

1652 N. Lecanto Hwy., Lecanto, FL 34461

**Property Summary** 



### DAILY TRAFFIC CONDITIONS

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

\* Figures shown represent estimates



ATLANTA

### **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

### REID BURT

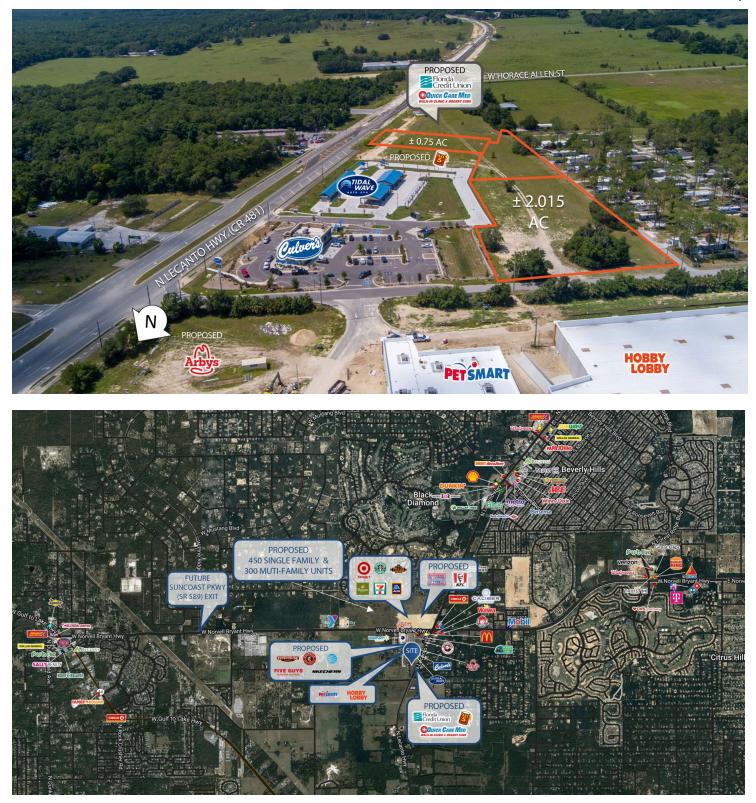
813.530.2773 rburt@retail-pa.com

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Location Map



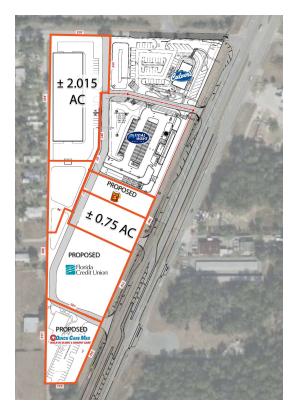
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### **Outparcel Opportunities**



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

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W. PARKVILLE ST SUBJECT PROPERTY ±0.75 - ±2.015 AC **KEY HIGHLIGHT** CITRUS COUNTY DOT HAS A N 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 STREET. W. HORACE ALLEN ST 3012 3003 3008

### Citrus County DOT Future Plans

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