

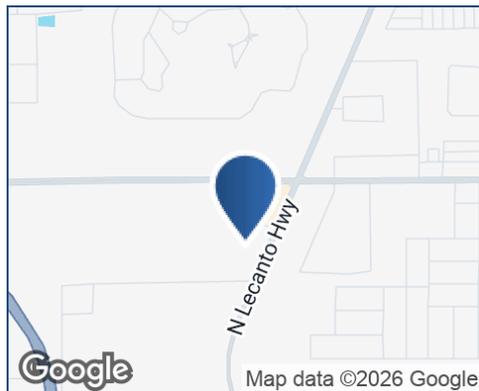
Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	24,200
STREET	N. Lecanto Hwy.

* Figures shown represent estimates



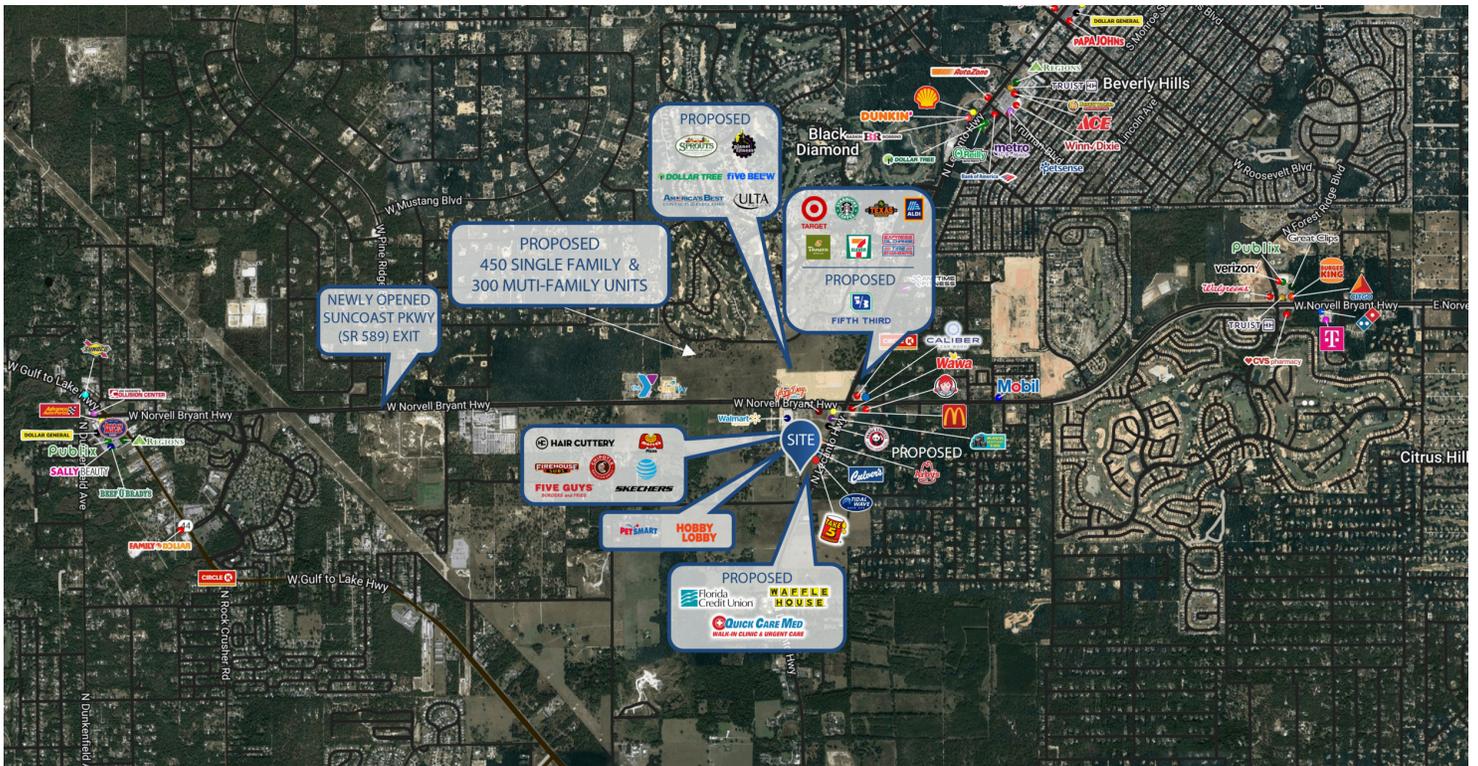
DEMOGRAPHICS - 2025

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Estimated Population	21,016	46,917	119,171
Average HH Income	\$97,273	\$94,936	\$91,188
Estimated Households	9,413	21,055	52,931

PROPERTY HIGHLIGHTS

- ±2.015 acres available in Lecanto, FL
- Approved PUD with GNC land use
- 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, Take 5 Oil Change, Glory Days Grill, AT&T, Chipotle, Marco's Pizza, Hair Cuttery, Firehouse Subs, Five Guys, Skechers, Panera, 7-Eleven, Express Oil Change & Tire Engineers, Texas Roadhouse, and Starbucks
- Proposed area retailers include Sprouts Farmers Market, Five Below, Ulta Beauty, Dollar Tree, Planet Fitness, America's Best Eyeglasses, Waffle House, Fifth Third Bank, Arby's, Florida Credit Union, and Quick Care Med

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Outparcel Opportunities



STATUS

Available

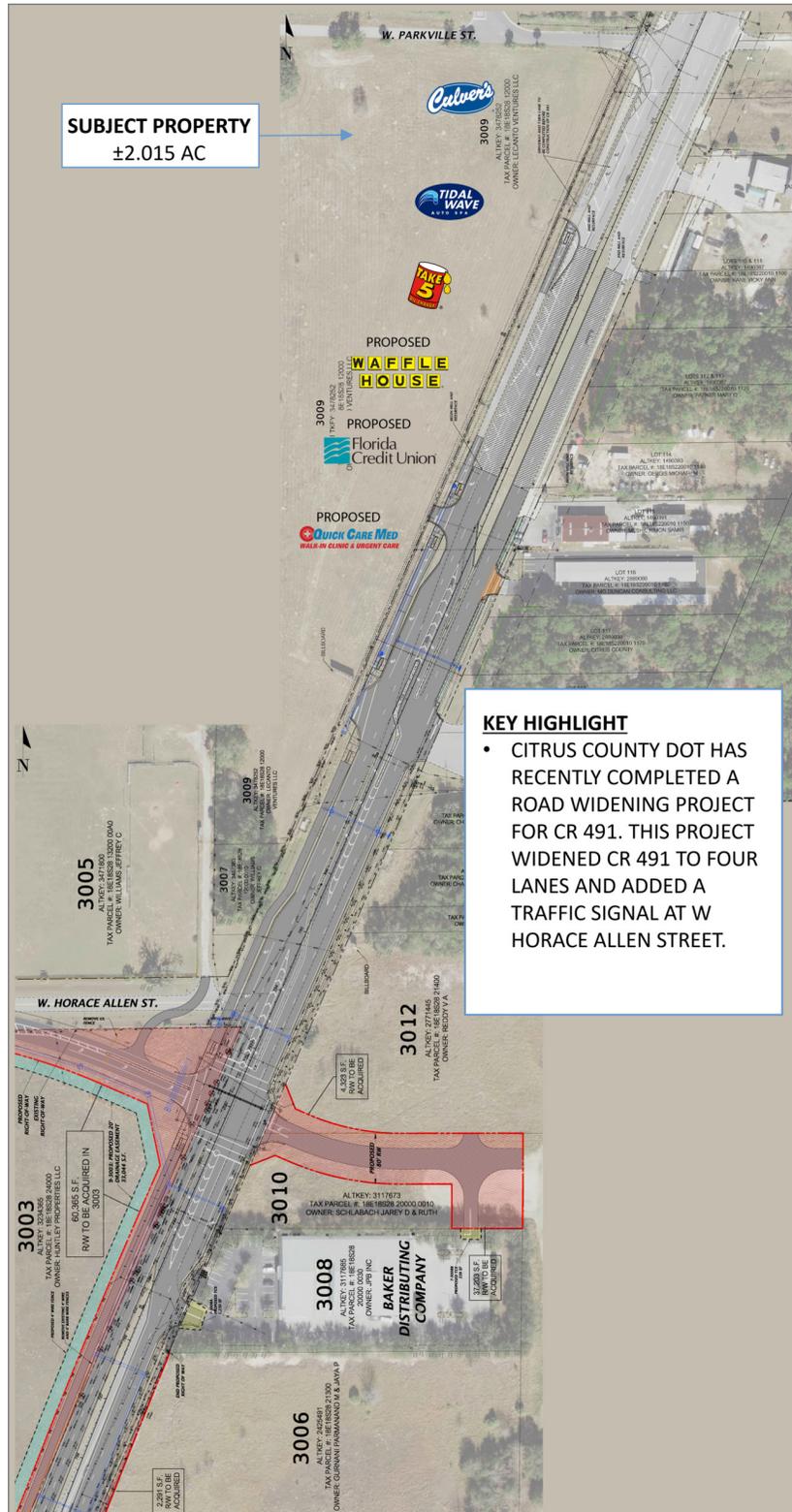
SUB-TYPE

Retail

SIZE

2.015 Acres

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