

2.33± ACRES VACANT COMMERCIAL LAND



4710 WEST GULF TO LAKE HIGHWAY, LECANTO, FLORIDA 34461



FOR SALE \$475,000

- Located Just North of Suncoast Pkwy & SR 44 Interchange
- 2.33± Acres Vacant Commercial Land
- 476± FT Frontage on W Gulf to Lake Hwy (SR 44)
- Current Zoning: Professional Service/Office (PSO)
- Future Land Use Designation: PSO
- Suncoast Parkway's SR 44 Overpass Now Under Construction
- Southern Adjoining Parcel Also Available For Sale



C. JOHN BRASHER

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Broker Associate

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DREW C. GILMORE

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Commercial Advisor

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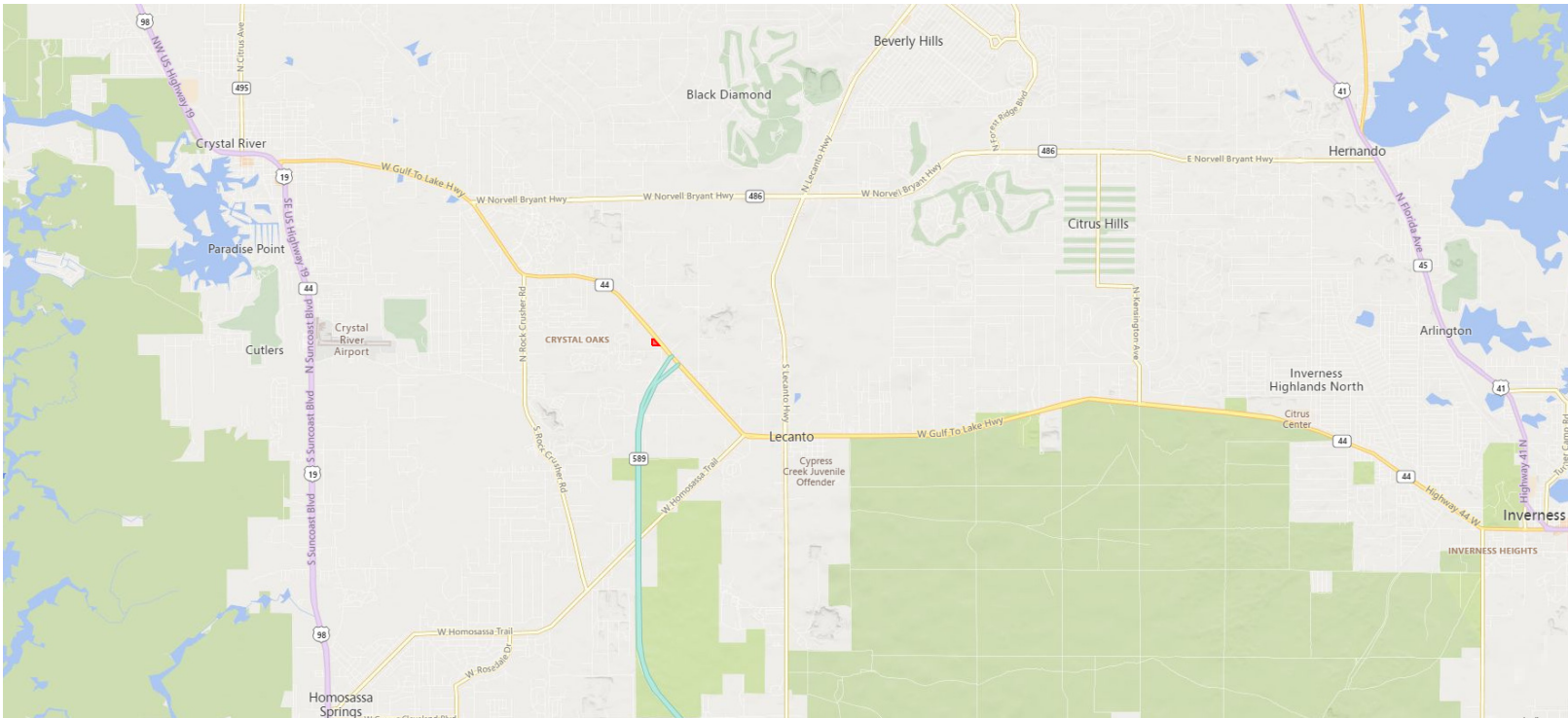
BERKSHIRE HATHAWAY HOMESERVICES

FLORIDA PROPERTIES GROUP



COMMERCIAL DIVISION

COMMERCIAL DIVISION



AREA DEMOGRAPHICS (10 MILE RADIUS)

KEY FACTS

110,194

Population

59.6

Median Age



Average Household Size

\$50,923

Median Household Income

ANNUAL HOUSEHOLD SPENDING

\$1,348

Apparel & Services



\$161

Computers & Hardware



\$2,392

Eating Out

\$4,656

Groceries

\$5,554

Health Care

INCOME



\$50,923

Median Household Income



\$31,916

Per Capita Income



\$192,650

Median Net Worth

EMPLOYMENT



58.4%

White Collar



23.3%

Blue Collar



18.3%

Services

6.0%

Unemployment Rate