



# 3.57 AC COMMERCIAL DEVELOPMENT SITE

LECANTO HWY LECANTO, FL 34461

OFFERING MEMORANDUM



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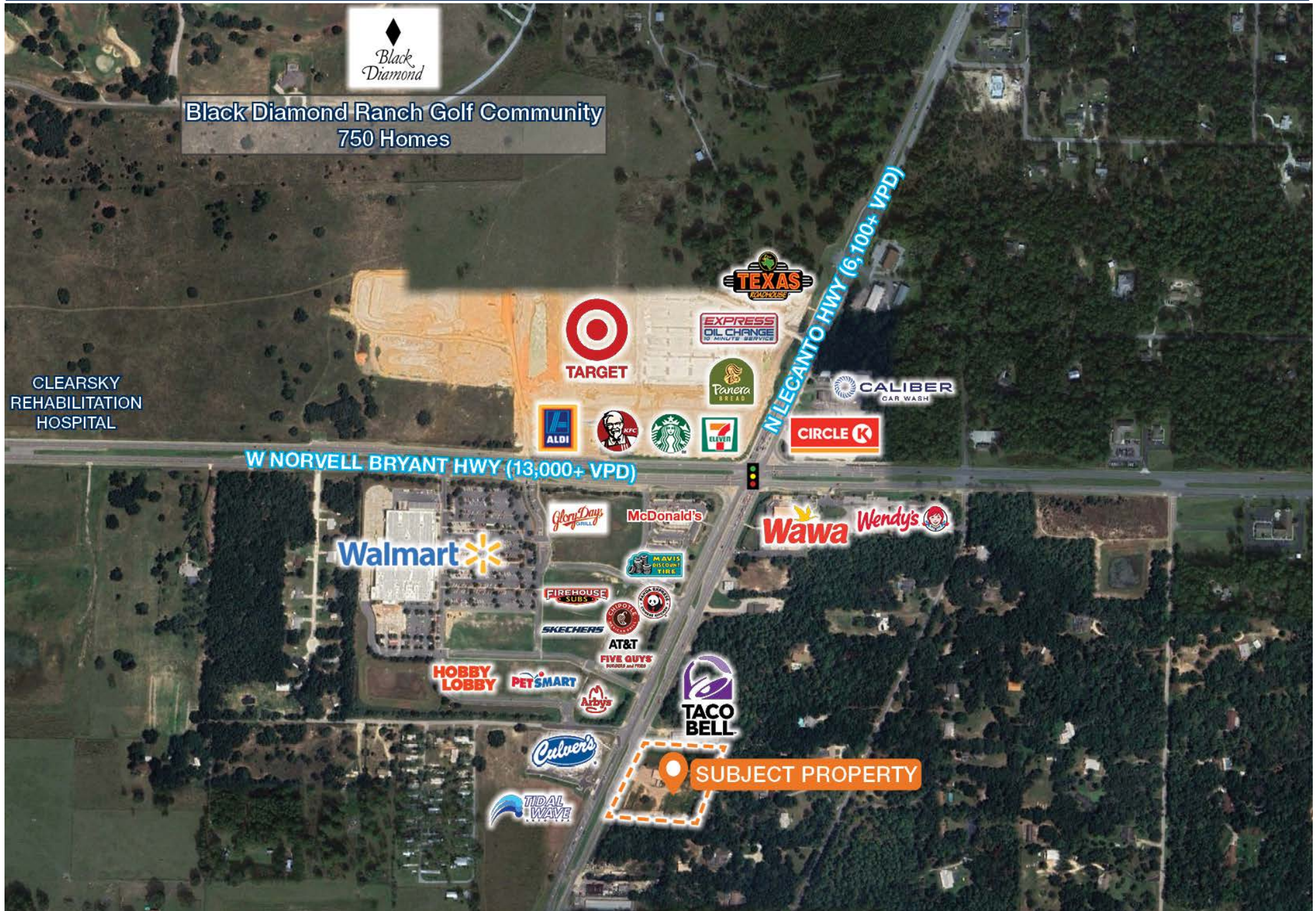
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# LOCAL AERIAL // COMMERCIAL LAND DEVELOPMENT





# FINANCIAL SUMMARY // COMMERCIAL LAND DEVELOPMENT

PRICING	
PRICE	PRICE/AC
\$2,000,000	\$560,224

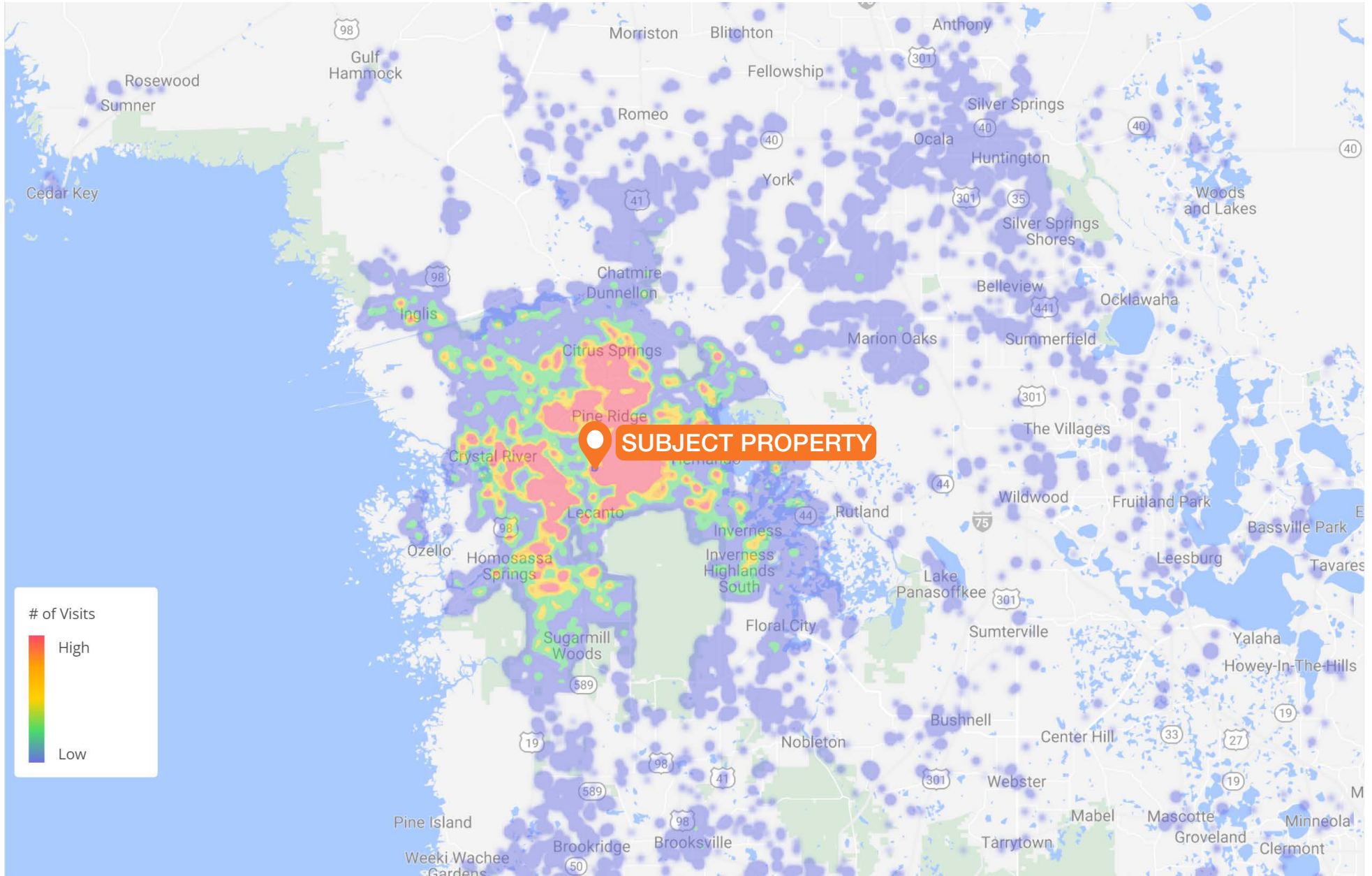
OFFERING SUMMARY	
LOTS:	3
LOT SIZE:	+/-3.57 AC ACROSS 3 PARCELS
ZONING:	GNC (GENERAL COMMERCIAL ZONING)

PARCEL INFORMATION			
PARCEL	ADDRESS	ACRES	FLOODPLAIN
1: 18E-18S-22-0010-108.0	1747 N LECANTO HWY	+/-0.84	No
2: 18E-18S-22-0010-109.0	1723 N LECANTO HWY	+/-1.05	No
3: 18E-18S-22-0010-110.0	1705 N LECANTO HWY	+/-1.68	No





# PLACER.AI RETAIL HEAT MAP // COMMERCIAL LAND DEVELOPMENT



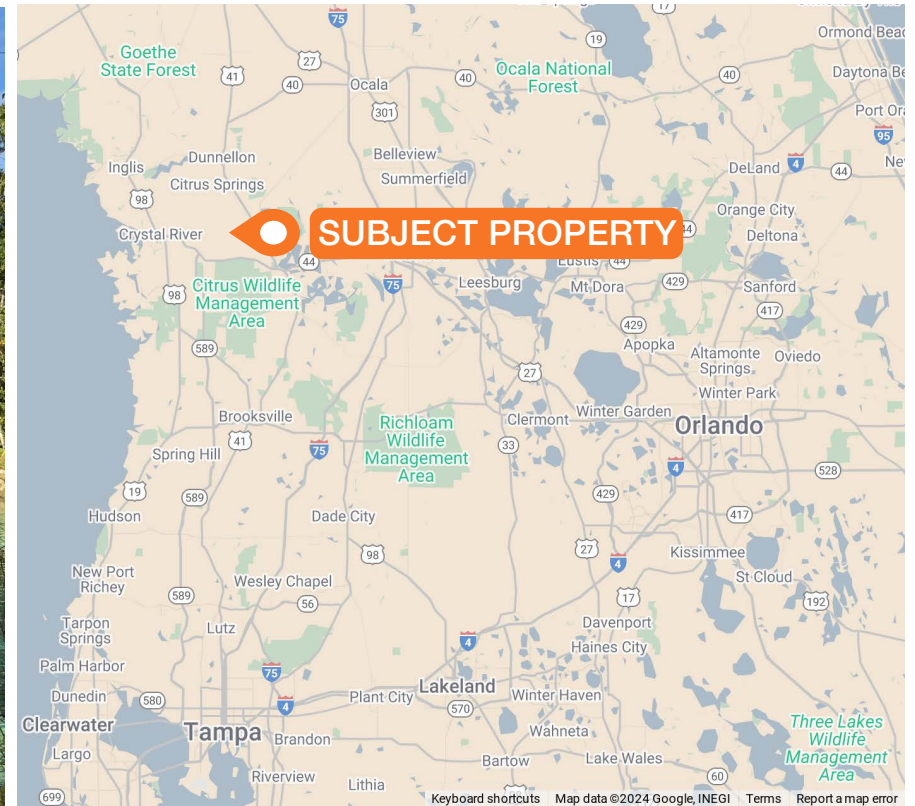
Central Ridge Plaza / 1830 N Lecanto Hwy, Lecanto, FL 34461 | Based on Home Location, by Visits | Min. Visits: 1 | Oct 1st 2023 to Sep 30th 2024 | Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses. Data provided by Placer Labs Inc. (www.placer.ai)



## MARKET OVERVIEW // LECANTO, FL

Lecanto is an unincorporated community and census-designated place (CDP) in Citrus County, Florida. As of the 2020 census it had a population of 6,301, up from 5,882 at the 2010 census. It is part of the Homosassa Springs, Florida Metropolitan Statistical Area. It is home to several county government facilities such as the Citrus County Sheriff's Office and the Citrus Campus of the College of Central Florida.

There are plenty of outdoor activities to take part in. From hiking the Withlacoochee State Trail to fishing in the Crystal River, there is something for everyone. Residents can also take advantage of the nearby lakefront parks and wildlife areas that provide stunning views of nature. In town, there are plenty of shops, restaurants, and other amenities to explore. The close-knit community provides a welcoming atmosphere that makes living in Lecanto such a joy. With peaceful neighborhoods and its relatively low cost of living, it's no wonder why so many people choose to call this area home. Medium-size metro area set in the springs and woodlands of Florida. Primary industries include tourism and healthcare. Noteworthy features include shoeline and retirement destination. - Positioned on the Gulf Coast of Florida, 80 miles north of Tampa and 85 miles west of Orlando..





# DEMOGRAPHICS // LECANTO, FL

<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>7 Miles</b>	<b>10 Miles</b>
<b>2028 Projection</b>					
Total Population	1,059	21,616	47,253	73,506	113,157
<b>2023 Estimate</b>					
Total Population	1,008	20,371	44,684	69,251	107,055
<b>2020 Census</b>					
Total Population	1,013	20,378	44,474	68,668	106,078
<b>2010 Census</b>					
Total Population	896	17,316	38,812	61,077	96,263
<b>Daytime Population</b>					
2023 Estimate	1,134	16,180	38,553	67,653	104,901
<b>HOUSEHOLDS</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>7 Miles</b>	<b>10 Miles</b>
<b>2028 Projection</b>					
Total Households	422	10,069	21,764	33,468	51,321
<b>2023 Estimate</b>					
Total Households	401	9,415	20,460	31,394	48,369
Average (Mean) Household Size	2.2	2.0	2.1	2.1	2.2
<b>2010 Census</b>					
Total Households	388	9,056	19,723	30,198	46,684
<b>2010 Census</b>					
Total Households	361	7,973	17,354	26,952	42,287
<b>Occupied Units</b>					
2028 Projection	459	11,167	24,211	37,897	59,324
2023 Estimate	438	10,540	22,939	35,822	56,367
<b>HOUSEHOLDS BY INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>7 Miles</b>	<b>10 Miles</b>
<b>2023 Estimate</b>					
\$150,000 or More	10.2%	7.2%	7.5%	6.8%	6.0%
\$100,000-\$149,999	15.3%	11.8%	12.1%	11.3%	10.3%
\$75,000-\$99,999	13.8%	10.0%	11.0%	10.9%	10.8%
\$50,000-\$74,999	19.1%	17.8%	18.5%	18.3%	18.0%
\$35,000-\$49,999	13.3%	13.6%	13.7%	13.6%	13.6%
Under \$35,000	28.4%	39.7%	37.1%	39.0%	41.2%
Average Household Income	\$83,503	\$69,663	\$71,803	\$68,210	\$64,397
Median Household Income	\$60,533	\$45,076	\$48,710	\$46,175	\$43,576
Per Capita Income	\$33,522	\$32,846	\$33,311	\$31,281	\$29,435



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