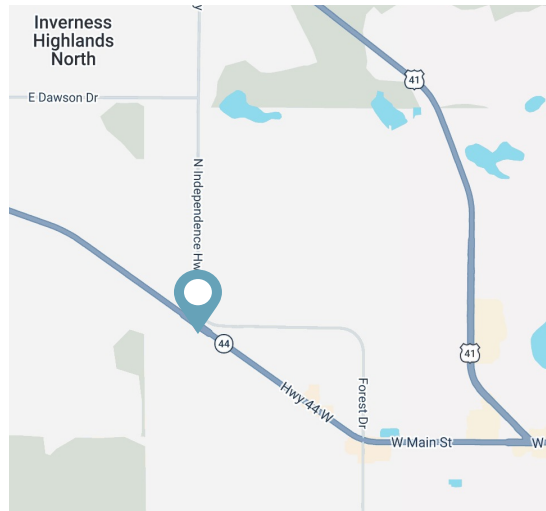


FREESTANDING RETAIL/MEDICAL BUILDING

2705 FL-44, Inverness, FL 34453

FOR LEASE OR BUILD-TO-SUIT



PROPERTY OVERVIEW

- » **12,610 SF freestanding retail/medical building** with drive-thru available for lease or build-to-suit
- » Highly adaptable second-generation space suitable for retail, medical, healthcare, and a variety of other service-oriented users
- » Located at the signalized intersection of FL-44 (Gulf to Lake Highway), Inverness' primary commercial corridor, and Independence Highway
- » Excellent visibility and accessibility along FL-44 with a combined daily traffic count of 43,900 vehicles
- » Building features a new roof, new air conditioning units, a pylon sign with an electronic reader board, and 51 dedicated parking spaces
- » Nearby national retailers include Walmart Supercenter, Lowes, Publix, Starbucks, Planet Fitness, Wawa (opening soon), and Home Depot (opening soon)

DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	16,196	34,979	54,016
Households	7,097	15,884	25,118
Daytime Pop.	16,953	29,993	44,307
Ave. HH Income	\$79,053	\$83,421	\$91,436



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ZACK MCNAMARA, CCIM
SENIOR DIRECTOR

📞 407.458.5409

✉️ Zack.McNamara@FranklinSt.com

MICHAEL BATTEY
SENIOR DIRECTOR

📞 407.458.5414

✉️ Mike.Battey@FranklinSt.com

BROKER OF RECORD, FLORIDA
DARRON KATTAN
BOR License No. BK3256503
Darron.Kattan@FranklinSt.com

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