

TWO BUILDING STRIP RETAIL

Investment Opportunity



POWELL SQUARE

100% Leased | NNN Leases | Recent Lease Extensions | Next to Publix



1213-1221 U.S.-41 & 1106-1110 Sterling Road

INVERNESS FLORIDA

ACTUAL SITE





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Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739



Langley HEALTH SERVICES

HCA FLORIDA CITRUS HOSPITAL

CITRUS HIGH SCHOOL

DUNKIN'

REGIONS

JJ HENNING'S MATTRESS FIRM

CHIPOTLE MEXICAN GRILL

AutoZone

42,000 VEHICLES PER DAY

Citrus County

Spectrum Panera BREAD Jersey Mike's AT&T

WITHLACOCHEE TECHNICAL COLLEGE



TAKE 5

7 ELEVEN

Pizza Hut

W. MAIN ST.

Publix

U.S. HIGHWAY 41

KFC

POWELL SQUARE

38,500 VEHICLES PER DAY

Winn/Dixie

STERLING RD.

DQ





INVERNESS
MIDDLE SCHOOL

USPS.COM



U.S. HIGHWAY 41

38,500
VEHICLES PER DAY



STERLING RD.





OFFERING

Price	\$2,146,000
Net Operating Income	\$145,960
Cap Rate	6.80%
Tenants*	<p>The Powell Square Building: Abel Automotive Kava Bar Salon Viet Deli</p> <p>Sterling Building: Tina's Beauty Salon H&R Block Uptown Jewelers</p>

*Contact broker for rent roll.

PROPERTY SPECIFICATIONS

Total Rentable Area	11,360 SF
Land Area	1.46 Acres
Property Address	1213-1221 U.S.-41 & 1106-1110 Sterling Road Inverness, Florida 34450
Year Built / Remodeled	1972 & 1988 / 1990 & 1998
Parcel Number	20E-19S-18-0040-000C0-001.0 & 20E-19S-18-0041-000C0-001.0
Ownership	Fee Simple (Land & Building Ownership)
Zoning	C Commercial
Parking Spaces	49

High Traffic Visibility

- US-41 sees 38,500 vehicles passing per day with frontage to the property and was [recently widened](#)
- Nearby intersection of US-41 and US-44 /W Main St sees a combined 80,500 vehicles per day

100% Occupied | NNN Leases | Limited Landlord Responsibilities | Diversified Tenant Lineup | Recent Lease Extensions

- **All tenants recently renewed their leases and multiple leases have been restructured to net, showing commitment to the site, and reducing LL obligations**
- **H&R Block is the only tenant on a gross lease and has occupied the space for over 20 years, offering the investor opportunity to add value at lease expiration**
- Diverse mix of automotive, service and restaurant tenants
- Kava Bar and Uptown Jewelers have been in place for over 3 years. Highland West Salon and Abel Auto Motive in place for over 5 years. Viet Deli and Tina's Beauty Salon in place for over 10 years.

Adjacent Publix-Anchored Center | Surrounding Retail

- Subject is located adjacent to a Publix anchored shopping center and Winn-Dixie
- Less than 0.5 miles from Planet Fitness-anchored Shopping Center
- Adjacent Dairy Queen draws additional traffic to the property
- Nearby are recently developed Chipotle, 7-11 and Corta Commons Center

Two Adjacent Parcels | Recent Improvements | Redevelopment Opportunity

- Two adjacent parcels may be combined and sold as a single property
- Recent 2026 roof replacement, repainting, and 2023 parking lot re-stripe & upgrades
- Redevelopment in the surrounding area shows commitment to the location
- The properties are zoned C Commercial which allows for a variety of retail uses and neighborhood commercial uses

PRICING SUMMARY



Pricing Summary	
Asking Price	\$2,146,000
PSF	\$189
Net Operating Income	\$145,960
In-Place Cap Rate	6.80%



Operating Cash Flow	In-Place	
Potential Rental Revenue	\$161,384	
Potential Reimbursement Revenue	\$27,636	
Gross Potential Revenue	\$189,020	
Rental Vacancy	(\$8,069)	5%
Reimbursement Vacancy	(\$1,382)	5%
Effective Gross Revenue	\$179,569	
Less Expenses	(\$33,609)	
Net Operating Income	\$145,960	

Operating Expenses	In-Place	PSF/YR
Taxes	\$13,599	\$1.20
Reserves	\$2,402	\$0.21
Insurance	\$5,465	\$0.48
CAM	\$6,756	\$0.59
Management (3.0%)	\$5,387	\$0.47
Total	\$33,609	\$2.96

Notes

1. Analysis assumes a 3.0% management fee.
2. Analysis assumes a 5.0% general vacancy factor.
3. Tenant reimbursements are per landlords rent roll. Net tenants are assumed to pay their pro rata share of expenses.. H&R Block is on a gross lease.
4. ***Tenant rent roll and reimbursement information are available upon request. Please contact broker***

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



NOTABLE BRAND PROFILES



H&R BLOCK

hrblock.com

Company Type: Public (NYSE: HRB)

Locations: 12,000+

2024 Employees: 4,200

2024 Revenue: \$3.61 Billion

2024 Net Income: \$553.70 Million

Credit Rating: S&P: BBB



H&R Block, Inc. (NYSE: HRB) provides global tax preparation services, financial products, and small-business solutions. Through Block Advisors and Wave, the company helps small-business owners thrive with year-round bookkeeping, payroll, advisory, and payment processing solutions.

Source: investors.hrblock.com, finance.yahoo.com



VIET DELI

ordervietdeli.com

Company Type: Private

Locations: 1



Viet Deli is a Vietnamese restaurant. They offers Boba tea & Vietnamese foods such as Pho (beef noodle soup made from scratch), Vermicelli dishes, Rice, and more.

Source: ordervietdeli.com



UPTOWN JEWELERS

invernessuptownjeweler.com

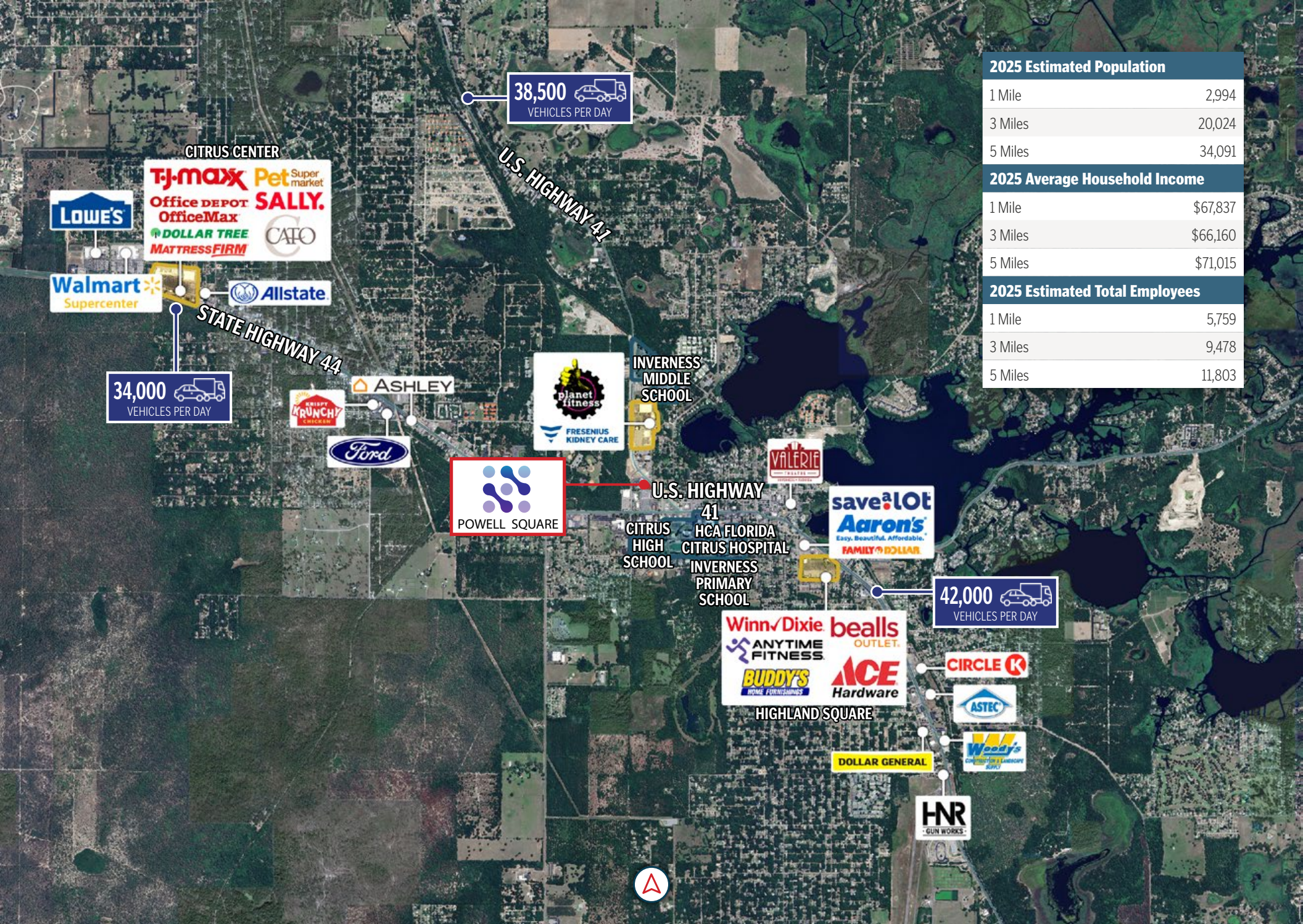
Company Type: Private

Locations: 1

Inverness Uptown Jewelers

Uptown Jewelers is a family owned and operated full service jewelry store in Inverness FL. They carry everything from fun beachy pieces to high style. They have a very welcoming atmosphere and truly care about all of their customers. Come check out their fantastic selection, on Sterling Road right behind Dairy Queen. Citrus County residents since 1985.

Source: invernessuptownjeweler.com



38,500
VEHICLES PER DAY

34,000
VEHICLES PER DAY

42,000
VEHICLES PER DAY

2025 Estimated Population	
1 Mile	2,994
3 Miles	20,024
5 Miles	34,091
2025 Average Household Income	
1 Mile	\$67,837
3 Miles	\$66,160
5 Miles	\$71,015
2025 Estimated Total Employees	
1 Mile	5,759
3 Miles	9,478
5 Miles	11,803

POWELL SQUARE

U.S. HIGHWAY 41
CITRUS HIGH SCHOOL
HCA FLORIDA CITRUS HOSPITAL
INVERNESS MIDDLE SCHOOL
INVERNESS PRIMARY SCHOOL

Winn-Dixie
ANYTIME FITNESS
BUDDY'S HOME FURNISHINGS
bealls OUTLET
ACE Hardware

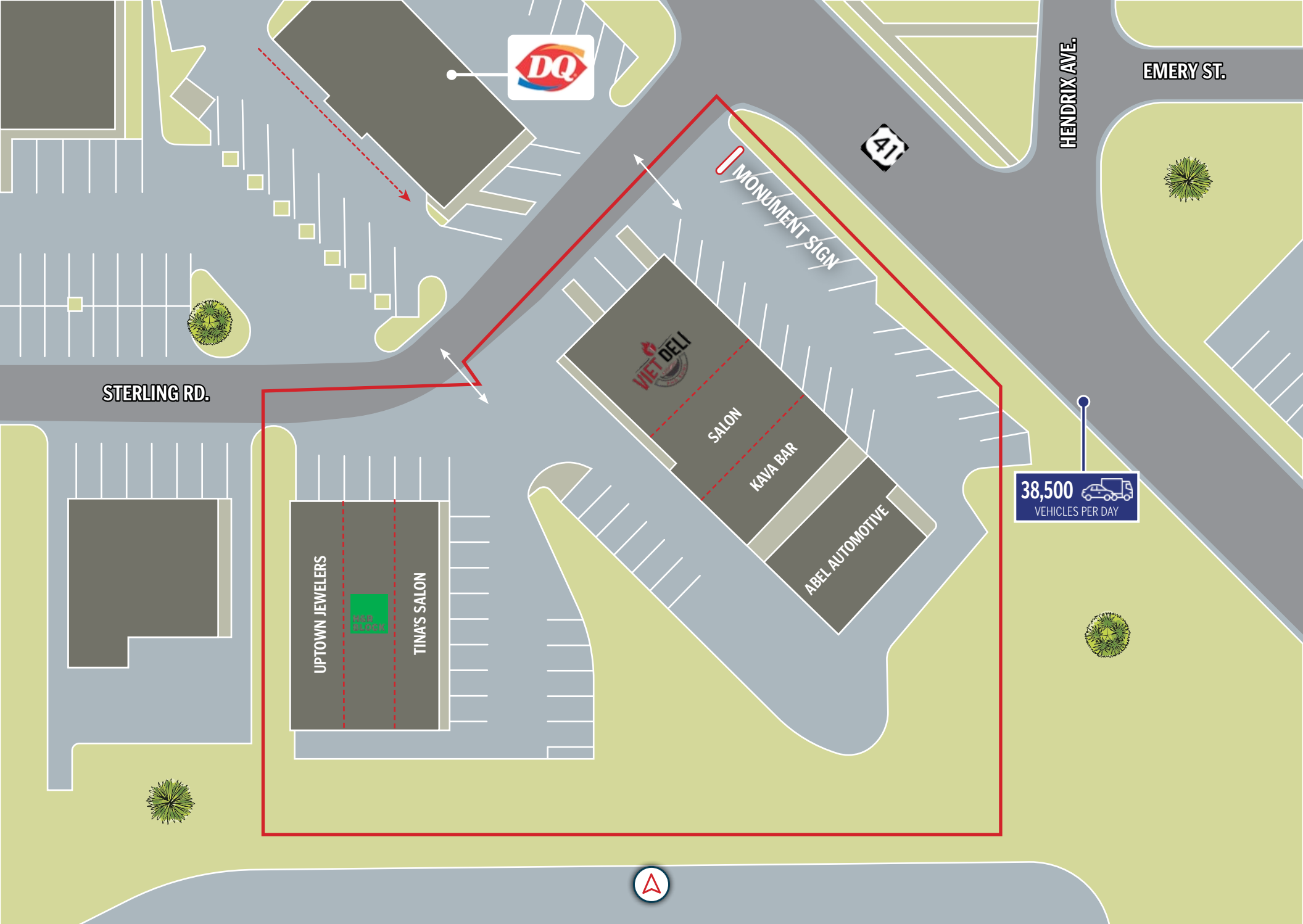
HIGHLAND SQUARE
DOLLAR GENERAL
Woolly's
ASTEC
CIRCLE K
HNR GUN WORKS

CITRUS CENTER
Lowe's
Walmart Supercenter
T.J. Maxx
Office DEPOT
OfficeMax
DOLLAR TREE
MATTRESS FIRM
Pet Super market
SALLY.
CAFO
Allstate

STATE HIGHWAY 44
ASHLEY
Ford
planet fitness
FRESNIUS KIDNEY CARE

VALERIE
save a lot
Aaron's
Easy, Beautiful, Affordable.
FAMILY DOLLAR







300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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