

BLACK DIAMOND TOWN CENTER

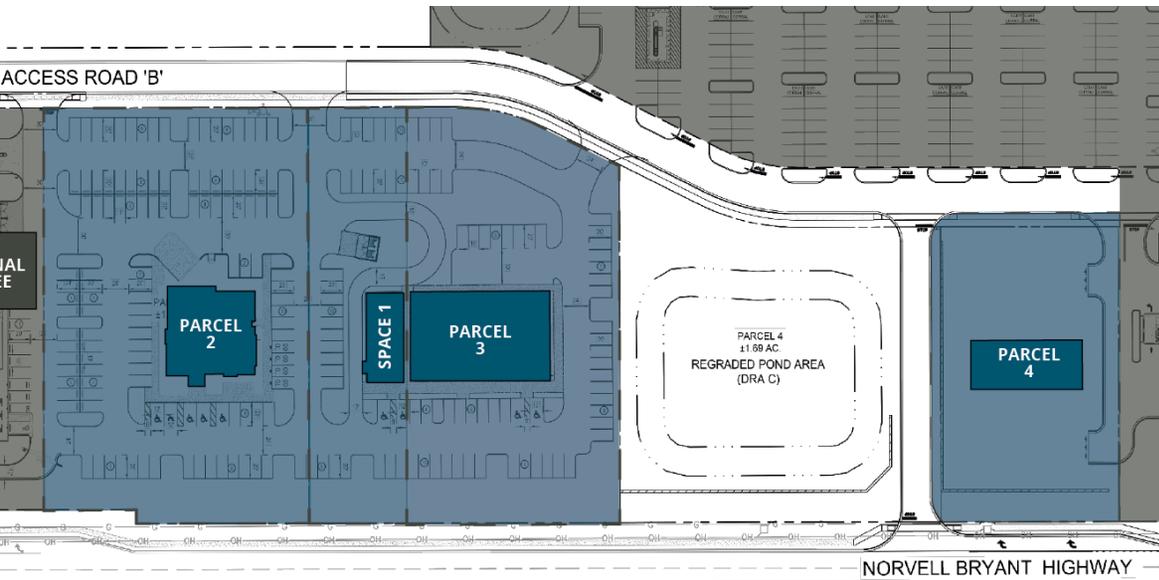
W Norvell Bryant Hwy & N Lecanto Hwy | Lecanto, FL 34461

FOR LEASE



PROPERTY OVERVIEW

- » Site anchored by a large format national grocer and coffee tenant, 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
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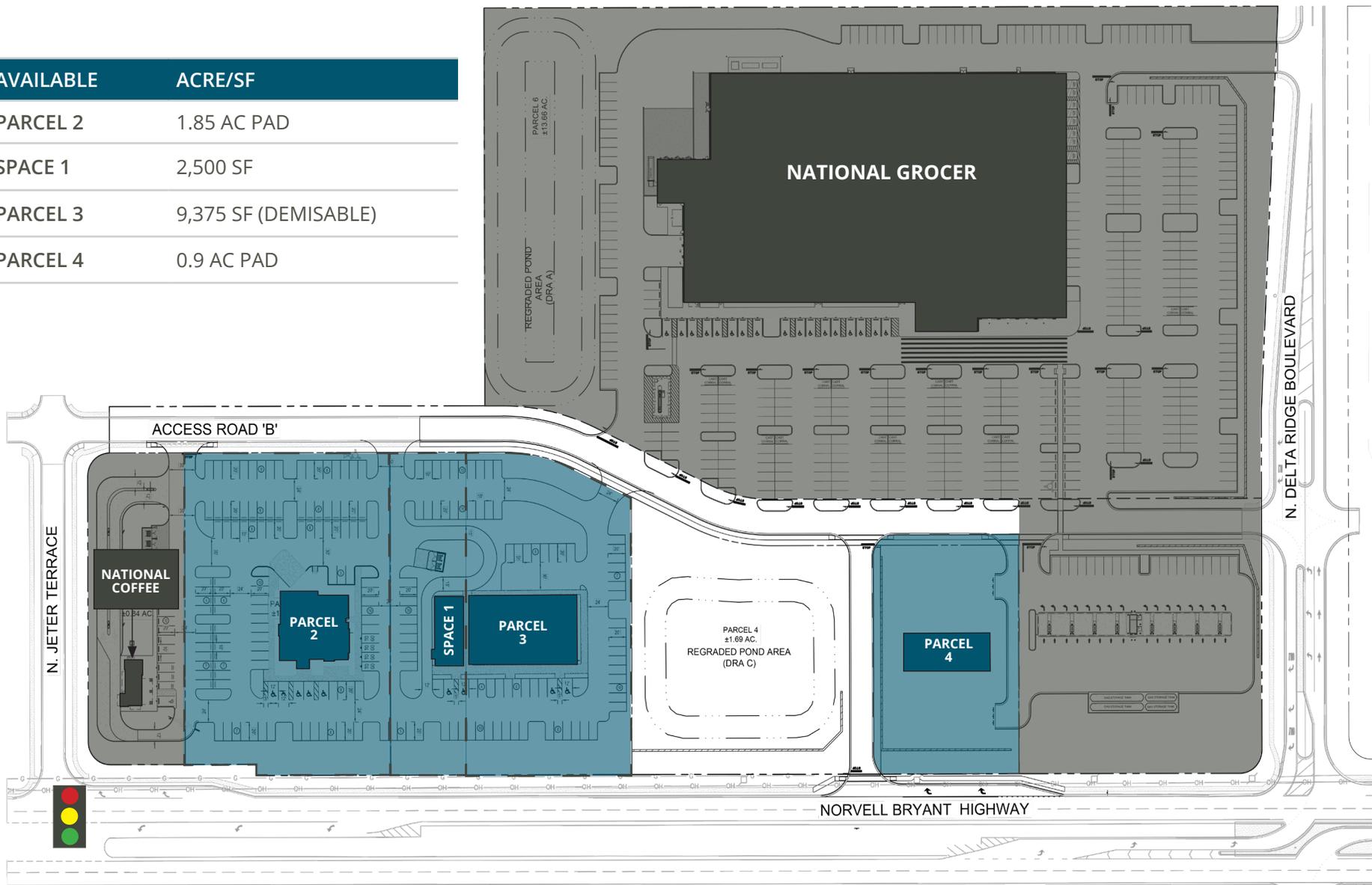
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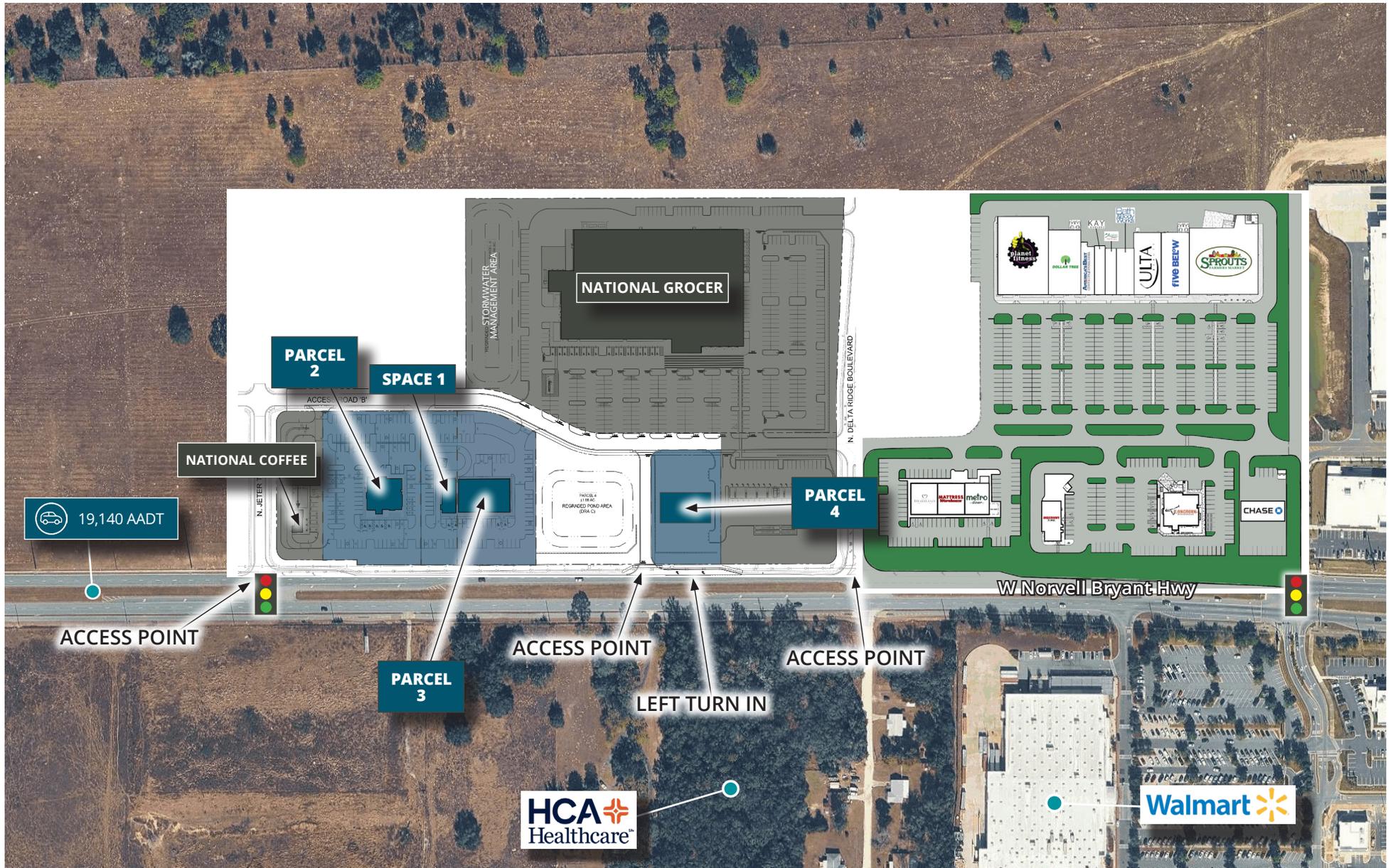
FLOOR PLAN

AVAILABLE	ACRE/SF
PARCEL 2	1.85 AC PAD
SPACE 1	2,500 SF
PARCEL 3	9,375 SF (DEMISABLE)
PARCEL 4	0.9 AC PAD



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RETAIL AERIAL



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MARKET AERIAL

