

Inverness Retail/Flex Property

3131 East Gulf to Lake Highway, Inverness, FL 34453



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 4,000 SF freestanding property available
- Seeking various retail and/or office users
- Equipped with 2,500 SF office and 1,500 SF warehouse/storage area
- Direct frontage/visibility to HWY 44 with full cross & rear access
- High traffic retail corridor
- Extra parking in rear of property
- Traffic counts: HWY 44 +/- 30,000 AADT

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OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	0.44 acres
Building Size:	4,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,201	6,469	17,309
Total Population	2,845	14,824	38,075
Average HH Income	\$51,550	\$58,717	\$64,738

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PROPERTY PHOTO



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,845	14,824	38,075
Average Age	45	51	53
Average Age (Male)	44	49	52
Average Age (Female)	46	52	54
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,201	6,469	17,309
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$51,550	\$58,717	\$64,738
Average House Value	\$193,423	\$223,005	\$256,233

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