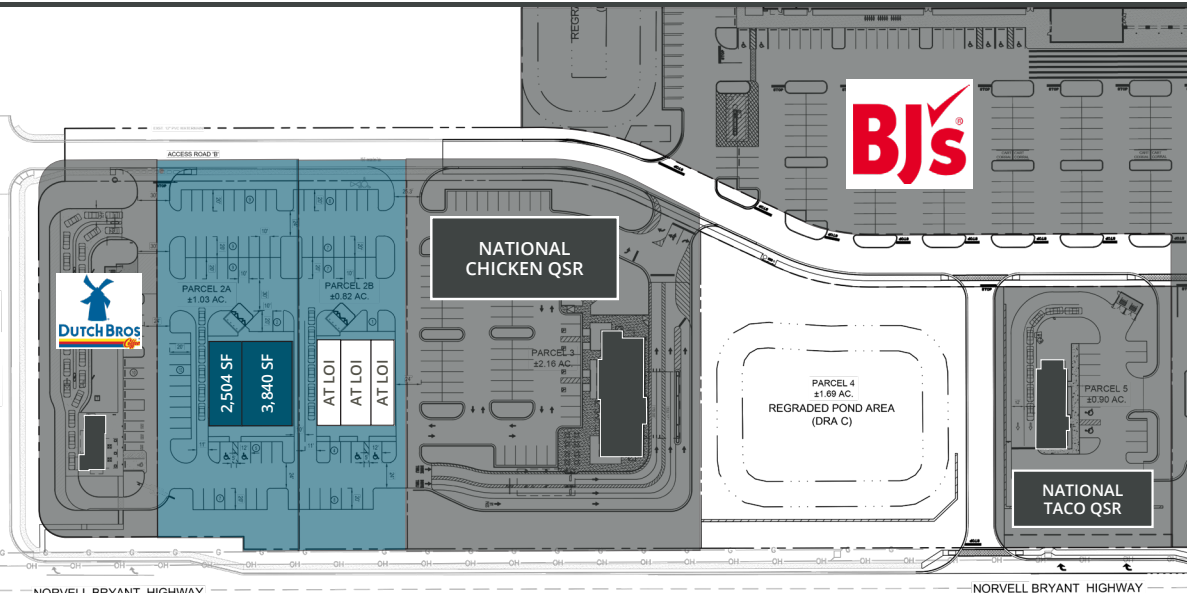


BLACK DIAMOND TOWN CENTER

W Norvell Bryant Hwy & N Lecanto Hwy | Lecanto, FL 34461

FOR LEASE



PROPERTY OVERVIEW

- » Site anchored by BJ's Wholesale Club and Dutch Bros, creating a strong daily traffic draw
- » Traffic signal being installed on west side of project
- » Located directly adjacent to other big-box retailer and restaurant sites in market
- » Multiple full access points with a dedicated left-turn lane, ensuring smoother ingress/egress and customer convenience
- » Ideal for national and regional tenants seeking a presence in an expanding Central Florida corridor with limited new retail competition



DEMOGRAPHICS

	3 Mile	5 Mile	Citrus County
Population	21,667	47,340	164,302
Households	9,343	20,818	77,191
Avg. HH Income	\$90,271	\$85,060	\$77,595

TRAFFIC COUNTS AADT

W Norvell Bryant Hwy	19,140 AADT
N Lecanto Hwy	26,338 AADT



LICENSED REAL ESTATE BROKER
BROKER OF RECORD: DARRON KATTAN, #BK3256503
DARRON.KATTAN@FRANKLINST.COM

ALEX WRIGHT
MANAGING DIRECTOR

813.682.6135
Alex.Wright@FranklinSt.com

BRONWYN EYEINGTON
ASSOCIATE DIRECTOR

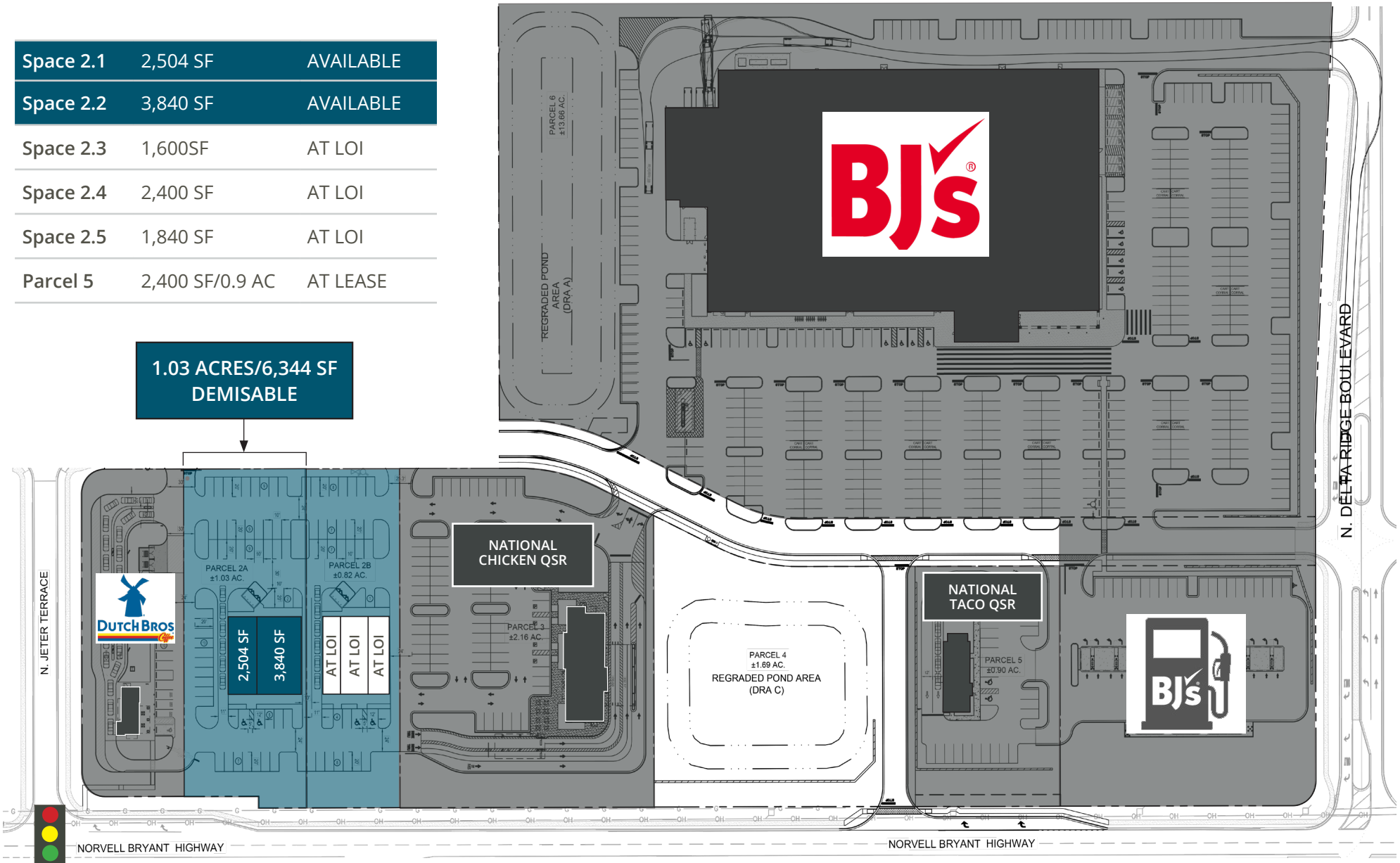
813.577.3830
Bronwyn.Eyeington@FranklinSt.com

BLACK DIAMOND TOWN CENTER | W Norvell Bryant Hwy & N Lecanto Hwy

FLOOR PLAN

Space 2.1	2,504 SF	AVAILABLE
Space 2.2	3,840 SF	AVAILABLE
Space 2.3	1,600SF	AT LOI
Space 2.4	2,400 SF	AT LOI
Space 2.5	1,840 SF	AT LOI
Parcel 5	2,400 SF/0.9 AC	AT LEASE

**1.03 ACRES/6,344 SF
DEMISABLE**





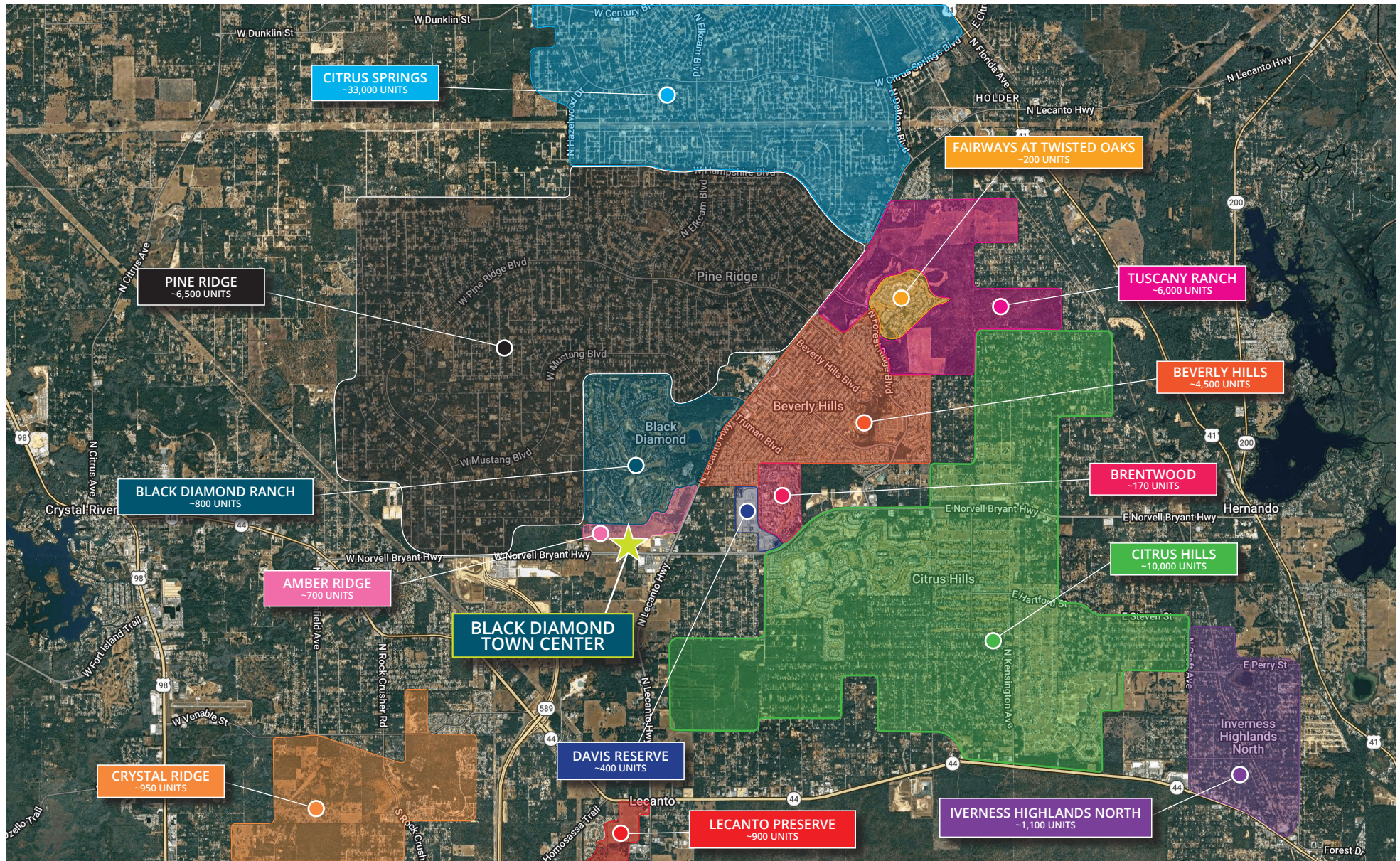
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MARKET AERIAL



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MARKET AERIAL

