

Property Summary



DAILY TRAFFIC CONDITIONS

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

* Figures shown represent estimates



DEMOGRAPHICS - 2025

| DEMOGRAPHICS | 5 MILE | 7 MILE | 10 MILE |
|----------------------|----------|----------|----------|
| Estimated Population | 47,916 | 75,340 | 118,864 |
| Average HH Income | \$96,207 | \$93,594 | \$91,262 |
| Estimated Households | 21,499 | 33,230 | 52,718 |

PROPERTY HIGHLIGHTS

- ±14.95 AC Available
- Approximately 2.5 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

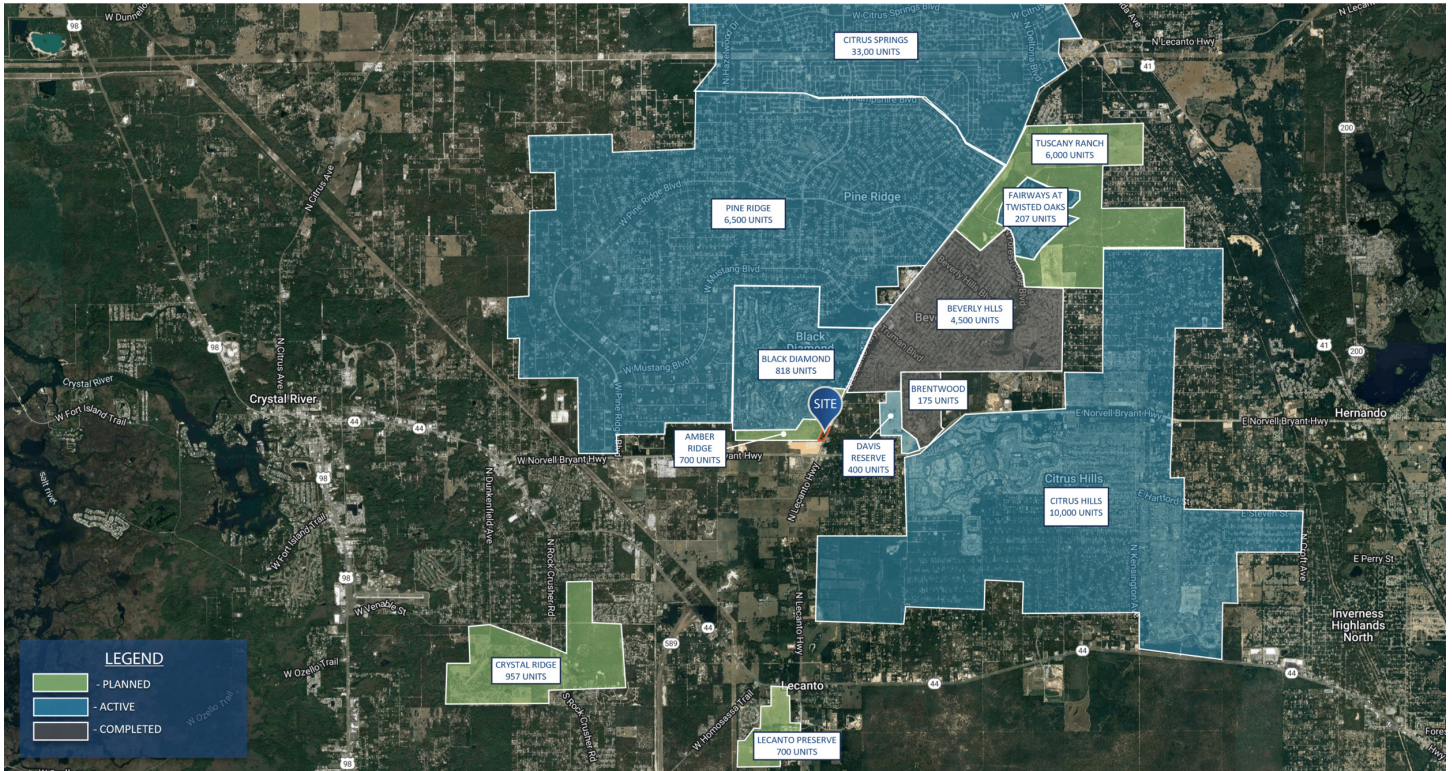
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Location Maps

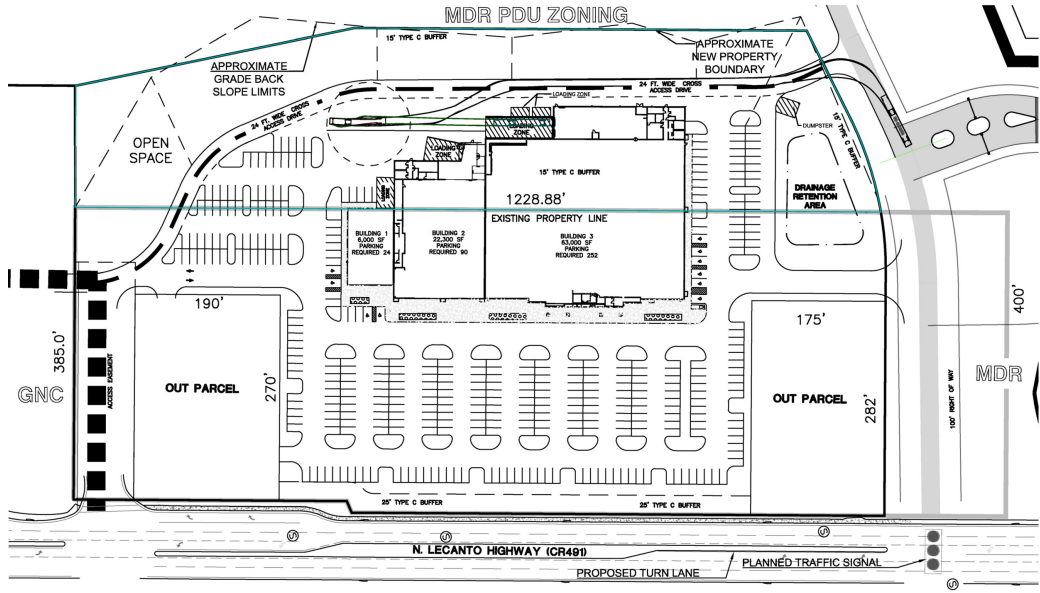


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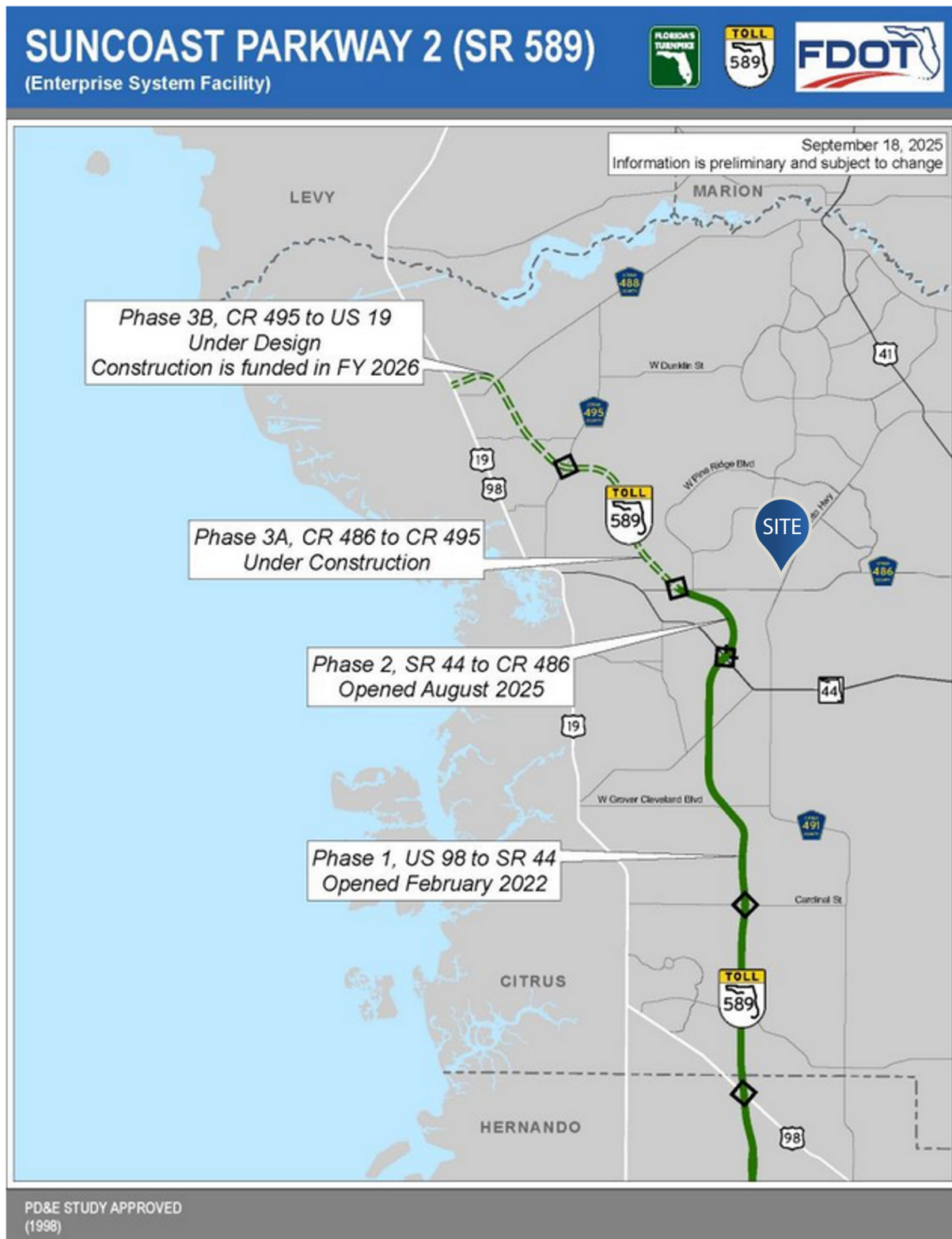
Location Map



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|---|---|---|------------------------------------|
| <p>PROPERTY ID: PARCEL: A PORTION OF 18E18522 34300 (ALT. KEY No. 3528088) and 18E18522 34000 (ALT. KEY No. 3528087) AREA: 14.95 Acres +/- SITE ADDRESS: N. LECANTO HWY (CR 491) LECANTO, FL LEGAL DESCRIPTION: TBD</p> <p>FLOOD ZONE INFORMATION: FEMA: PANEL 12017C02130, SEPTEMBER 26, 2014 FLOOD ZONE: X AND XONE AE (L102.1)</p> | <p>PARKING CALCULATION: CITRUS COUNTY CODE: RETAIL: 1 PER 250 SQUARE FEET OF FLOOR AREA. PARKING SPACES REQUIRED: 91,300 GSF/250 = 366 PARKING SPACES PARKING PROVIDED: 358 REGULAR + 8 HC = 366 SPACES</p> <p>SETBACKS: FRONT (MINOR ARTERIAL): 100 FEET (FROM CENTERLINE OF THE RIGHT-OF-WAY) 25 FEET (FROM RIGHT OF WAY LINE) REAR: 5 FEET SIDE: 0 FEET</p> <p>ZONING SUMMARY: CURRENT LAND USE: PSD (PROFESSIONAL SERVICE OFFICE) AND MDR PUD PROPOSED ZONING: GNC (GENERAL COMMERCIAL DISTRICT)</p> | <p>PROPERTY DATA</p> <p>UTILITIES: PUBLIC WATER SUPPLY: CITRUS COUNTY UTILITIES WASTEWATER SERVICE: CITRUS COUNTY UTILITIES ELECTRIC SERVICE: DUKE ENERGY GAS SERVICE: FLORIDA PUBLIC UTILITIES</p> <p>LAND USE NOTES: MAXIMUM FLOOR AREA RATIO = 1.0 MAX. ISR LDT COVERAGE = 70% COMMERCIAL FLOOR AREA RATIO: 1.0 (MAXIMUM) STORMWATER MANAGEMENT: ON-SITE AND NECESSARY OFFSITE (REGIONAL)</p> | <p>Graphic Scale 1" = 100'</p> |
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