

Retail / Automotive Facility for Sale

\$2,195,000

1601 W Main Street
Inverness, FL 34450



HIGHLIGHTS:

- » Freestanding Building — ±12,900 SF on ±1.84 Acres
- » 12 Roll-Up Doors | 16' Clear Height | Paint Booth On-Site
- » Grandfathered Collision Center Zoning
- » Suitable for Auto, RV, Fleet, Off-Road & Marine
- » Functional Yard for Storage & Operations
- » High Visibility on SR-44 / W Main St Corridor
- » Traffic Count 30,500+ ADT — 38,200 ADT at nearby Gulf to Lake Hwy
- » Corner Lot with 400' of frontage on S. Blvd | 200' W Main St
- » Occupied — Can Be Vacated | All Showings through Broker



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2026 Population	2,428	19,642	34,791
Average HH Income	\$49,166	\$50,351	\$55,397
Daytime Employees	5,714	11,404	13,539

Exclusively Marketed by:

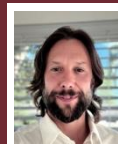


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Merritt Realty Corporation

Top Tier Location for Commercial Development

PROPERTY DETAILS

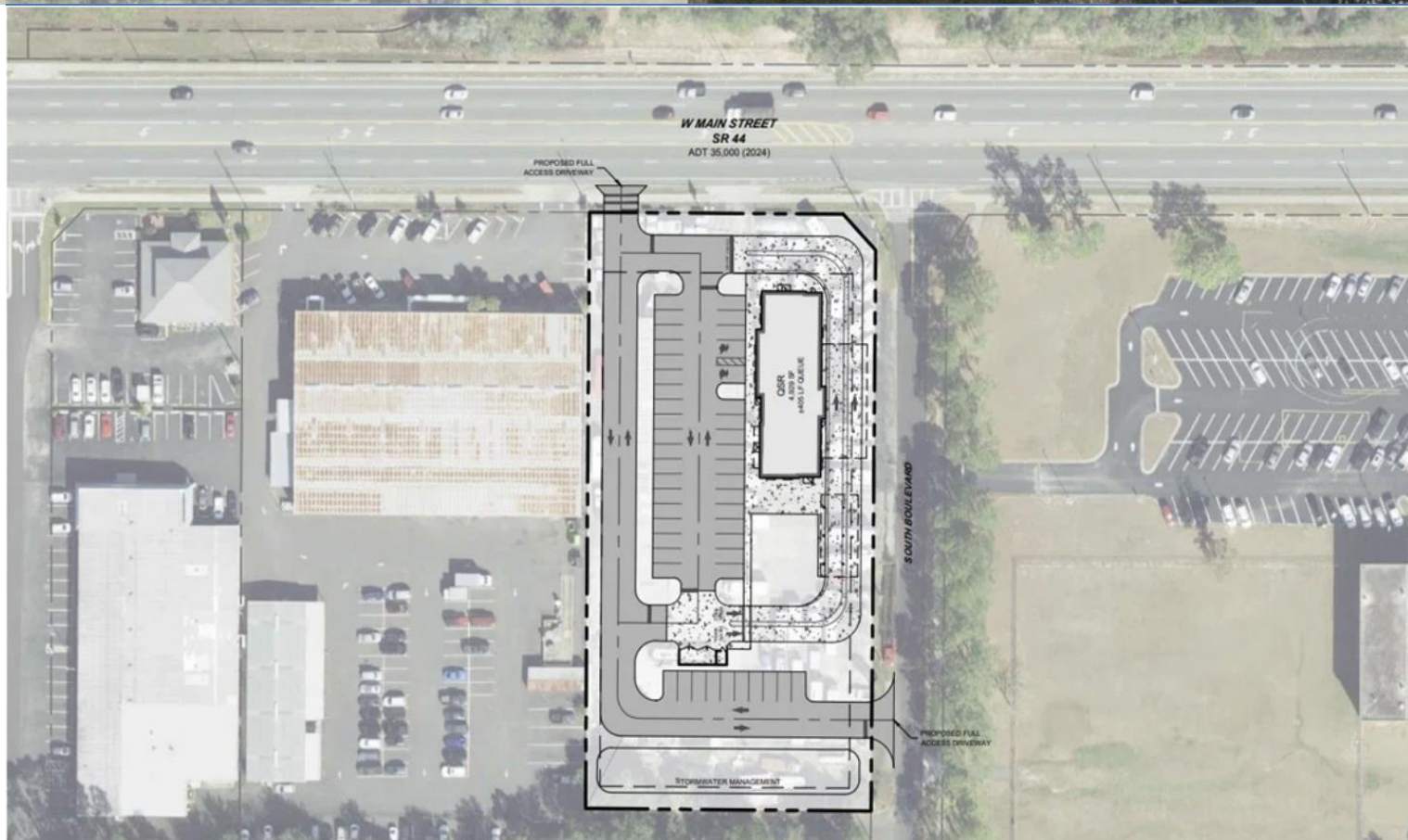
Address	1601 W Main Street, Inverness, FL 34450
List Price	\$2,195,000
Year Built	1971
Building Size	±12,900 SF (2,850 Sales + 10,320 Service)
Lot Size	200' × 400' / ±1.84 Acres (80,334 SF)
Frontage	400' on S. Blvd 200' on W Main St
Receiving Doors	15 grade-level (6 pull-through, 10'–14' wide)
Clear Height	12'–16'
Hydraulic Lifts	3 In-Ground (Auto / RV)
Special Features	On-Site Paint Booth
Electrical	3 & 4-Phase
Construction	Block / Concrete • Metal Roof
Utilities	City Water & Sewer • Central Air
Zoning	C-Commercial • Grandfathered Collision • 70% FAR
Annual Taxes	\$22,803 (2023) \$23,221 (2024) \$25,756 (2025)
Traffic	27,600+ ADT (SR-44) • 38,200 ADT (Gulf to Lake)
Occupancy	Occupied — Can Be Vacated

IDEAL USES

- Auto Sales & Service
- RV Dealership / Service
- Collision / Body Shop
- Car Wash
- QSR / Drive-Thru
- Fleet Operations
- Marine / Powersports
- Medical / Pro. Office
- Owner-User Operations

PURPOSE-BUILT FOR HEAVY COMMERCIAL USE

15 grade-level receiving doors • 3 in-ground hydraulic lifts • on-site paint booth • 3 and 4-phase electrical • C-Commercial zoning with 70% FAR coverage and a grandfathered collision-center use that is effectively impossible to replicate today.



Prime Location within Inverness



1601 W Main St,
Inverness, FL
Building: 12,900 SF
Total Area: 1.84 Acres
Zoned: C

6 min/3 miles
Walmart
T.J. maxx
SALLY BEAUTY
LOWE'S
DOLLAR TREE
BEALLS

to Downtown
Inverness
3 min/1.1 miles

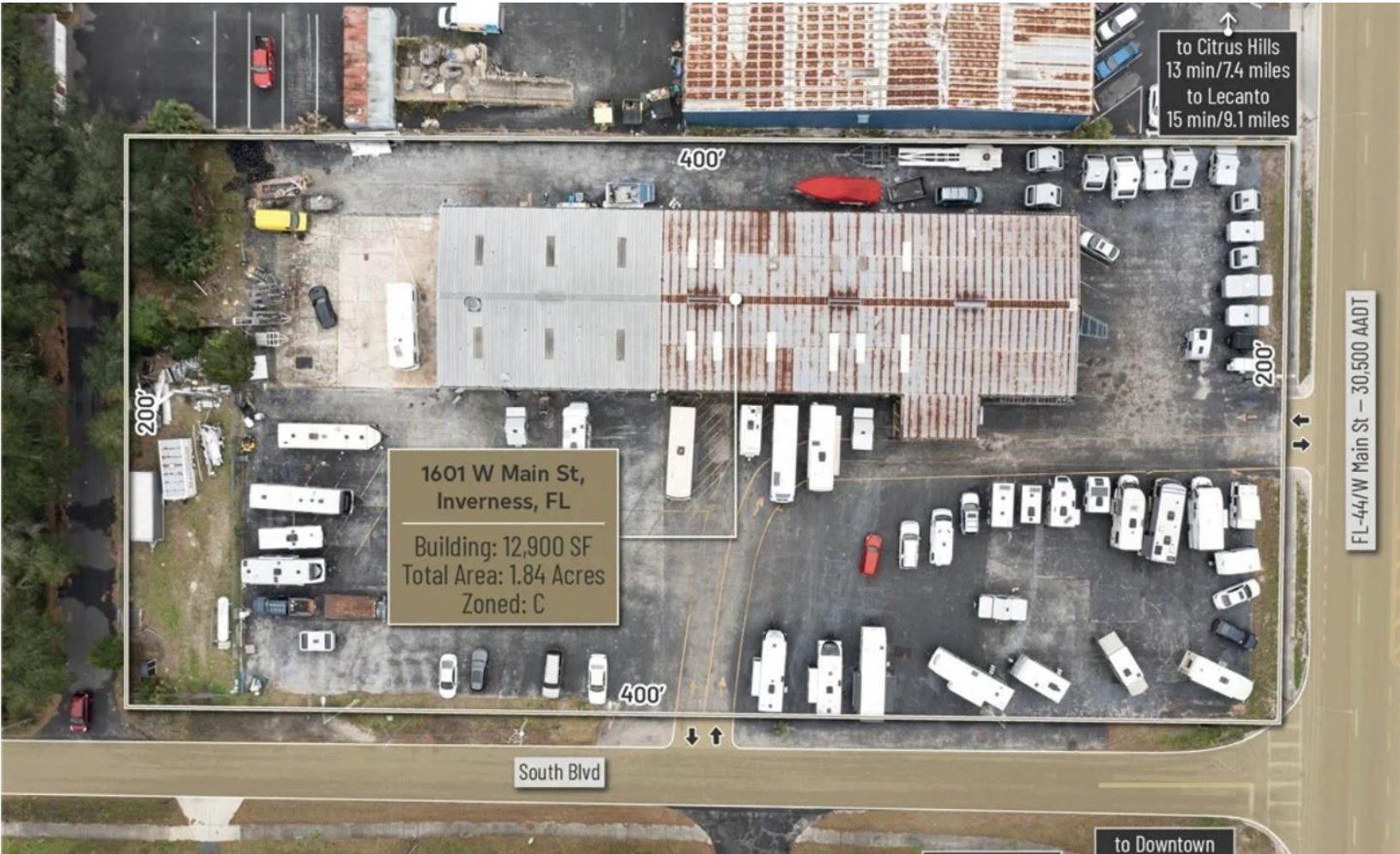
to Hernando
11 min/5.5 miles

to Citrus Hills
13 min/7.4 miles
to Lecanto
15 min/9.1 miles

Prime Location within Inverness



Prime Location within Inverness



Prime Location within Inverness



Prime Location within Inverness



A Closer Look



±12,900 SF freestanding building • 15 receiving doors • 12'-16' clear height • paint booth • ±1.84 acres

Why 1601 W Main

LOCATION

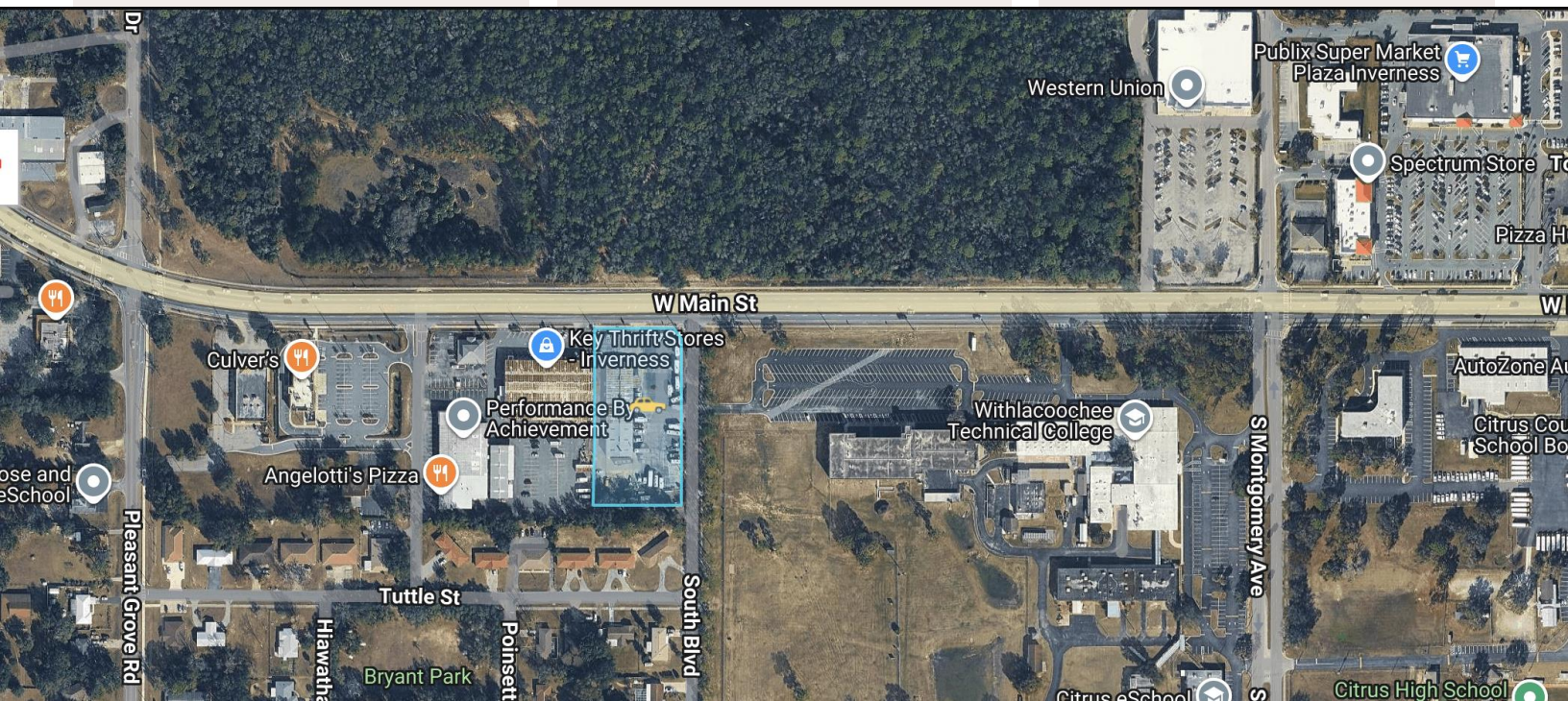
Hard-corner site on SR-44 / W Main Street — Inverness's primary east–west corridor and a key gateway between the Suncoast Parkway and US-41.

TRAFFIC

27,600+ ADT directly past the site, scaling to 38,200 ADT at the nearby Gulf to Lake Highway intersection. High-visibility frontage with strong daily exposure.

ZONING & UPSIDE

C-Commercial with 70% FAR on a 200' × 400' corner lot — and a grandfathered collision-center use. 15 doors, 3 in-ground lifts, and 3/4-phase power; an entitlement set that is effectively impossible to replicate today.



INVESTMENT THESIS

Hard-corner site, 200' × 400', on a 27,600+ ADT corridor. C-Commercial zoning at 70% FAR with grandfathered collision use. Purpose-built for auto, RV, marine, and fleet operators — or repositionable as retail, drive-thru, or medical/professional.

Schedule a Tour

REQUEST

- Private property tour
- Full offering memorandum
- Site plan, survey, and zoning verification
- Operating expense and tax history
- Financing and 1031 exchange options
- Discussion of vacancy timing

EXCLUSIVELY MARKETING BY

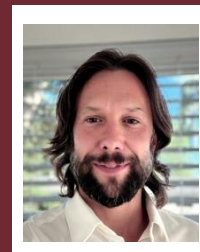


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