

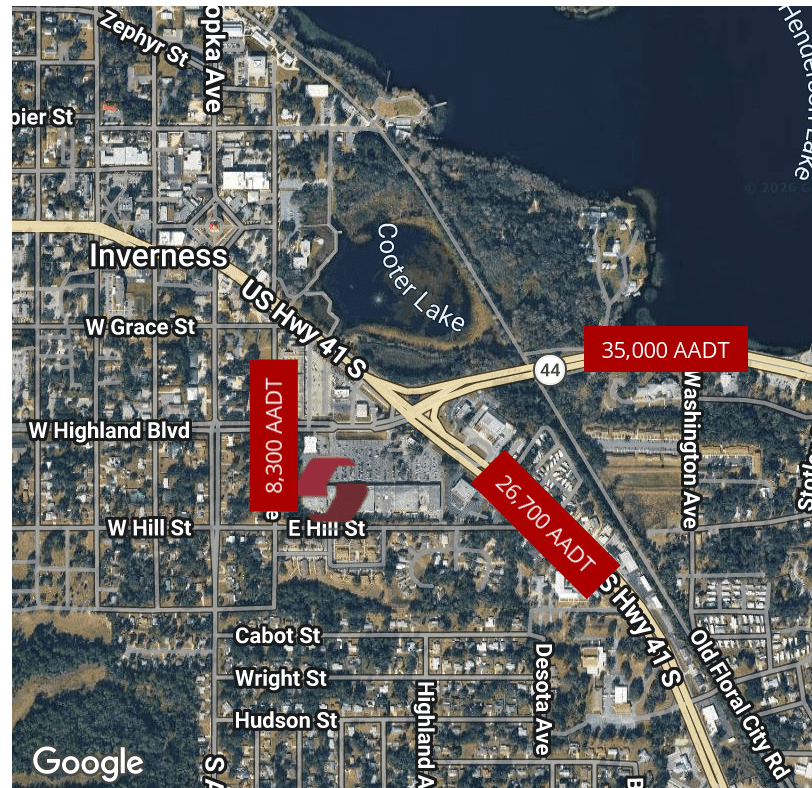
# HIGHLAND SQUARE

211 E Highland Blvd Inverness, FL 34452



## PROPERTY HIGHLIGHTS

- Strategically located at the intersection of US Hwy 41 and State Road 44 in Inverness, FL, with 60,000+ AADT
- Anchored by Winn-Dixie, Bealls, and Ace Hardware, driving strong, consistent traffic
- Citrus County has three major residential developments within three miles of the Suncoast Parkway/SR 589 and Hwy 44 that will bring over 3,700 new homes to the area
- Highly visible, with excellent access and strong traffic flow within the trade area
- 26,220 SF anchor space with 160' ft of frontage, plus 2,900 SF of 2nd-generation restaurant space available for lease



## DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

	3 MILES	5 MILES	7 MILES
Total Households	8,647	15,027	20,492
Total Population	18,822	33,071	44,651
Average HH Income	\$69,849	\$72,485	\$73,127

The Sembler Company | 800.940.6000 | <https://www.sembler.com>

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## SITE PLAN & AVAILABILITY

1000	Ace Hardware	10,800 SF	7010	Gulf Coast Dental Associates	2,500 SF
2020	AVAILABLE	2,900 SF	7020	Fortuner Chinese Restaurant	2,000 SF
2030	LA Nails	1,200 SF	7030	Whalen Jewelers	2,000 SF
2040	Cricket Wireless	1,800 SF	8000	Bealls	20,992 SF
3000	AVAILABLE	26,220 SF	9010	Winn Dixie Liquor Store	2,625 SF
4010	Buddy's Furnishing	7,500 SF	9020	Domino's Pizza	1,500 SF
4020	Breakfast Station	1,800 SF	9030	Ameri-Life Insurance	2,024 SF
5000	Anytime Fitness	6,500 SF	9050	Rena's Hair Designers	1,350 SF
6000	Winn Dixie	40,000 SF			

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