

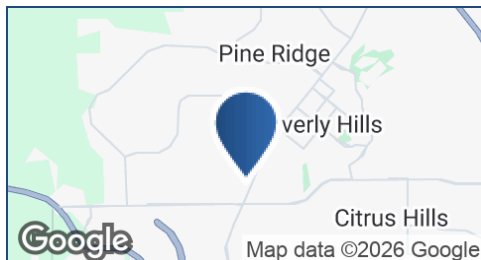
Property Summary



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 - 2026

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
Estimated Population	48,091	76,029	120,089
Average HH Income	\$100,419	\$97,561	\$96,128
Estimated Households	21,841	33,862	53,767

PROPERTY HIGHLIGHTS

- ±9.69 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 Cattery, 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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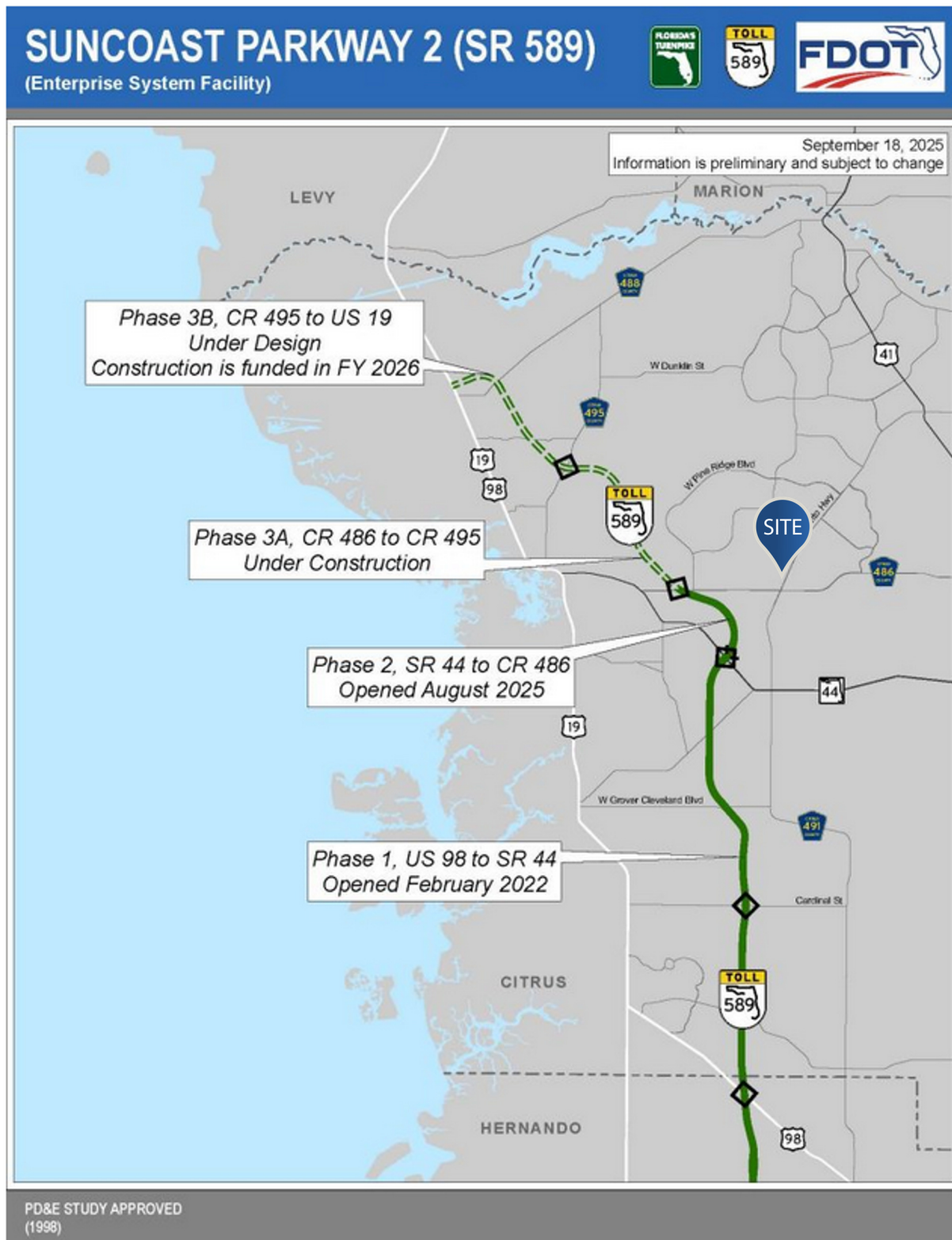
Location Maps



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