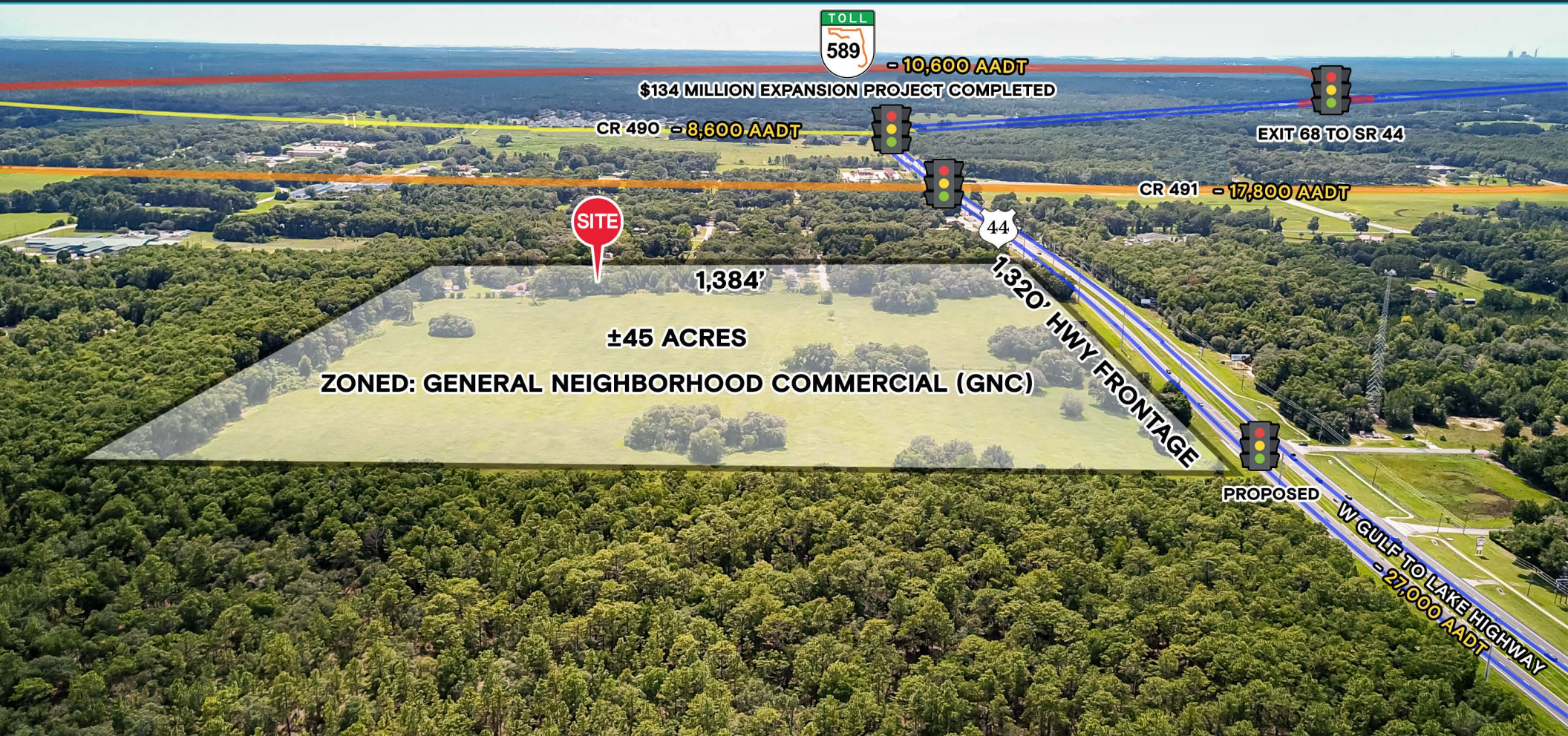


FOR LEASE | GROUND LEASE | SALE

±45 ACRES AVAILABLE

2630 W Gulf to Lake Highway, Lecanto, FL 34461



NEW PROPOSED SIGNALIZED INTERSECTION - HIGH GROWTH MARKET

EXCLUSIVE LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

David Eggnatz
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(954) 579-2927

Daniel Solomon, CCIM
PRINCIPAL
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Property Overview

HIGHLIGHTS

- Full access intersection delivering maximum visibility, controlled ingress/egress and strong corner dominance
- Zoned: GNC (General Neighborhood Commercial)
- Permitted Uses: Retail, Medical Office, Multifamily Residential, Hotel
- Exceptional opportunity to capitalize on strong population growth, new rooftops, and major national retail expansion
- Flexible site capable of accommodating large-format retail, outparcels, and phased development
- Strategically positioned to serve a rapidly expanding residential corridor, with significant retail infrastructure growth underway
- Central Hub of Citrus County – geographic center of the county along State Road 44, connecting directly to Crystal River and Inverness



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	629	8,301	36,905
HOUSEHOLDS	220	3,503	15,944
EMPLOYEES	269	2,656	7,707
AVERAGE HH INCOME	\$96,176	\$98,707	\$90,949
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	1,534	17,629	57,648
HOUSEHOLDS	615	7,732	25,620
EMPLOYEES	666	5,233	12,269
AVERAGE HH INCOME	\$92,246	\$95,149	\$85,838





SITE

PROFESSIONAL/MEDICAL
OFFICE USES
(11.1 ACRES)

GENERAL COMMERCIAL USES
(4.5 ACRES)

MULTI-FAMILY
APARTMENT SITE
(12.6 ACRES X DULAC=126 UNITS)

GENERAL COMMERCIAL USES
(7.3 ACRES)

DRAINAGE
RETENTION AREA

DRAINAGE
RETENTION AREA

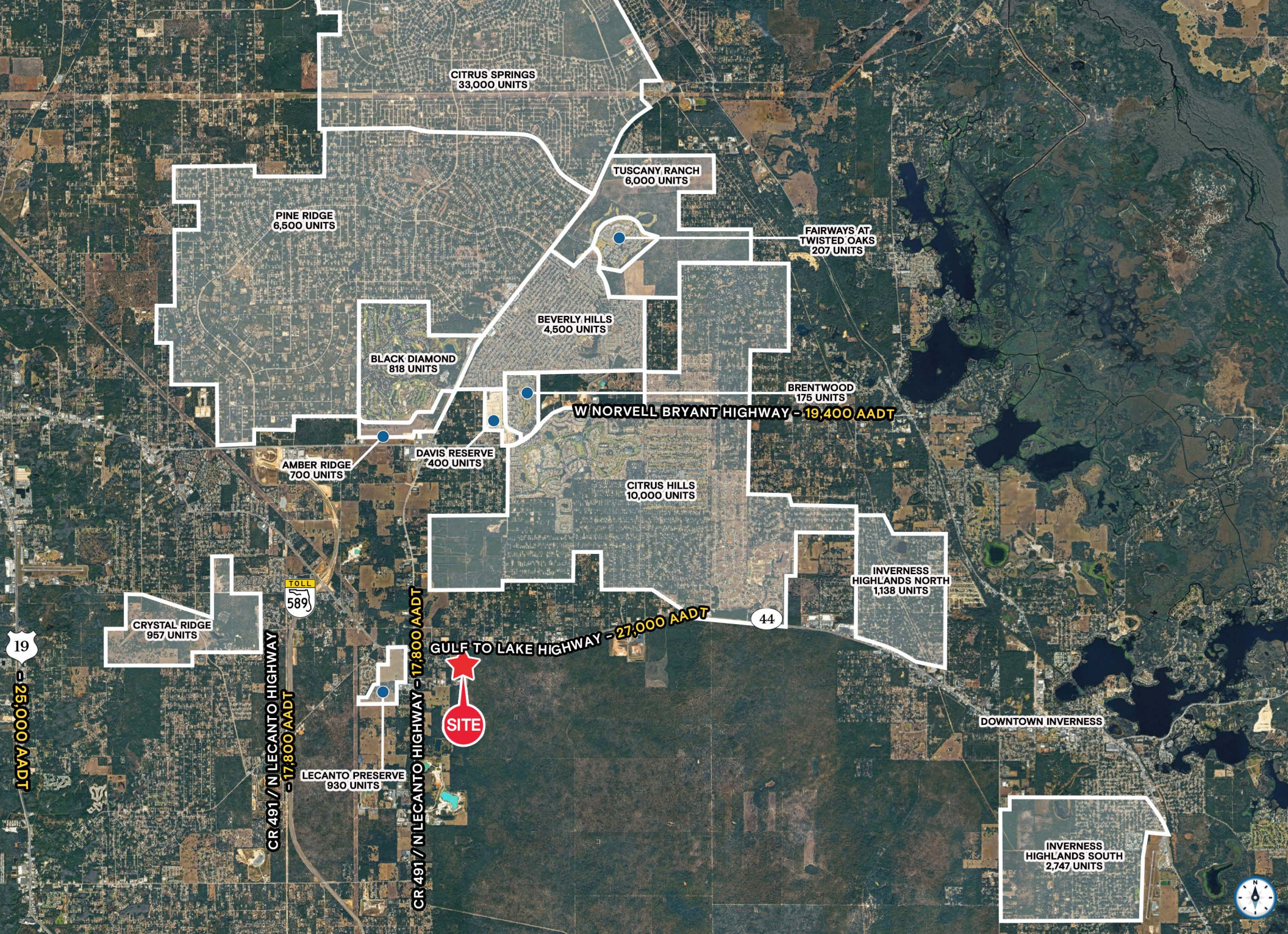
W GULF TO LAKE HIGHWAY - 127,000 ADT



PROPOSED







Contact Brokers

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 05.05.26