

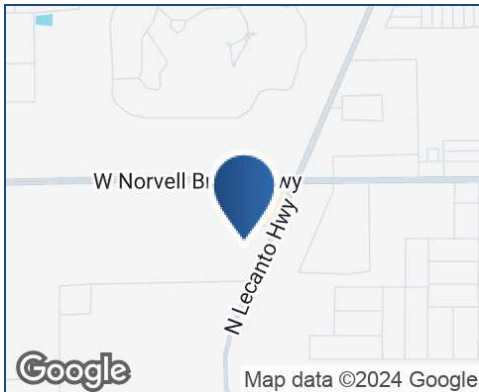
Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	23,860
STREET	N. Lecanto Hwy.

* Figures shown represent estimates



DEMOGRAPHICS - 2024

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Estimated Population	20,833	46,287	116,242
Average HH Income	\$94,579	\$87,344	\$81,704
Estimated Households	9,359	20,819	51,836

PROPERTY HIGHLIGHTS

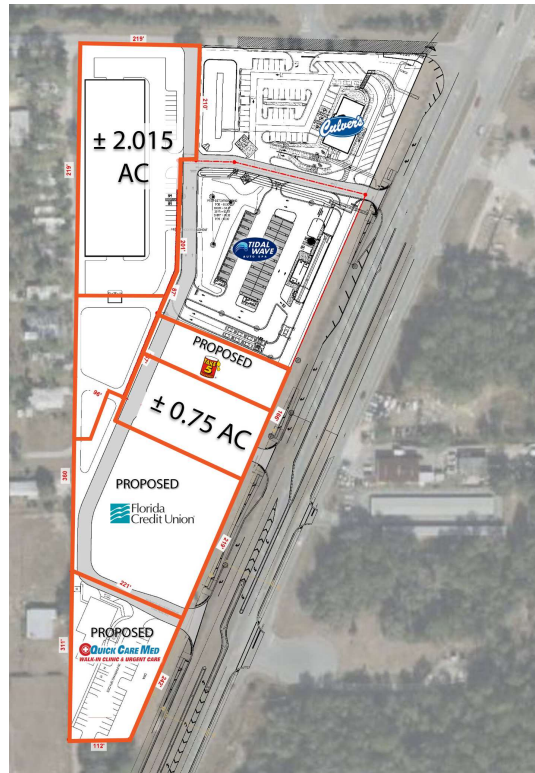
- Multiple outparcels available in Lecanto, FL
- Approved PUD with GNC land use
- Citrus County DOT has a road-widening project underway for CR 491. This project will widen CR 491 to four lanes and will add a traffic signal at W. Horace Allen St.
- Conveniently located in Citrus County just minutes from 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, Panda Express, Glory Days Grill, Panera, 7-Eleven, Texas Roadhouse, and Starbucks
- Proposed area retailers include Express Oil Change & Tire Engineers, KFC, AT&T, Chipotle, Five Guys, Firehouse Subs, Arby's, Skechers, Take 5 Oil Change, Florida Credit Union, and Quick Care Med

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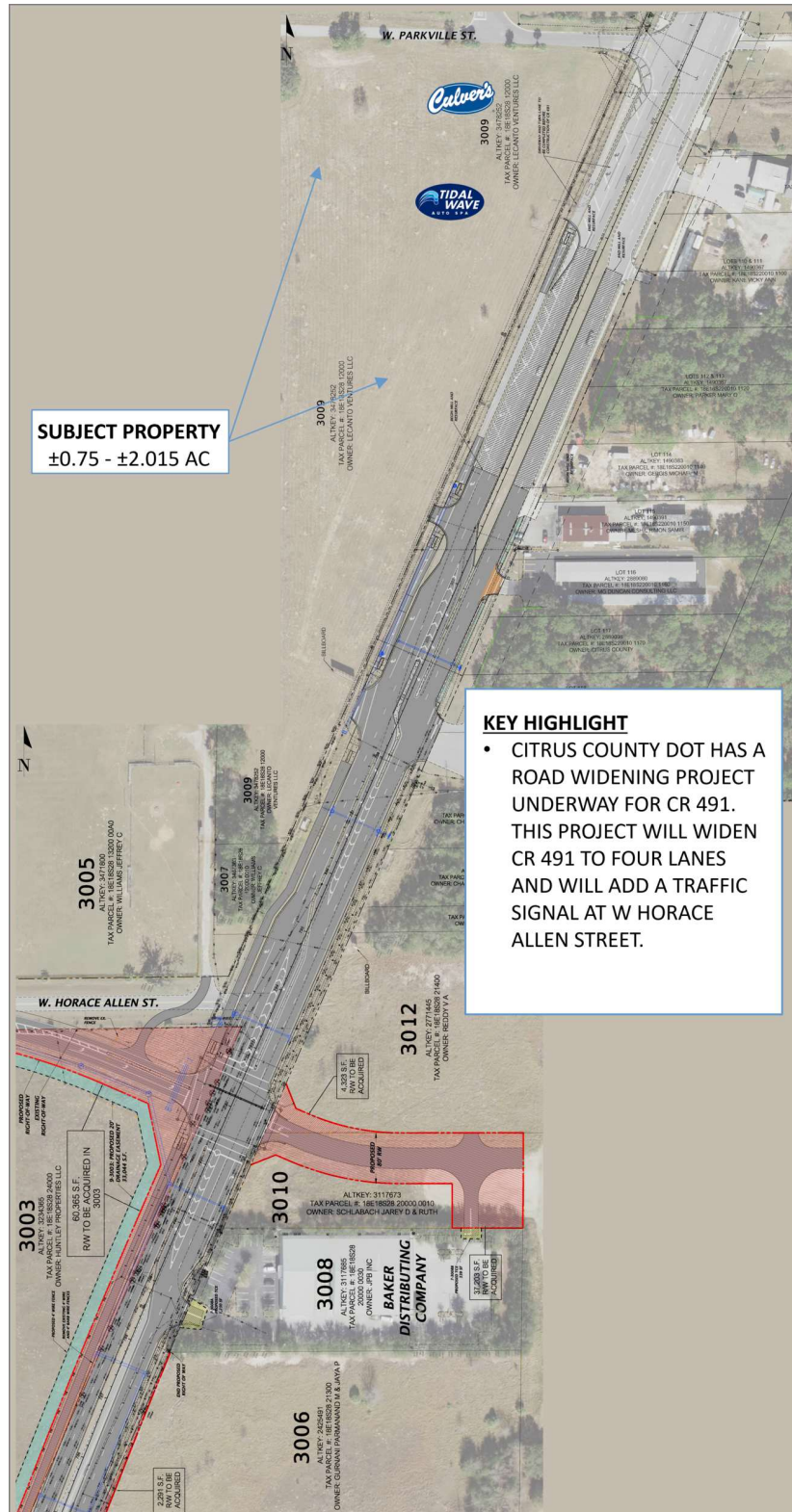
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Outparcel Opportunities



STATUS	SALE/ LEASE	LOT SIZE
Available	Sale	2.015 AC
Available	Ground Lease	0.75 AC

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