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# Citrus Center For Lease

2605 E. Gulf to Lake Hwy  
Inverness, FL 34453

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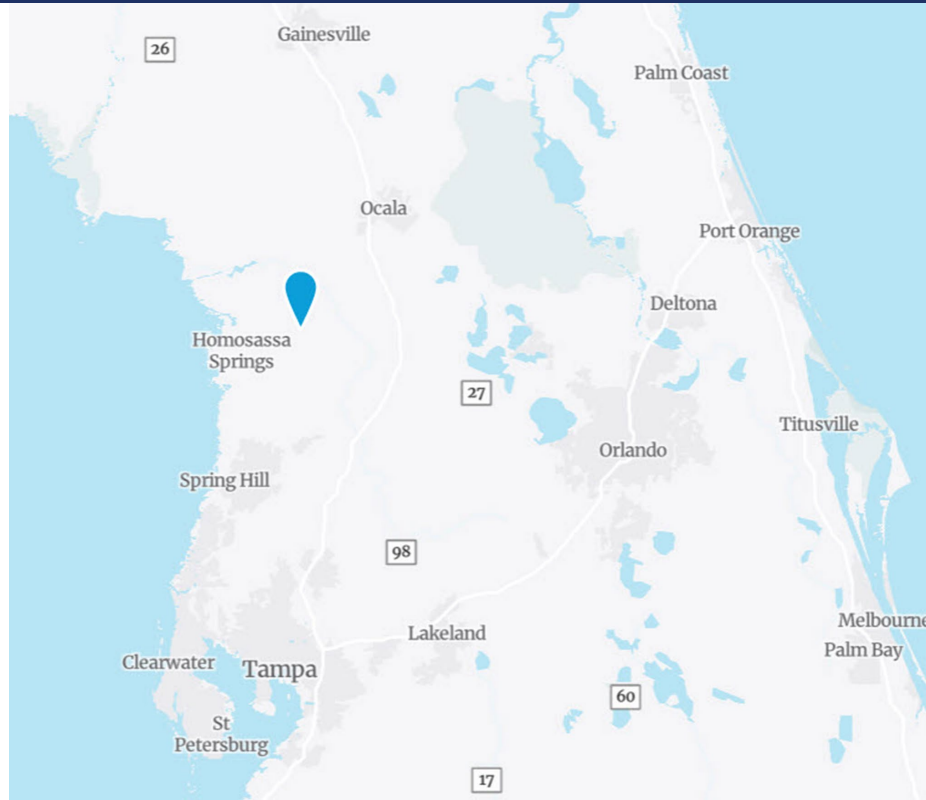
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Citrus Center is located in Inverness, the county seat of Citrus County  
- home to the Citrus County Courthouse and supporting offices

## Features & Amenities

- 900 - 5,600 SF available
- Join: TJ Maxx, OfficeMax, Regal Cinema, Dollar Tree, Pet Supermarket and more
- Average household income of \$83,271 within 3 miles
- 38,500 cars per day on E. Gulf to Lake Hwy
- Just over 5 miles east of the new Suncoast Parkway Extension, providing greater connectivity with the greater Tampa area and Tampa International Airport
- Established trade area with full-time and seasonal residents



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## Site Plan & Availabilities



F81	Tires Plus
GC1	Tequila Garden
2607A	China First
2607B	Armed Forces Recruitment Center
2609A	Dollar Tree
A2	Available - 900 SF
A3	Available soon - 900 SF
A4	Available soon - 900 SF
A5	Available soon - 1,500 SF
A6	Vape Shop

A7	LifeSouth
GL1	Regal Cinemas
B1	Available soon - 1,200 SF
B2	Subway
B3	Fantastic Sam's
B4	Glory Nails
B5	El Ranchito
B6	Pet Supermarket
C1	Sally Beauty
C2	Domino's Pizza

D1	UPS
D2	Pinch-a-Penny
E1-4	Available soon - 5,600
WD1	OfficeMax
WD2	TJ Maxx
G1	Available - 2,578 SF
G2	Coast Dental
G3	Mattress Firm
NB1	BBVA Compass

Total GLA - 142,215





## Demographic Summary

	3-Mile	5-Mile	7-Mile
Total Population	12,904	33,615	61,691
Daytime Population	14,150	37,808	64,375
Average Household Income	\$79,289	\$83,271	\$74,144
Median Age	56.2	60.5	59.0



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