

*Property Summary*



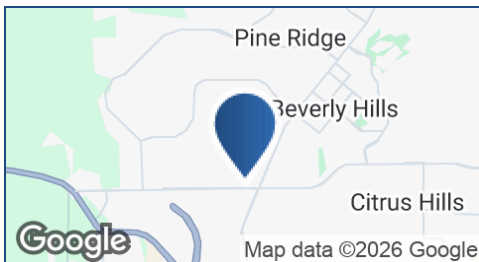
**DAILY TRAFFIC CONDITIONS**

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	17,400
STREET	CR 486
COUNT 2	24,200
STREET 2	CR 491

**DEMOGRAPHICS - 2025**

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
Estimated Population	50,822	74,852	117,830
Average HH Income	\$94,757	\$95,323	\$90,958
Estimated Households	20,991	33,247	52,265

\* Figures shown represent estimates



**PROPERTY HIGHLIGHTS**

- ±1 AC to ±10.46 AC parcels available for outparcel users
- Retail, medical, hospitality, and office uses welcome
- Approximately 1.5 miles from the newly completed Suncoast Parkway exit
- Conveniently located in Citrus County just minutes from the Black Diamond Ranch, Citrus Hills, and Pine Ridge developments
- Nearby retailers include Walmart, Target, Hobby Lobby, Aldi, PetSmart, Express Oil Change & Tire Engineers, Mavis Tire & Brakes, Caliber Car Wash, McDonald's, Wendy's, Wawa, Culver's, Tidal Wave Auto Spa, Take 5 Oil Change, Panda Express, Glory Days Grill, AT&T, Chipotle, Five Guys, Firehouse Subs, Skechers, Marco's Pizza, Hair Cuttery, Panera, 7-Eleven, Texas Roadhouse, and Starbucks
- Proposed area retailers include Sprouts Farmers Market, Five Below, Ulta Beauty, Dollar Tree, Planet Fitness, America's Best Eyeglasses, Kay Jewelers, Bath & Body Works, Mattress Warehouse, Metro Diner, Discount Tire, Longhorn Steakhouse, Chase Bank, Avalon Nail & Spa, Heartland Dental, Fifth Third Bank, Arby's, Waffle House, Florida Credit Union, and Quick Care Med

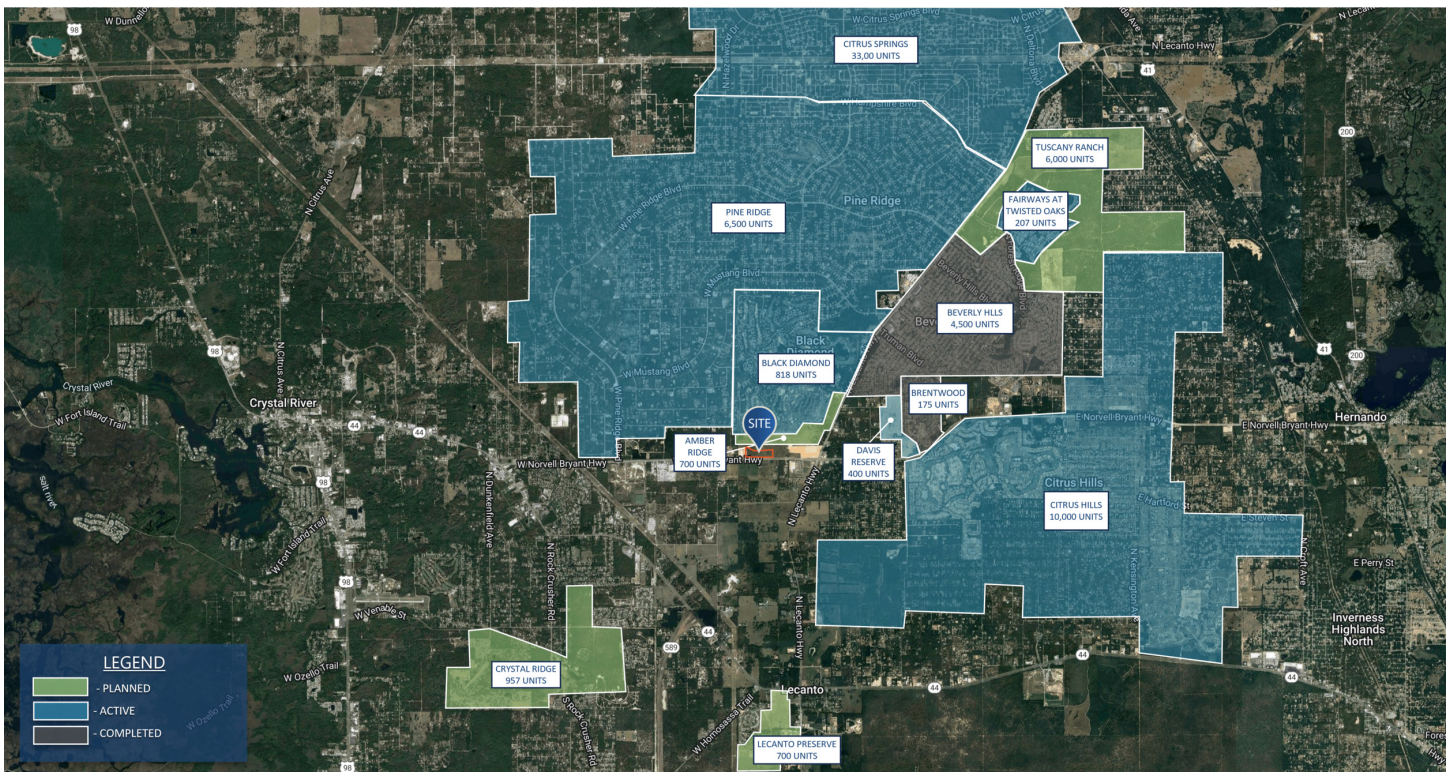
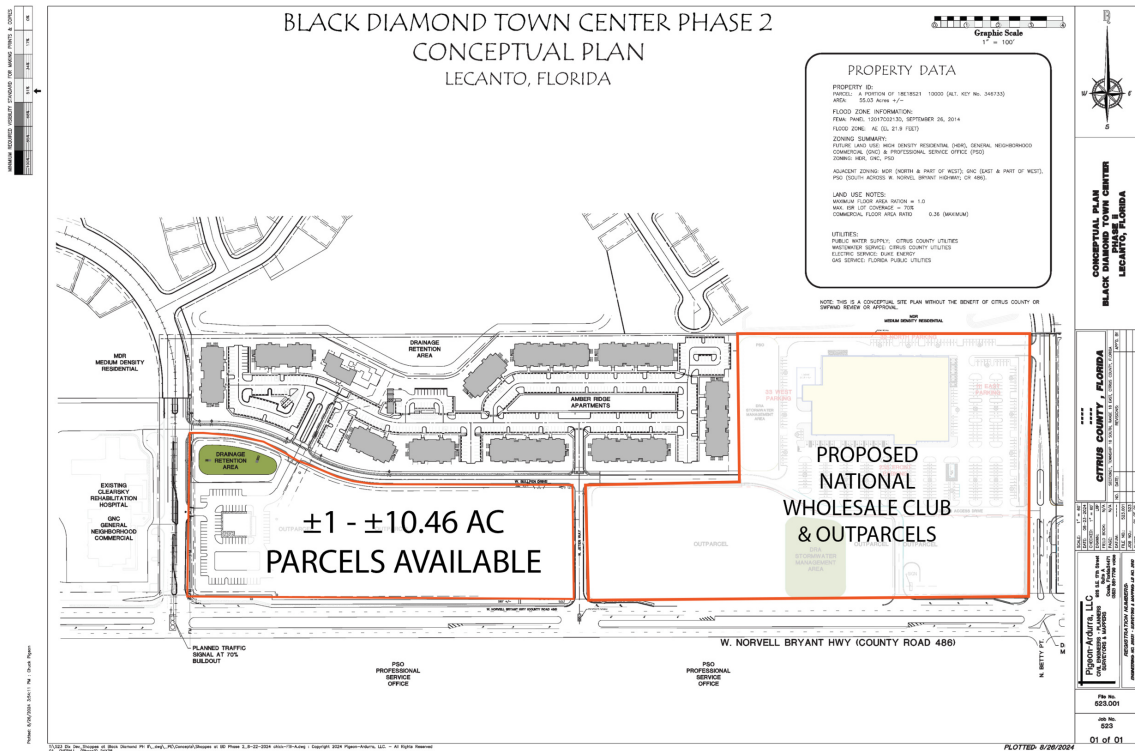
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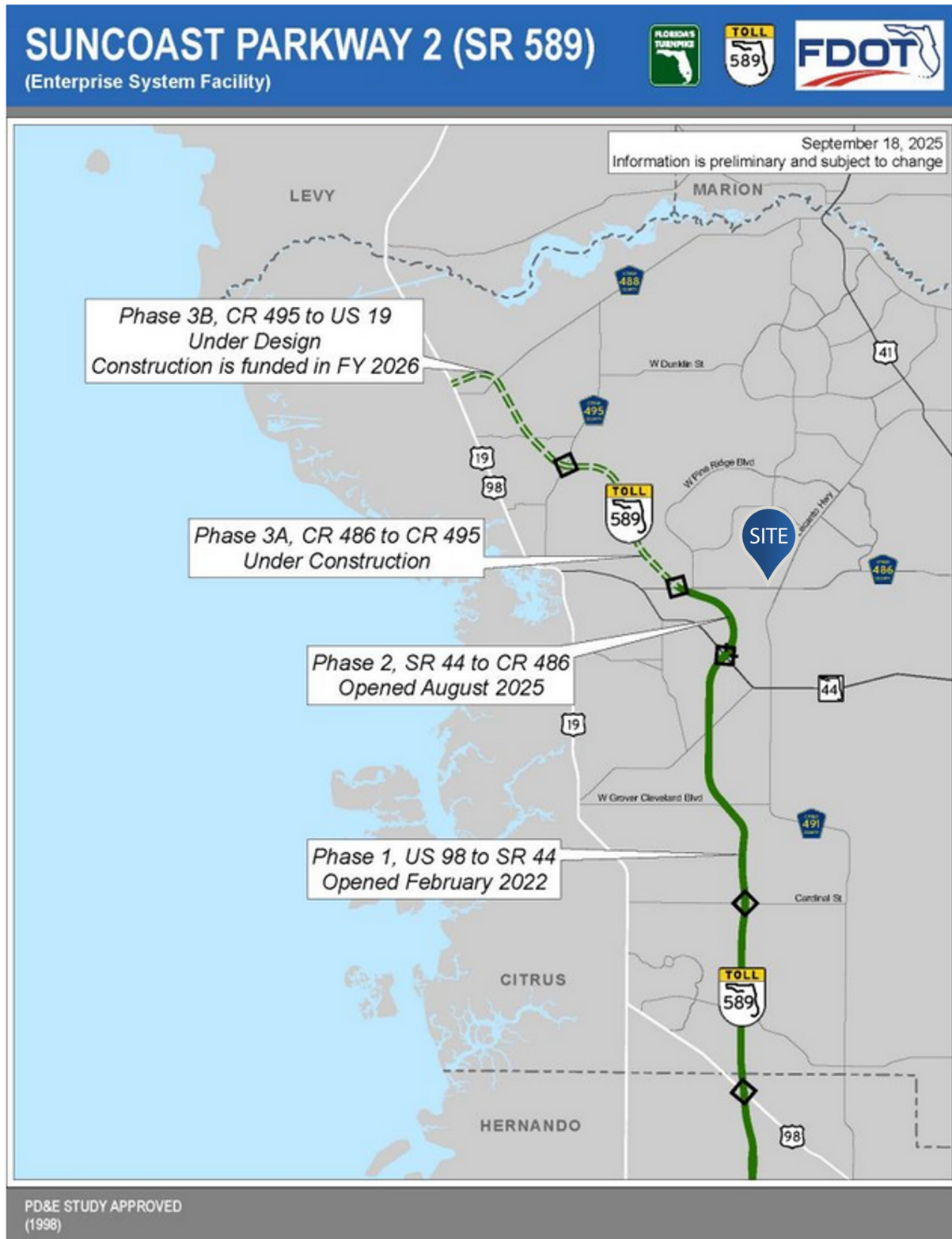
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