

CITRUS PLAZA

225 U.S. HIGHWAY 41 S
INVERNESS, FL



2,000 - 4,000 SF **RETAIL FOR LEASE** **CALL FOR RATE**

PROPERTY INFORMATION

Total GLA:	56,562 SF
Min Size Available:	2,000 SF
Max Size Available:	4,000 SF
Built:	1968
U.S. Highway 41 AADT:	28,000 CPD

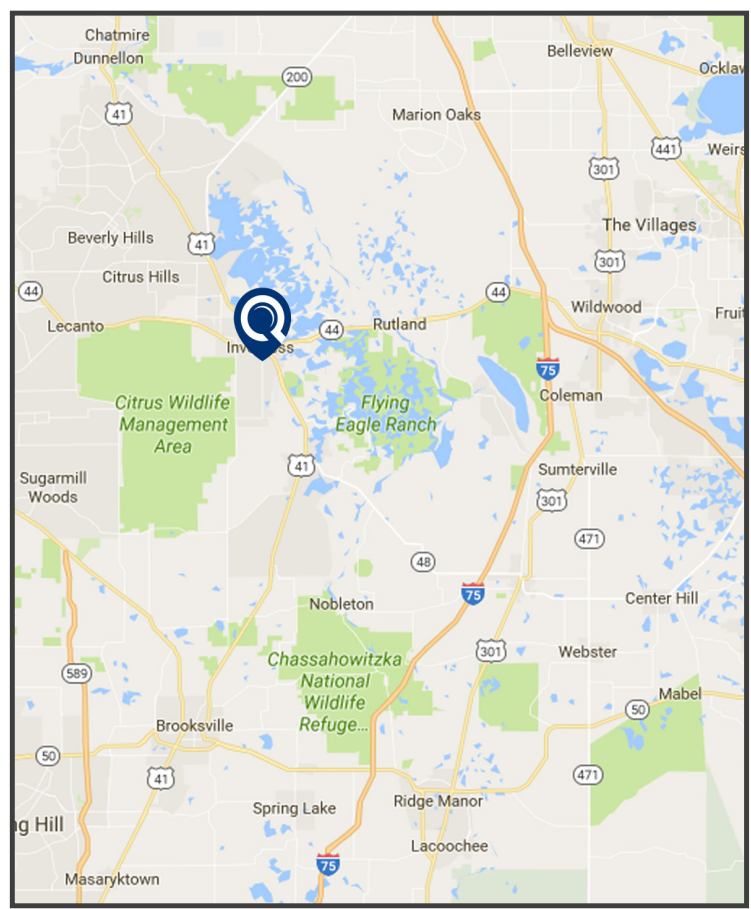
Located in the center of Downtown Inverness
 Located 1/4-mile from County Courthouse
 Ample parking with multiple access points
 Well established Save-A-Lot anchor

LQWEST.COM/CITRUS-PLAZA

DEMOGRAPHICS

	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
Total Population	3,513	16,619	30,009
Avg Household Income	\$45,696	\$54,030	\$55,402
Total Households	1,738	7,652	13,690
Daytime Employees	3,643	8,609	10,951

(Applied Geographic Solutions 2017)



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PROPERTY FEATURES

Citrus Plaza has frontage on Highway 44 and a signaled light at Highlands Ave. It is a total of 56,562 SF GLA with space for lease. Well established Save-A-Lot is anchor, Family Dollar, B&W Rexell adjacent to McDonalds and Verizon Wireless. Excellent visibility and ample parking. 590' frontage on East Gulf to Lake Hwy 44.



423 S. Keller Road, Suite 400, Orlando, FL 32810

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