

**1.68 Acres Commercial Pad
Available For Sale
1899 N. Lecanto Hwy
Lecanto, FL 34461**

CENTURY 21
Elias George Kirallah
COMMERCIAL BROKER
SMARTER BOLDER FASTER



Property Highlights:

- 1,680 SF Warehouse Included
- Existing Water and Sewer
- 18,400 Combined TPD (Verified)
- Cross Access to Wawa
- 400' of Highway Frontage
- 1.68 Acres Commercial in Total

\$975,000.

LOCATION! LOCATION! LOCATION!

In between multiple retailers and situated 200' from Lecanto Highway, we are offering a bargain that includes both 1.68 acres of general commercial property and a 1,680 SF warehouse! Lecanto is at the center of Citrus County's growing market due to the Suncoast Parkway Extension that is located within a 5 mile radius. With Citrus County's medical corridor just a couple minutes south of the subject location, any medical practice would thrive between the communities of Black Diamond Ranch, Terra Vista, Beverly Hills, and Pine Ridge. Now is the time to invest within a flourishing municipality.

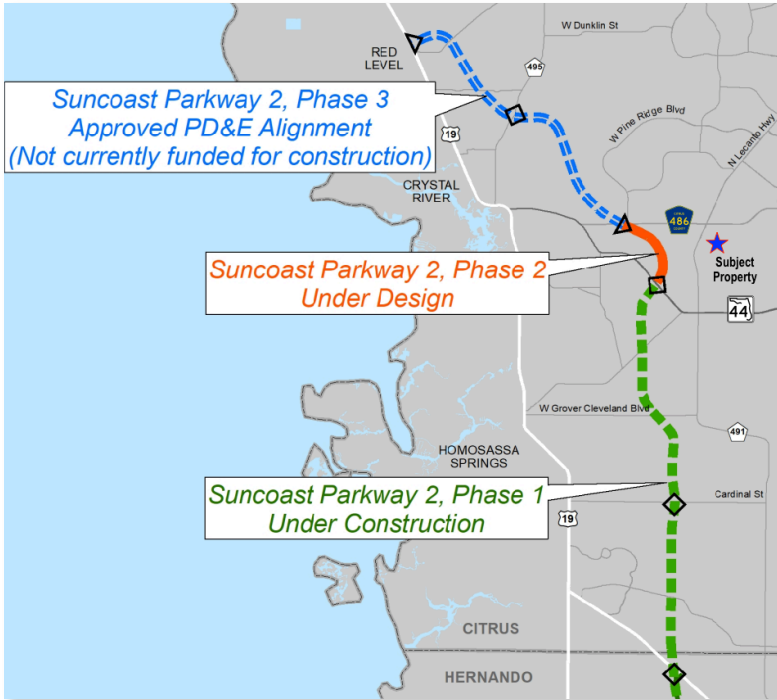


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CENTURY 21 Commercial Network
JW Morton Real Estate, Inc.
1645 W Main Street
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Demographic Summary

Lecanto (1 mile)

Ring of 1 mile

Prepared by Esri
Latitude: 28.84645
Longitude: -82.48862

DEMOGRAPHIC SUMMARY

Lecanto

Ring of 1 mile

KEY FACTS

827

Population



83

Households

43.1

Median Age

\$36,210

Median Disposable Income

EDUCATION

17%

No High School Diploma



46%

High School Graduate



27%

Some College



9%

Bachelor's/Grad/Prof Degree

INCOME



\$41,161

Median Household Income



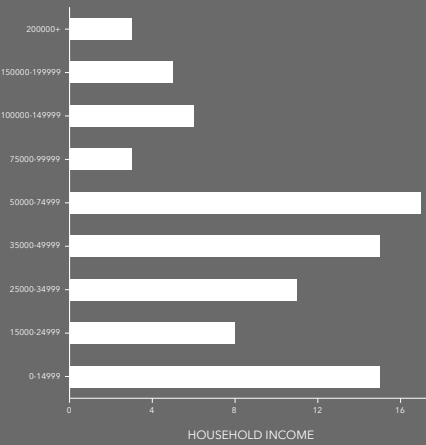
\$21,683

Per Capita Income

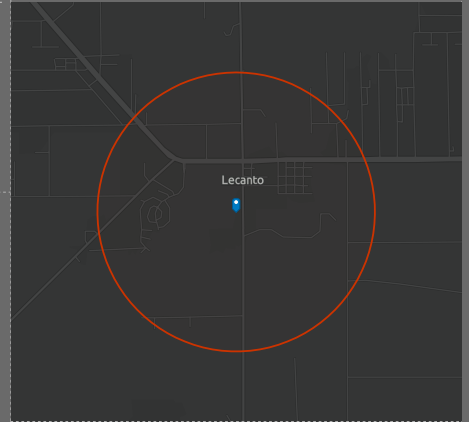


\$89,483

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

49%



Blue Collar

26%



Services

24%

15.5%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2020, 2025.

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Demographic Summary

Lecanto (5 miles)

Ring of 5 miles

Prepared by Esri
Latitude: 28.84645
Longitude: -82.48862

DEMOGRAPHIC SUMMARY

Lecanto

Ring of 5 miles

KEY FACTS

32,623

Population



14,409

Households

59.4

Median Age

\$35,597

Median Disposable Income

EDUCATION

10%

No High School Diploma



37%

High School Graduate



30%

Some College



22%

Bachelor's/Grad/Prof Degree

INCOME



\$39,788

Median Household Income



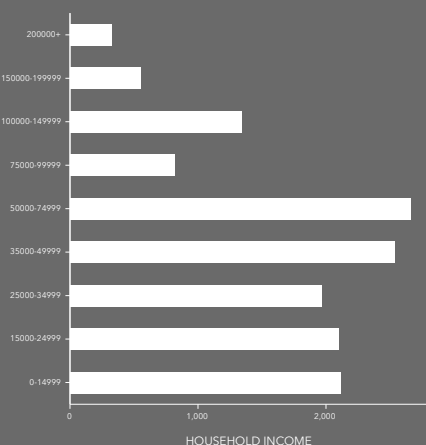
\$26,303

Per Capita Income

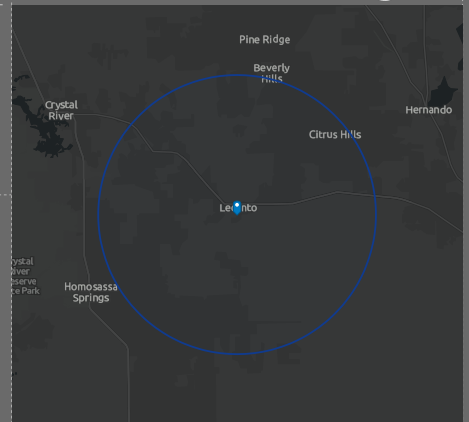


\$125,297

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

59%



Blue Collar

22%



Services

19%

10.4%

Unemployment Rate

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**THE BRAND AND
PROFESSIONAL MATTER
SMARTER. BOLDER. FASTER.**



THE CENTURY 21 COMMERCIAL® DIFFERENCE

In today's global real estate marketplace, the right advisor can make all the difference between a successful deal and a missed opportunity.

SERVICE EQUALS SUCCESS

Maximizing the value of your transaction is critical as a tenant, owner or investor. You can't afford to entrust your business to anyone other than a true commercial real estate professional. You want someone whose local market knowledge and service will help you get the most out of your deal. No matter where in the world your business takes you, a **CENTURY 21 Commercial®** System member can help you succeed.

The CENTURY 21 Commercial System is comprised of commercial real estate professionals serving clients around the globe. As leaders in their respective markets, **CENTURY 21 Commercial** professionals offer unparalleled local insight, helping you make informed decisions that enhance value across geographic and cultural boundaries.

**LOCAL COMMERCIAL
REAL ESTATE PROFESSIONALS
CONNECT ON A GLOBAL SCALE**

Whether you are a multinational business that needs to fill space overseas, a partnership interested in acquiring a new location or an investor looking for opportunities in another region, your **CENTURY 21 Commercial®** professional can reach out to his or her colleagues across the way – or across the globe – to provide creative solutions that meet your specific needs.

Backed by over 40 years of real estate experience, **CENTURY 21 Commercial®** professionals have an insider's understanding of the local business environment. They know which properties are available today and which will be available tomorrow, and can draw on relationships with local contacts to make these opportunities a reality.

**CENTURY 21 COMMERCIAL NETWORK
PROFESSIONALS' SERVICE SPECIALTIES:**

- Office, industrial and retail leasing
- Investment sales for both institutional and private investors
- Corporate services
- Asset and property management n Tenant representation
- Financial services
- Facilities management
- Development services

PROPERTY TYPES SERVICED:

- Office
- Industrial
- Retail
- Hospitality
- Land
- Mixed Use

CENTURY 21 JW Morton Real Estate, Inc. owned by James W. Morton has sold over **\$ 1 Billion Dollars** in Real Estate since 1972. **Elias George Kirallah, Broker Associate** has participated in over **\$ 200 Million** in Commercial Real Estate sales and leasing across Central Florida in the last 11 years. With over 8,000 offices and 140,000 sales associates worldwide, CENTURY 21 is the real estate industry leader. For more information about CENTURY 21 Commercial Real

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