

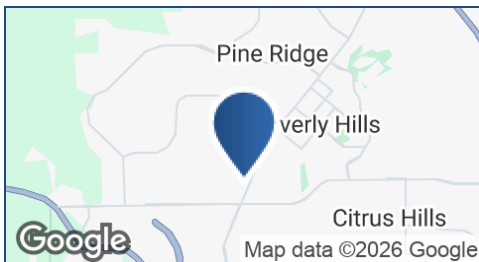
Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	24,200
STREET	CR 491
COUNT 2	17,400
STREET 2	CR 486

* Figures shown represent estimates



DEMOGRAPHICS - 2025

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
Estimated Population	47,916	75,340	118,864
Average HH Income	\$96,207	\$93,594	\$91,262
Estimated Households	21,499	33,230	52,718

PROPERTY HIGHLIGHTS

- ±14.95 AC Available
- Approximately 2.5 miles from the newly completed Suncoast Parkway exit
- Conveniently located in Citrus County just minutes from the Black Diamond Ranch, Citrus Hills, and Pine Ridge developments
- Nearby retailers include Walmart, Target, Hobby Lobby, Aldi, PetSmart, Mavis Tire & Brakes, Caliber Car Wash, McDonald's, Wendy's, Wawa, Culver's, Tidal Wave Auto Spa, Take 5 Oil Change, Panda Express, Glory Days Grill, AT&T, Chipotle, Five Guys, Firehouse Subs, Skechers, Marco's Pizza, Hair Cuttery, Panera, 7-Eleven, Texas Roadhouse, and Starbucks
- Proposed area retailers include Sprouts Farmers Market, Five Below, Ulta Beauty, Dollar Tree, Planet Fitness, America's Best Eyeglasses, Kay Jewelers, Bath & Body Works, Mattress Warehouse, Metro Diner, Discount Tire, Longhorn Steakhouse, Chase Bank, Avalon Nail & Spa, Heartland Dental, Express Oil Change & Tire Engineers, Fifth Third Bank, Arby's, Waffle House, Florida Credit Union, and Quick Care Med

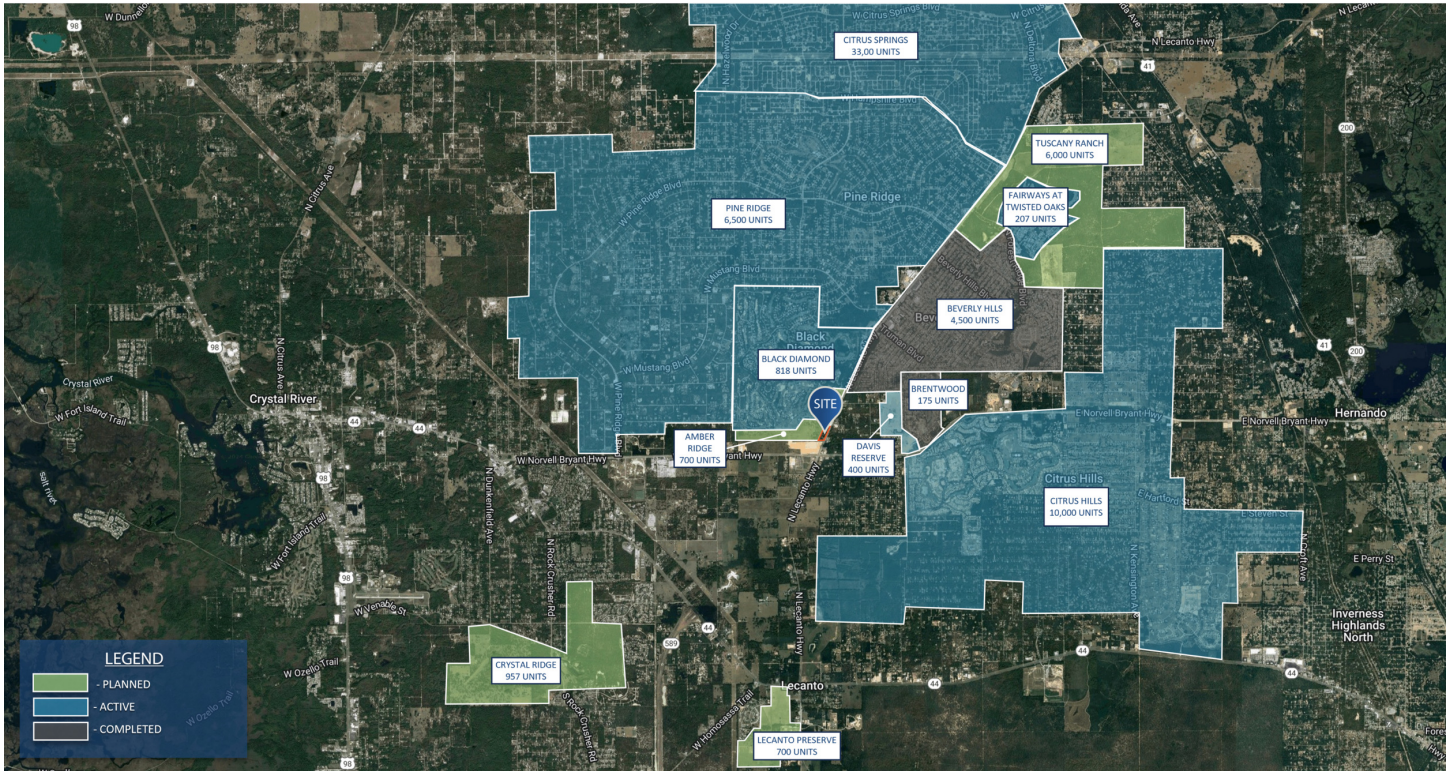
REID BURT
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Location Maps

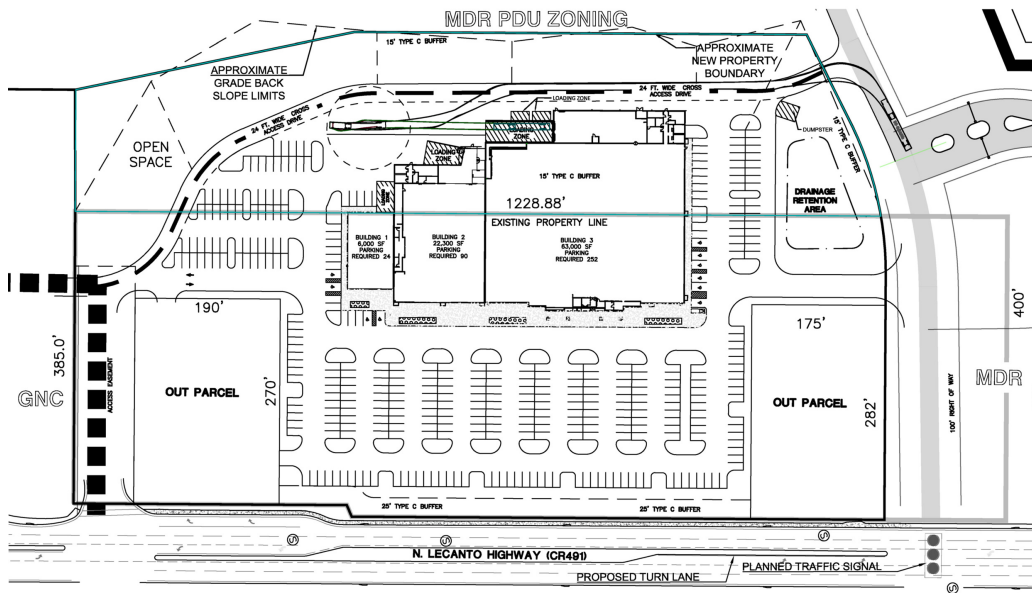


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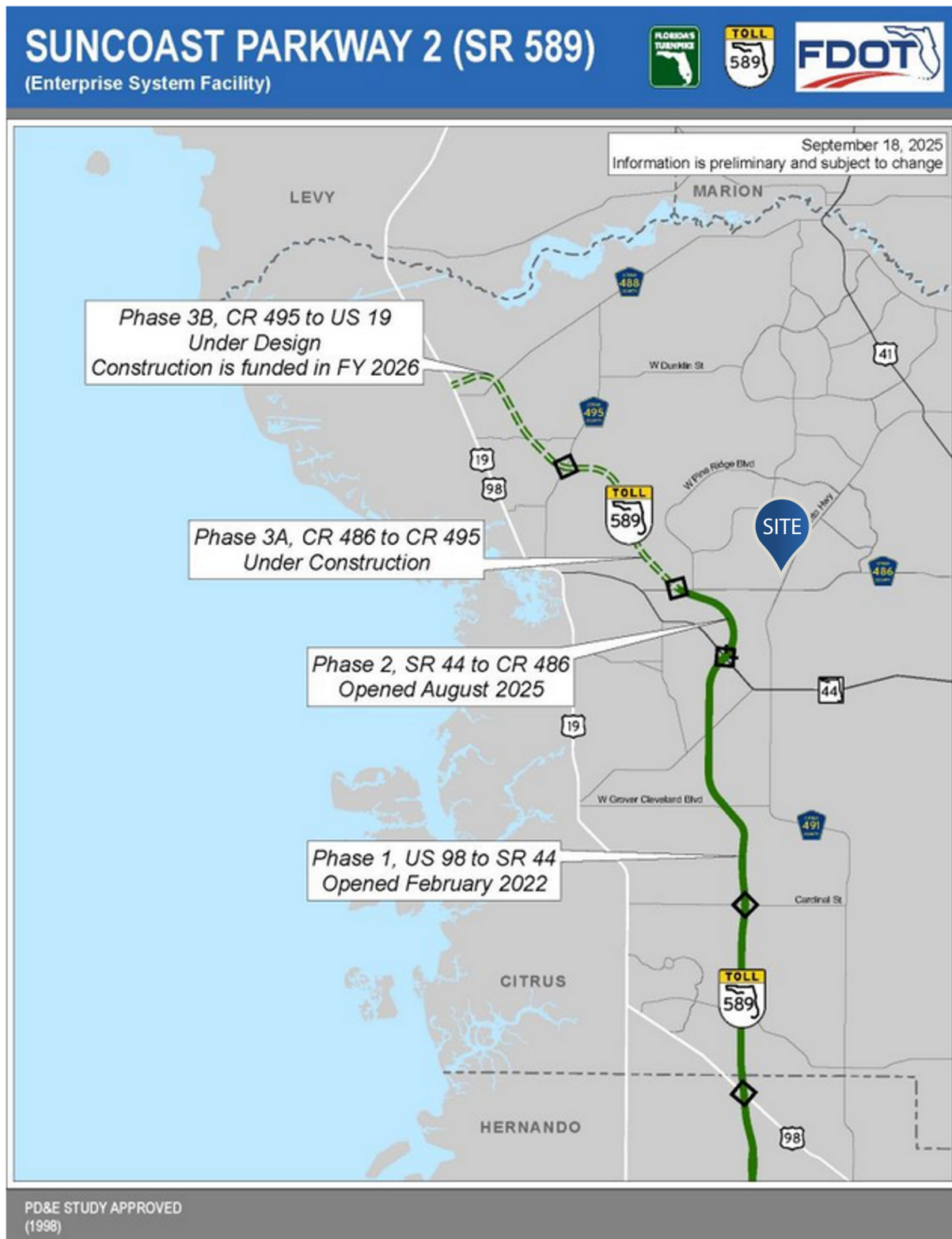
Location Map



<p>PROPERTY ID: PARCEL: A PORTION OF 18E18522 34300 (ALT. KEY No. 3528088) and 18E18522 34000 (ALT. KEY No. 3528087) AREA: 14.95 Acres +/- SITE ADDRESS: N. LECANTO HWY (CR 491) LECANTO, FL LEGAL DESCRIPTION: TBD</p> <p>FLOOD ZONE INFORMATION: FEMA: PANEL 12017C02130, SEPTEMBER 26, 2014 FLOOD ZONE: X AND XONE AE (EL-102.1)</p>	<p>PARKING CALCULATION: CITRUS COUNTY CODE: RETAIL: 1 PER 250 SQUARE FEET OF FLOOR AREA. PARKING SPACES REQUIRED: 91,300 CSF/250 = 366 PARKING SPACES PARKING PROVIDED: 358 REGULAR + 8 HC = 366 SPACES</p> <p>SETBACKS: FRONT (MINOR ARTERIAL): 100 FEET (FROM CENTERLINE OF THE RIGHT-OF-WAY) 25 FEET (FROM RIGHT OF WAY LINE) REAR: 5 FEET SIDE: 0 FEET</p> <p>ZONING SUMMARY: CURRENT LAND USE: PSD (PROFESSIONAL SERVICE OFFICE) AND MDR PUD PROPOSED ZONING: GNC (GENERAL COMMERCIAL DISTRICT)</p>	<p>PROPERTY DATA</p> <p>UTILITIES: PUBLIC WATER SUPPLY: CITRUS COUNTY UTILITIES WASTEWATER SERVICE: CITRUS COUNTY UTILITIES ELECTRIC SERVICE: DUKE ENERGY GAS SERVICE: FLORIDA PUBLIC UTILITIES</p> <p>LAND USE NOTES: MAXIMUM FLOOR AREA RATIO = 1.0 MAX. ISR LDT COVERAGE = 70% COMMERCIAL FLOOR AREA RATIO: 1.0 (MAXIMUM) STORMWATER MANAGEMENT: ON-SITE AND NECESSARY OFFSITE (REGIONAL)</p>	<p>Graphic Scale 1" = 100'</p>
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