

Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	19,500
STREET	CR 486
COUNT 2	29,370
STREET 2	CR 491

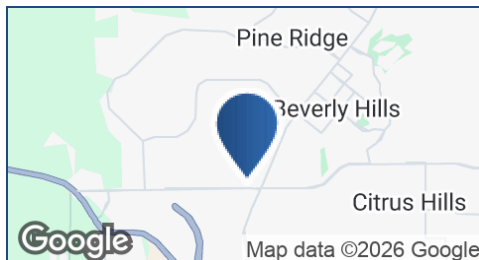
DEMOGRAPHICS - 2026

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
Estimated Population	46,957	75,458	119,211
Average HH Income	\$98,669	\$100,170	\$95,801
Estimated Households	21,283	33,819	53,384

PROPERTY HIGHLIGHTS

- ±1 AC to ±10.46 AC parcels and ±15.52 AC parcel available
- Retail, medical, hospitality, office, and multifamily uses welcome
- Approximately 1.5 miles from the newly completed Suncoast Parkway exit
- 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, Express Oil Change & Tire Engineers, Mavis Tire & Brakes, Caliber Car Wash, McDonald's, Wendy's, Wawa, Culver's, Tidal Wave Auto Spa, Take 5 Oil Change, Panda Express, Glory Days Grill, AT&T, Florida Credit Union, 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, BJ's Wholesale Club, Five Below, Ulta Beauty, Dollar Tree, Planet Fitness, America's Best Eyeglasses, Kay Jewelers, Bath & Body Works, Mattress Warehouse, Metro Diner, Discount Tire, Longhorn Steakhouse, Chase Bank, Avalon Nail & Spa, Heartland Dental, Fifth Third Bank, Arby's, Waffle House, and Quick Care Med

* Figures shown represent estimates



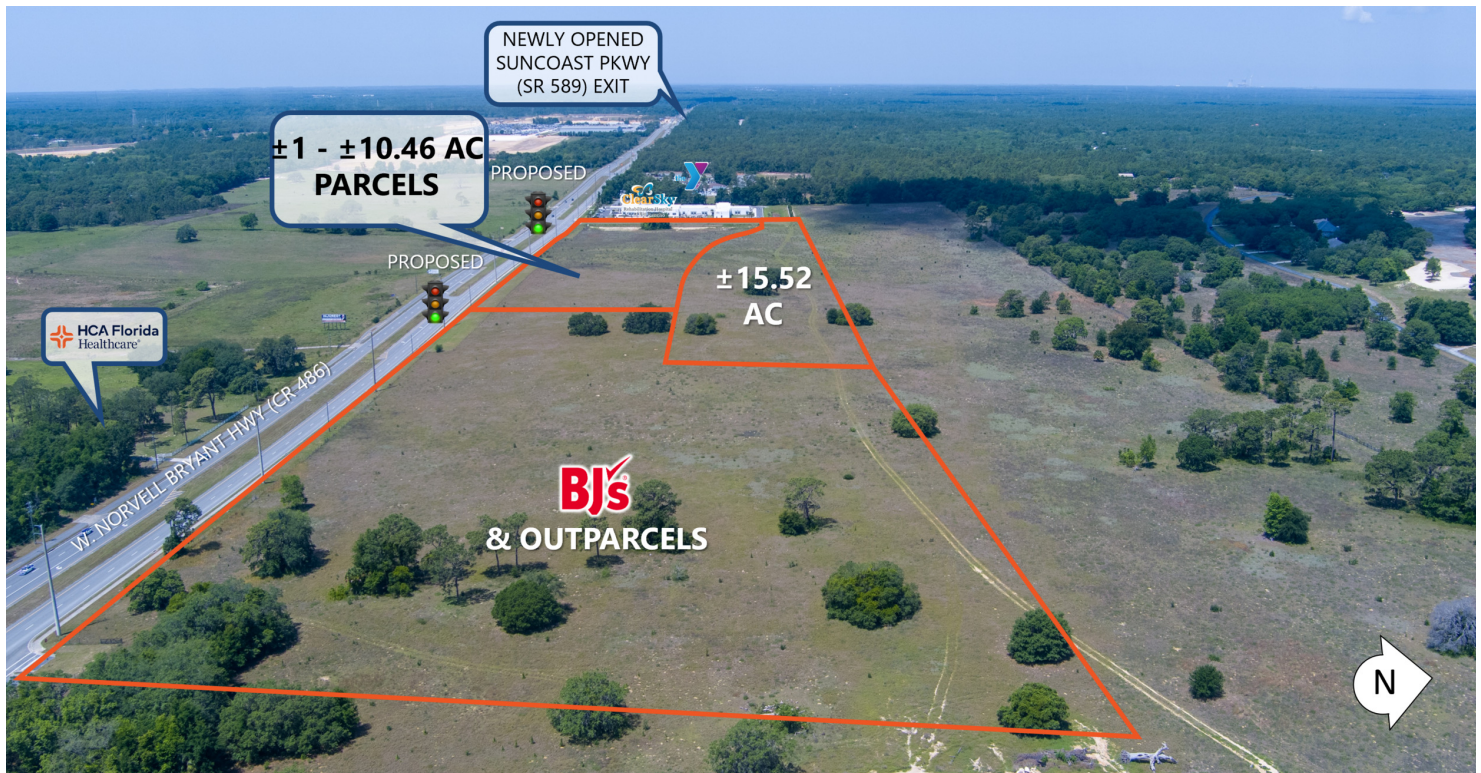
REID BURT
813.530.2773
rburt@retail-pa.com

KEN STEPHENS
813.349.8418
kstephens@retail-pa.com

Retail Property Advisors // 813.530.2770 // 611 W. Bay St. // Suite 2H, Tampa, FL 33606 // Retail-PA.com

ATLANTA // TAMPA // PASADENA, CA // AUBURN // SARASOTA // BALTIMORE

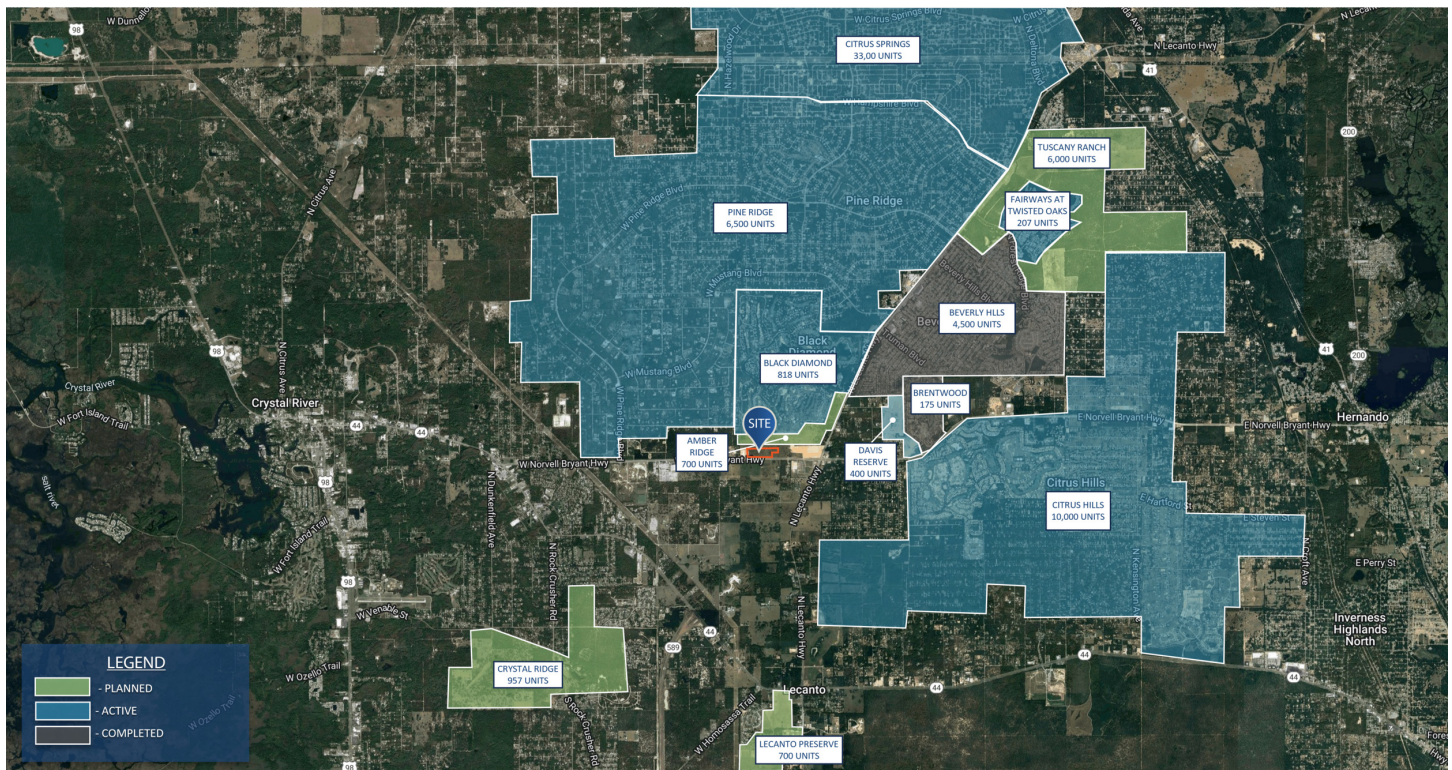
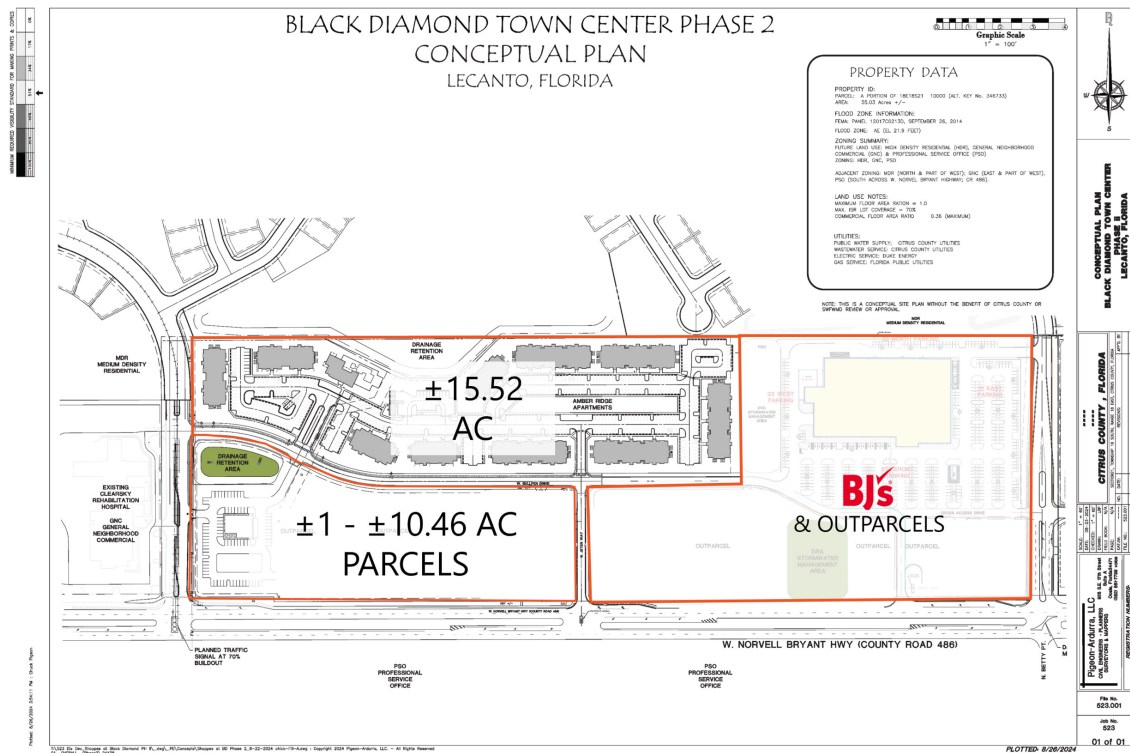
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, any special list conditions imposed by our Principals.



REID BURT
813.530.2773
rburt@retail-pa.com

KEN STEPHENS
813.349.8418
kstephens@retail-pa.com

Location Maps



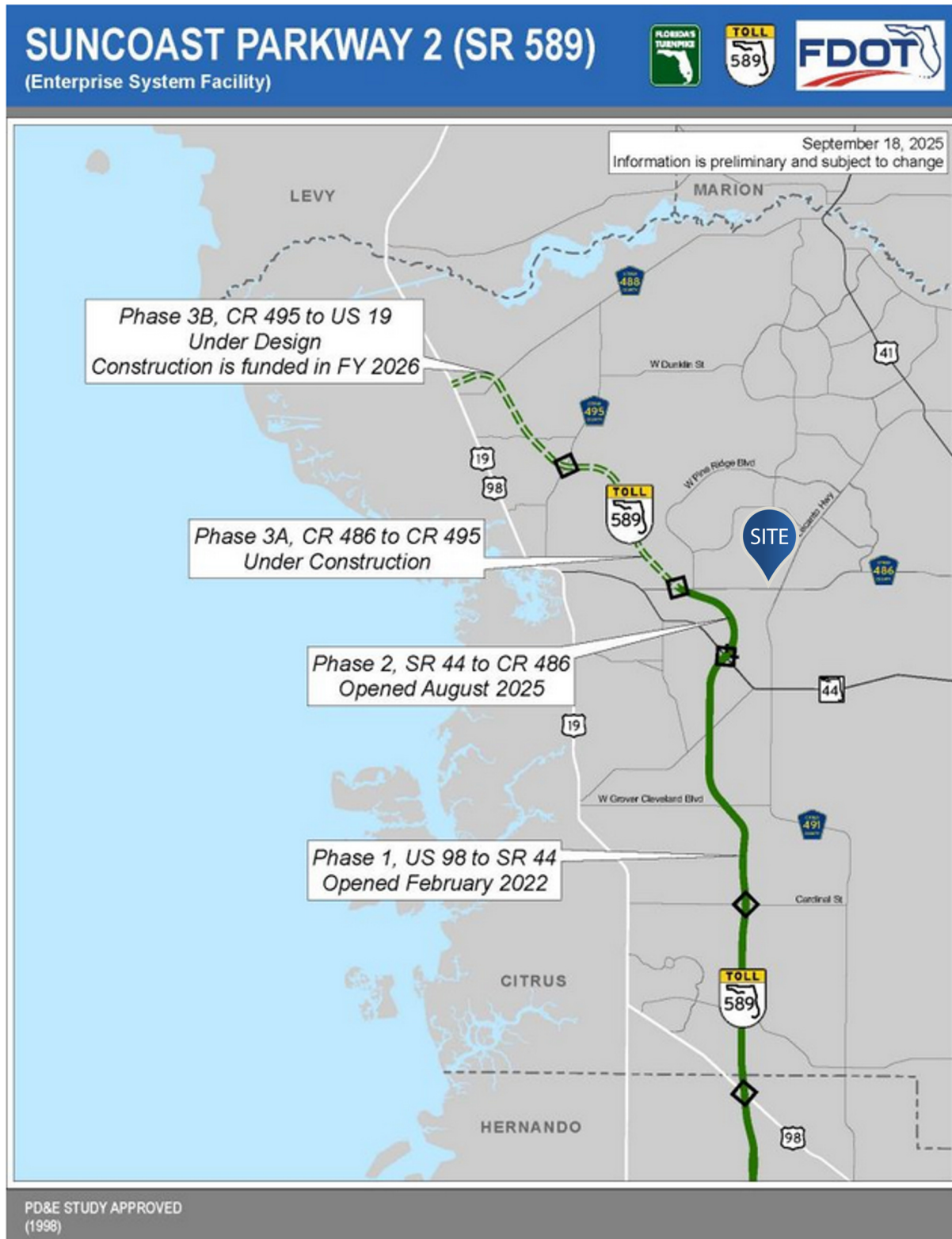
REID BURT
813.530.2773
rburt@retail-pa.com

KEN STEPHENS
813.349.8418
kstephens@retail-pa.com

Retail Property Advisors // 813.530.2770 // 611 W. Bay St. // Suite 2H, Tampa, FL 33606 // Retail-PA.com

ATLANTA // TAMPA // PASADENA, CA // AUBURN // SARASOTA // BALTIMORE

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, any special list conditions imposed by our Principals.



REID BURT
813.530.2773
rburt@retail-pa.com

KEN STEPHENS
813.349.8418
kstephens@retail-pa.com