

Property Summary



DAILY TRAFFIC CONDITIONS

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

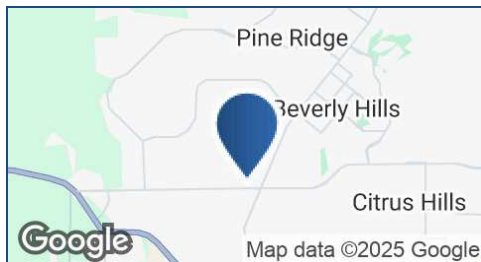
DEMOGRAPHICS - 2025

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

PROPERTY HIGHLIGHTS

- ±1 AC to ±11 AC parcels available for anchor, junior anchor, and outparcel users
- Up to 37 acres available
- Retail, medical, hospitality, and office uses welcome
- Approximately 1.5 miles from the new Suncoast Parkway exit (2026 completion)
- 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, Mavis Tire & Brakes, Caliber Car Wash, McDonald's, Wendy's, Wawa, Culver's, Tidal Wave Auto Spa, 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, Express Oil Change & Tire Engineers, Fifth Third Bank, Arby's, Take 5 Oil Change, Florida Credit Union, and Quick Care Med

* Figures shown represent estimates



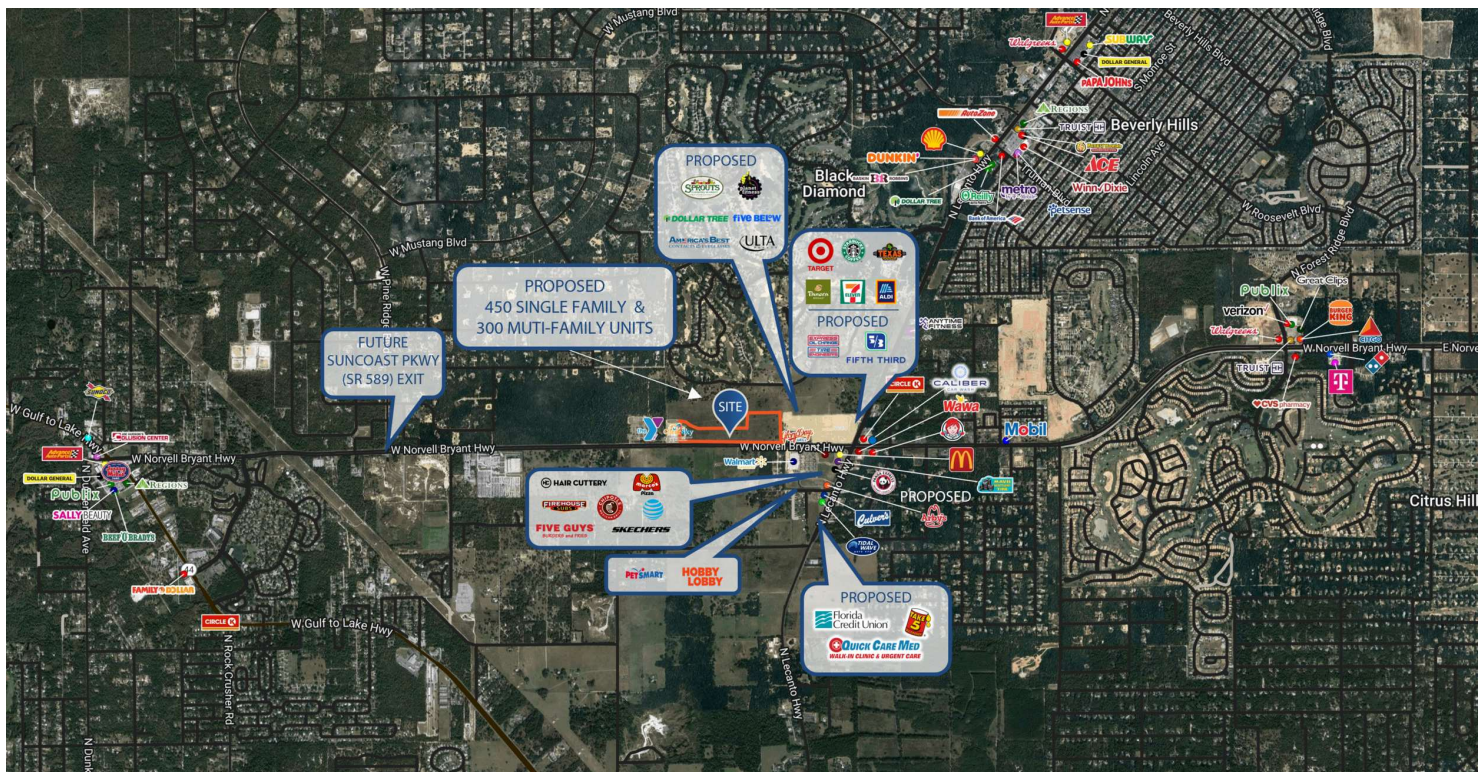
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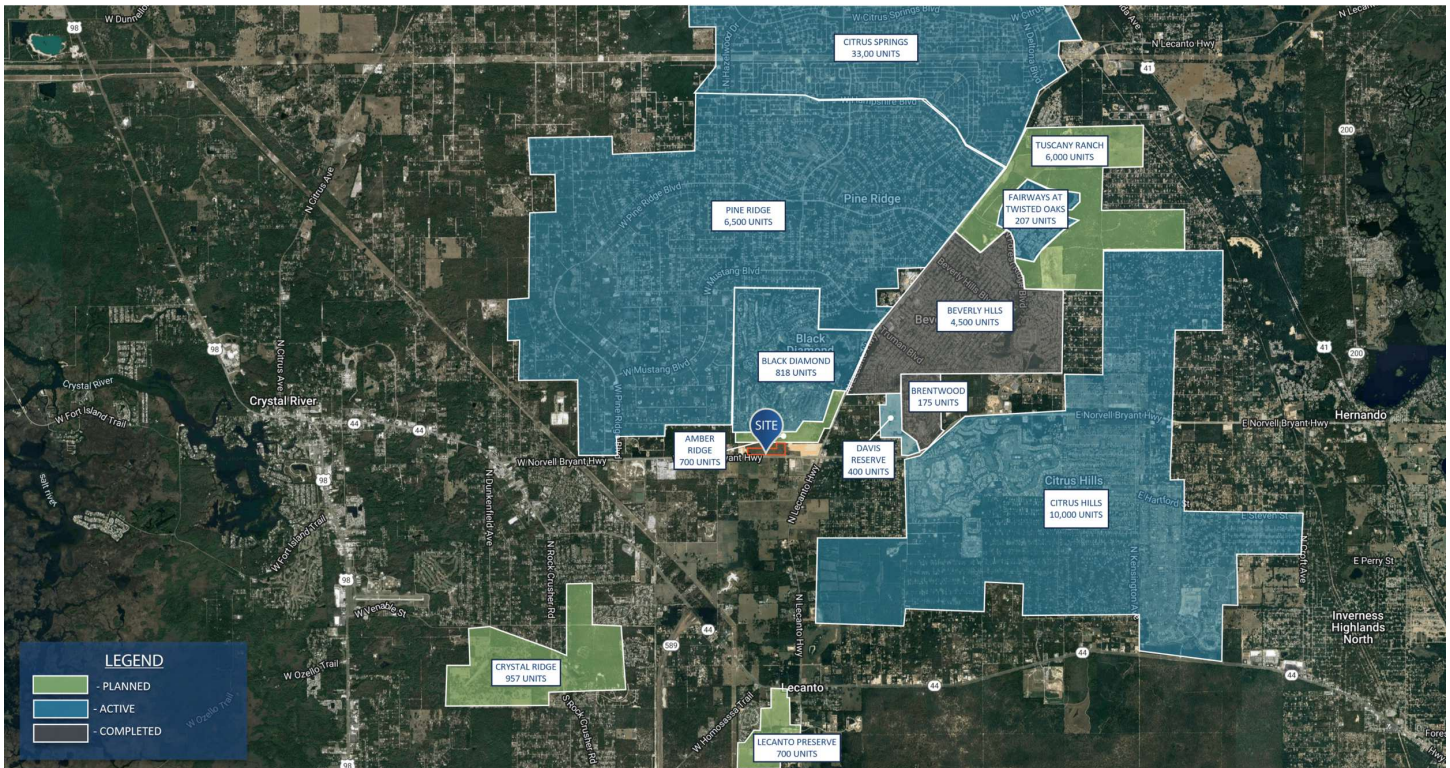
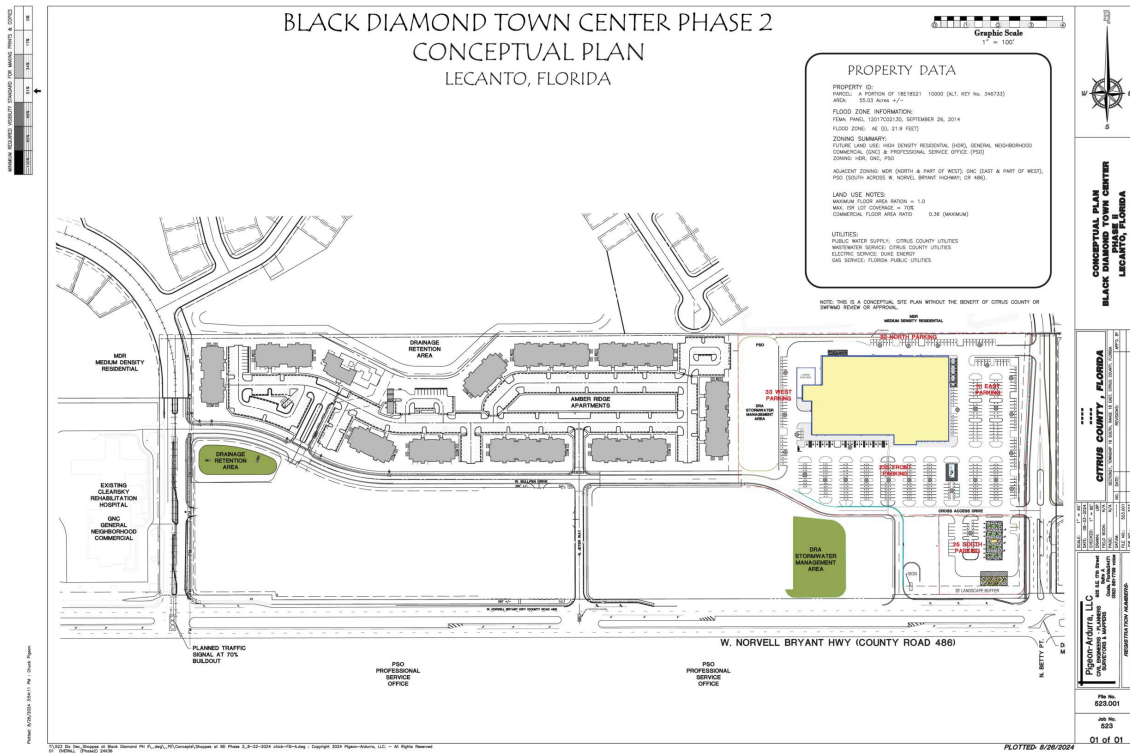
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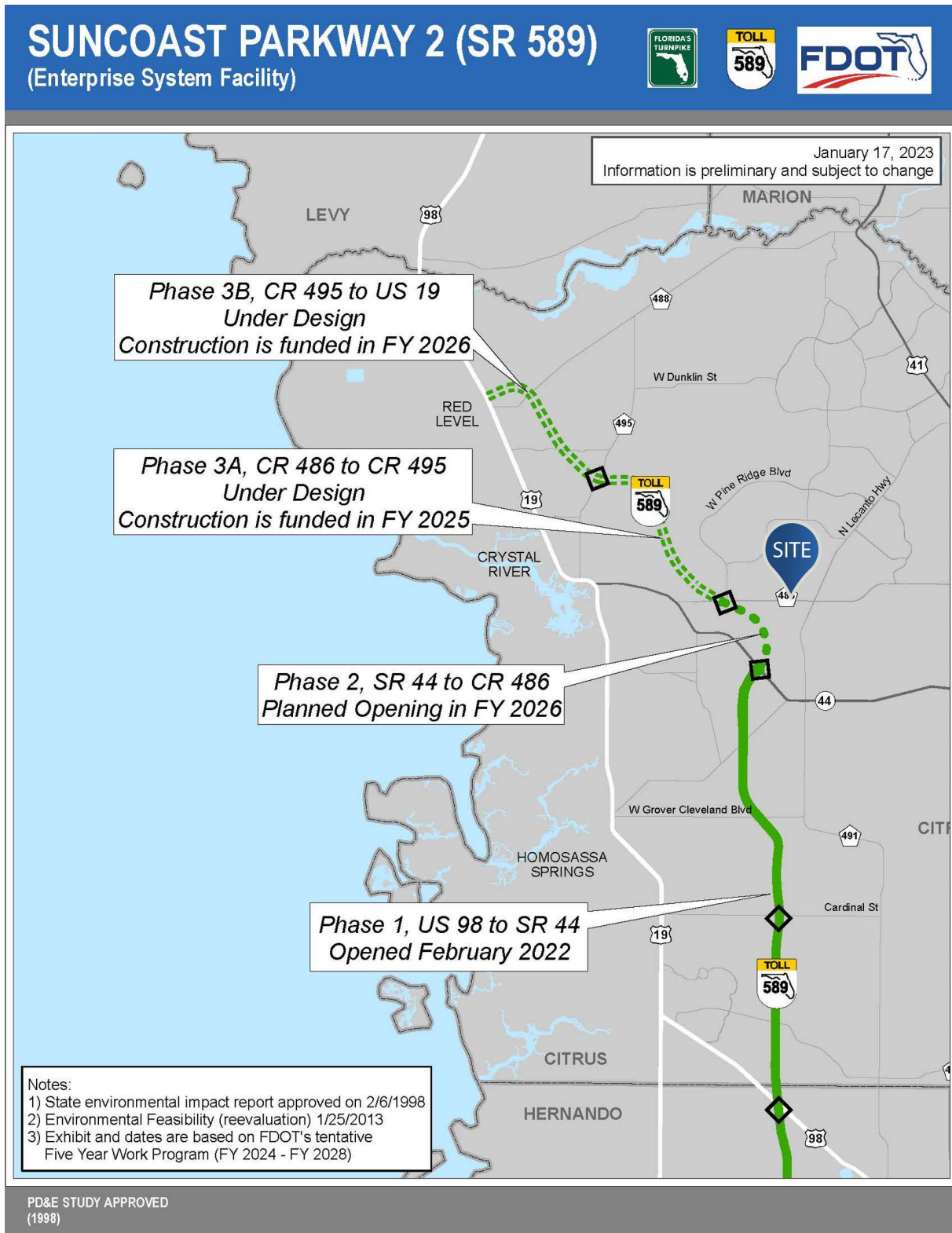
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