

FOR LEASE



±0.83 AC RETAIL PARCEL

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1797 W MAIN STREET, INVERNESS, FL 34450 (CITRUS COUNTY)

LINDSEY MEYERS | 404.556.4960 | LINDSEY@SRACRE.COM | SRACRE.COM

**SOUTHEAST
RETAIL ADVISORS**

PROPERTY SUMMARY

AVAILABLE SPACE

#OP-1 ±0.83 AC

ASKING RENT

GROUND LEASE \$125,000 ANNUAL NNN

PROPERTY SPECIFICATIONS

ADDRESS 1797 W MAIN STREET
INVERNESS, FL 34450

ACREAGE ±0.83 AC

PROPERTY TYPE VACANT LAND

PROPERTY USE RETAIL

ZONING C

CITY INVERNESS

COUNTY CITRUS COUNTY

PARCEL ID 20E-19S-18-0070-000B0-0030

PROPERTY HIGHLIGHTS

- ±0.83 AC RETAIL PARCEL
- LOCATED ON THE SEC OF MAIN ST & PLEASANT GROVE RD
- TRAFFIC LIGHTED INTERSECTION
- ADJACENT TO ABC FINE WINE & SPIRITS AND NEW CULVER'S
- AREA OF GROWTH AND RETAIL REDEVELOPMENT
- SITE MEASURES 150' X 204'
- MULTIPLE CURB CUTS INTO THE PROPERTY

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	2,500	19,538	34,387
HOUSEHOLDS	1,167	8,688	15,418
AVG HH INCOME	\$49,209	\$49,827	\$55,281

TRAFFIC COUNTS

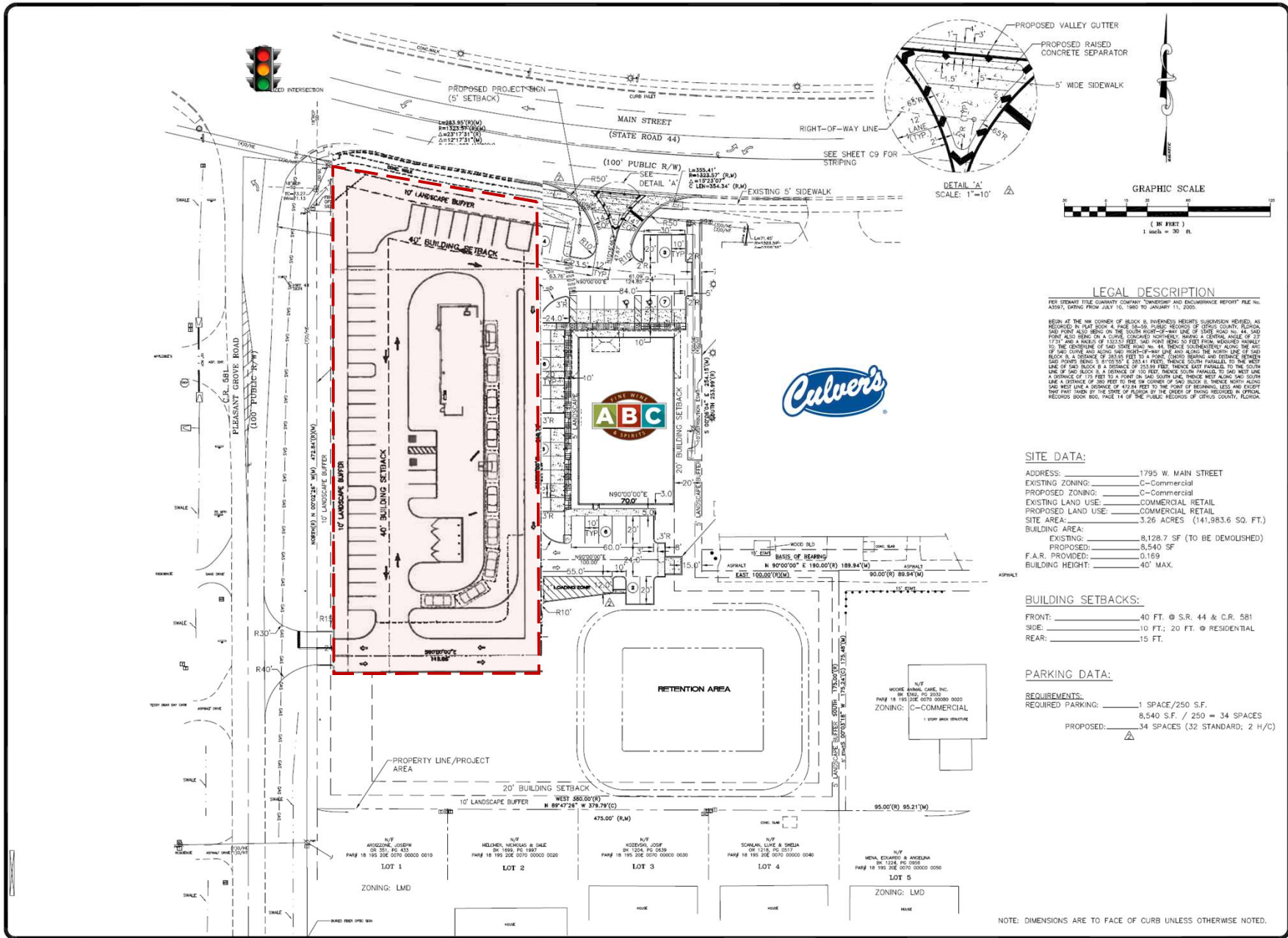
27,000 AADT – MAIN ST

8,800 AADT – PLEASANT GROVE ST

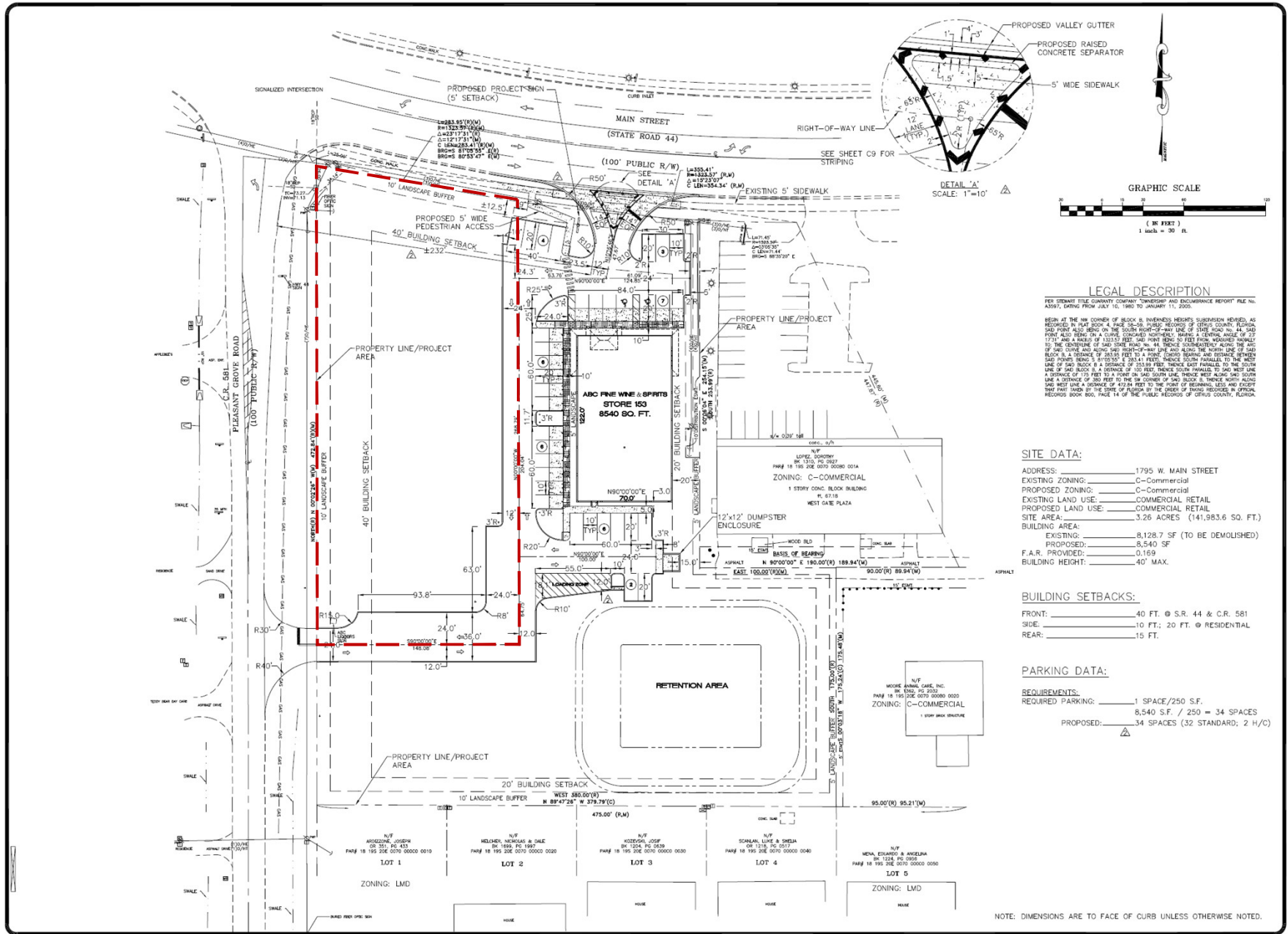
TENANTS IN IMMEDIATE AREA



PROPOSED SITE PLAN



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LEGAL DESCRIPTION
 PER SEBASTIAN TITLE GUARANTY COMPANY "SURVEY AND ENCLOSURE REPORT" FILE NO. A507, DATED FROM JULY 10, 1980 TO JANUARY 11, 2000.

BEING AT THE NW CORNER OF BLOCK 8, INVERNESS HEIGHTS SUBDIVISION REFERRED AS RECORDED IN PAM BOOK 4 PAGE 38-39 IN PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 44. SAID POINT ALSO BEING ON A CURVE CORNERED TOGETHER BEARING A CENTRAL ANGLE OF 37° 17' 31" AND A RADIUS OF 1233.53 FEET. SAID POINT BEING 50 FEET FROM "INDICATED" NORTHEAST TO THE CENTERLINE OF SAID STATE ROAD NO. 44. THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID BLOCK IN A DISTANCE OF 283.0 FEET TO A POINT. THENCE BEARING AND DISTANCE OF 162° 00' 00" TO THE EAST LINE OF SAID BLOCK. THENCE EAST PARALLEL TO THE WEST LINE OF SAID BLOCK IN A DISTANCE OF 253.89 FEET. THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID BLOCK IN A DISTANCE OF 100 FEET. THENCE SOUTH PARALLEL TO SAID WEST LINE A DISTANCE OF 175 FEET TO A POINT ON SAID SOUTH LINE. THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 370 FEET TO THE SW CORNER OF SAID BLOCK. THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 479.84 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PART TAKEN BY THE STATE OF FLORIDA BY THE DEED OF TRUST RECORDED IN OFFICIAL RECORDS BOOK 800, PAGE 14 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

SITE DATA:
 ADDRESS: 1795 W. MAIN STREET
 EXISTING ZONING: C-Commercial
 PROPOSED ZONING: C-Commercial
 EXISTING LAND USE: COMMERCIAL RETAIL
 PROPOSED LAND USE: COMMERCIAL RETAIL
 SITE AREA: 3.26 ACRES (141,983.6 SQ. FT.)
 BUILDING AREA: 8,128.7 SF (TO BE DEMOLISHED)
 EXISTING: 8,540 SF
 PROPOSED: 8,540 SF
 F.A.R. PROVIDED: 0.169
 BUILDING HEIGHT: 40' MAX.

BUILDING SETBACKS:
 FRONT: 40 FT. @ S.R. 44 & C.R. 581
 SIDE: 10 FT.; 20 FT. @ RESIDENTIAL
 REAR: 15 FT.

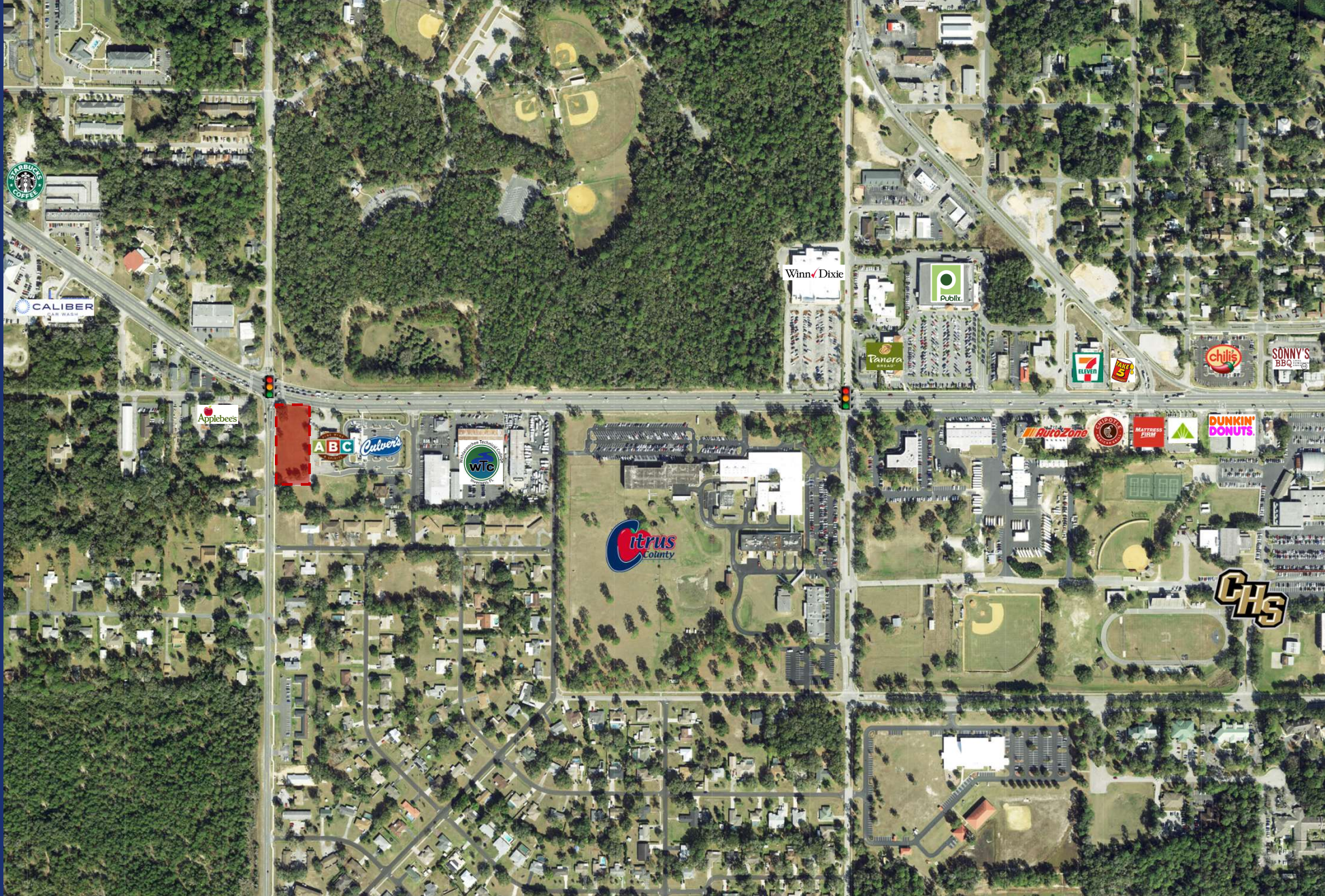
PARKING DATA:
REQUIREMENTS:
 REQUIRED PARKING: 1 SPACE/250 S.F.
 8,540 S.F. / 250 = 34 SPACES
PROPOSED: 34 SPACES (32 STANDARD; 2 H/C)

NOTE: DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

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AERIAL MAP



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Applebees

PLEASANT GROVEST

MAIN STREET - 27,000 AADT

ABC

Culver's

**SOUTHEAST
RETAIL ADVISORS**

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INSTAGRAM.COM/SOUTHEAST_RETAIL_ADVISORS

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