



W Southern St

S Line Rd

Pharmacy
(Approx. 2.50 Acres)

Fast Food w / Drive-Thru
(Approx. 0.50 Acres)

Bank
(Approx. 1.50 Acres)

Restaurant
(Approx. 2.00 Acres)

Corner 3.00 Acres
(Under Contract Gas User)

S Lecanto Hwy
6,100 VPD

W Gulf to Lake Hwy
26,000 VPD



3217 W Gulf to Lake Hwy

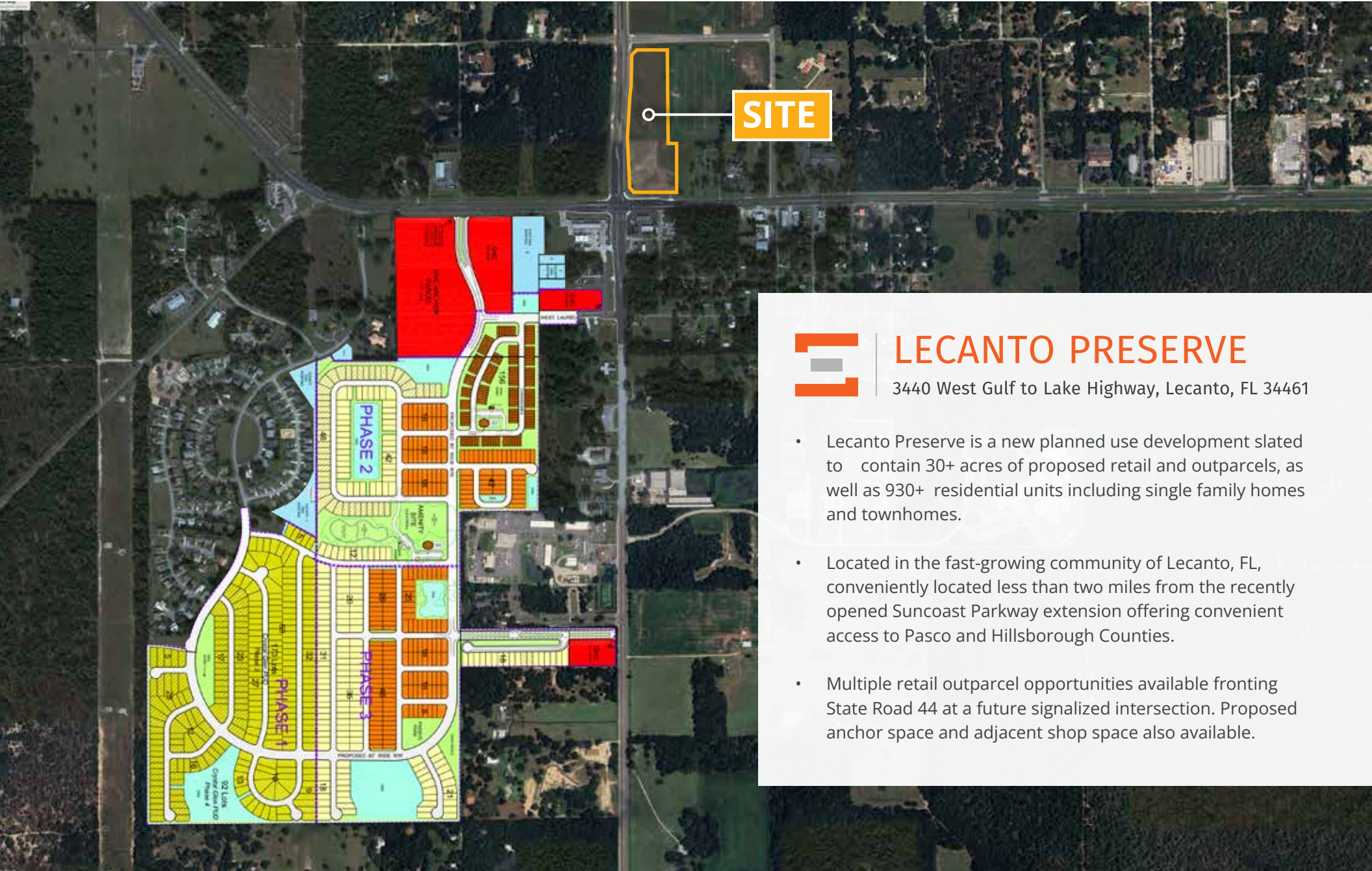
Lecanto, FL 34461

10.32 Acres TOTAL

For Land Lease/Build-to-Suit or For Sale

- » Off Site retention already in place
- » Off site lift station already in place
- » Seller delivering pads or BTS

LECANTO PRESERVE

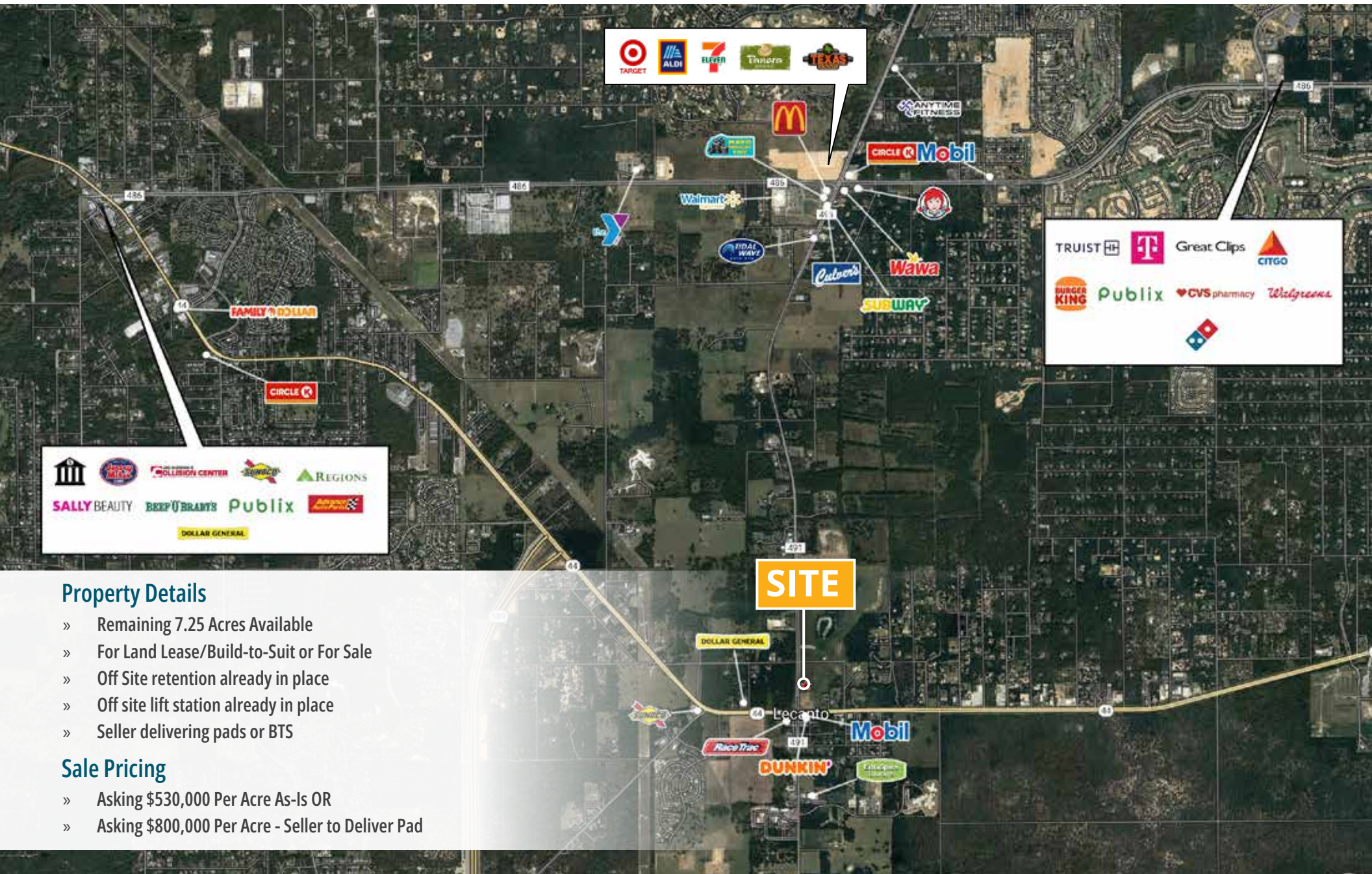


LECANTO PRESERVE

3440 West Gulf to Lake Highway, Lecanto, FL 34461

- Lecanto Preserve is a new planned use development slated to contain 30+ acres of proposed retail and outparcels, as well as 930+ residential units including single family homes and townhomes.
- Located in the fast-growing community of Lecanto, FL, conveniently located less than two miles from the recently opened Suncoast Parkway extension offering convenient access to Pasco and Hillsborough Counties.
- Multiple retail outparcel opportunities available fronting State Road 44 at a future signalized intersection. Proposed anchor space and adjacent shop space also available.

AERIAL PHOTO & PROPERTY DETAILS



Property Details

- » Remaining 7.25 Acres Available
- » For Land Lease/Build-to-Suit or For Sale
- » Off Site retention already in place
- » Off site lift station already in place
- » Seller delivering pads or BTS

Sale Pricing

- » Asking \$530,000 Per Acre As-Is OR
- » Asking \$800,000 Per Acre - Seller to Deliver Pad

PROPERTY PHOTOS



3217 W Gulf to Lake Hwy

Lecanto, FL 34461

Outparcels Available

SHAUN MAYBERRY (LEAD)

Senior Director

904.219.9035

shaun.mayberry@franklinst.com

GIOVANNY CASTANO

Associate

904.364.2091

giovanny.castano@franklinst.com

KEITH WOOD

Senior Associate

904.364.0952

keith.wood@franklinst.com

