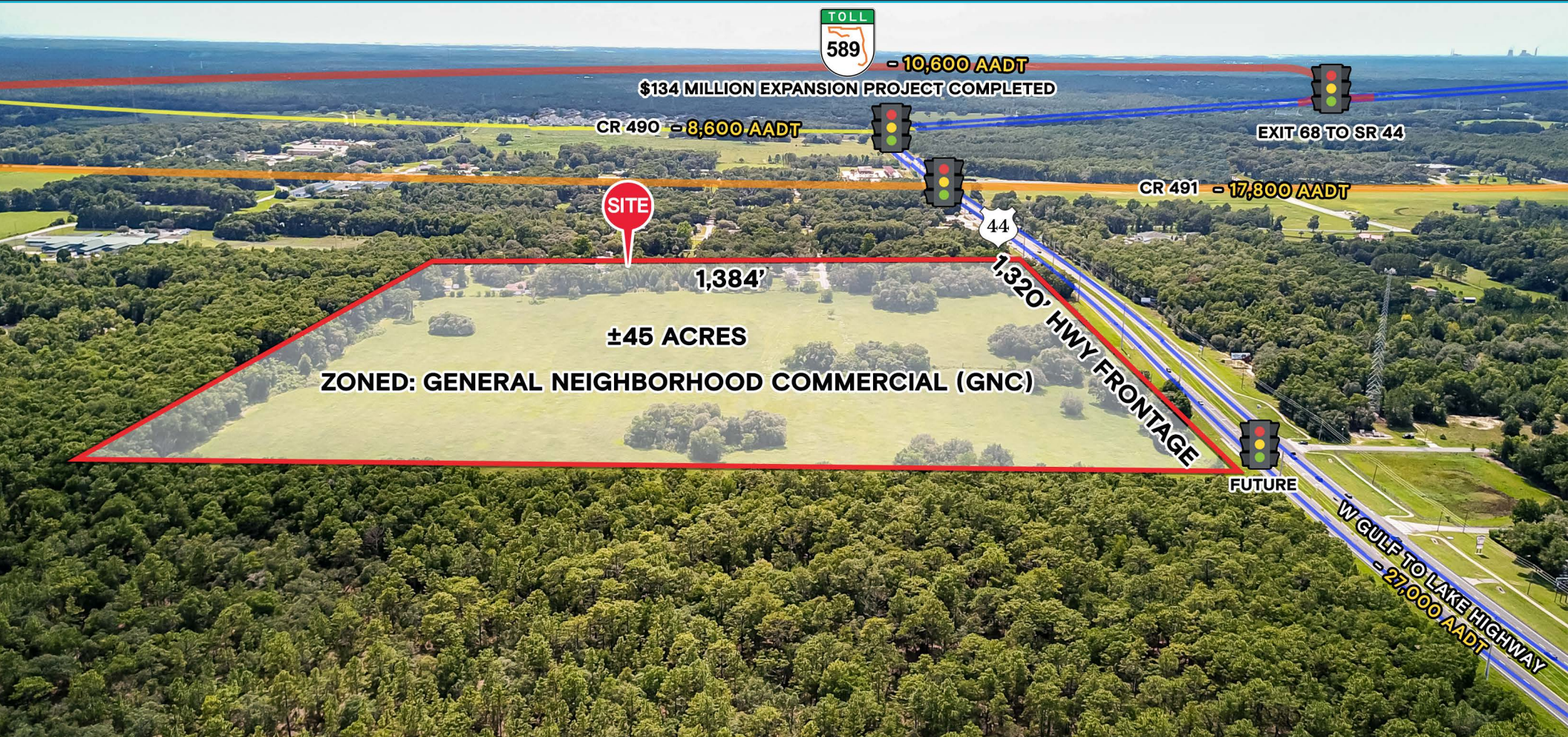


FOR LEASE | GROUND LEASE | SALE

±45 ACRES AVAILABLE

2630 W Gulf to Lake Highway, Lecanto, FL 34461



FUTURE SIGNALIZED INTERSECTION – HIGH GROWTH MARKET

EXCLUSIVE LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

David Eggnatz
VICE PRESIDENT
daveeggnatz@katzretail.com
(954) 579-2927

Daniel Solomon, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

Property Overview

HIGHLIGHTS

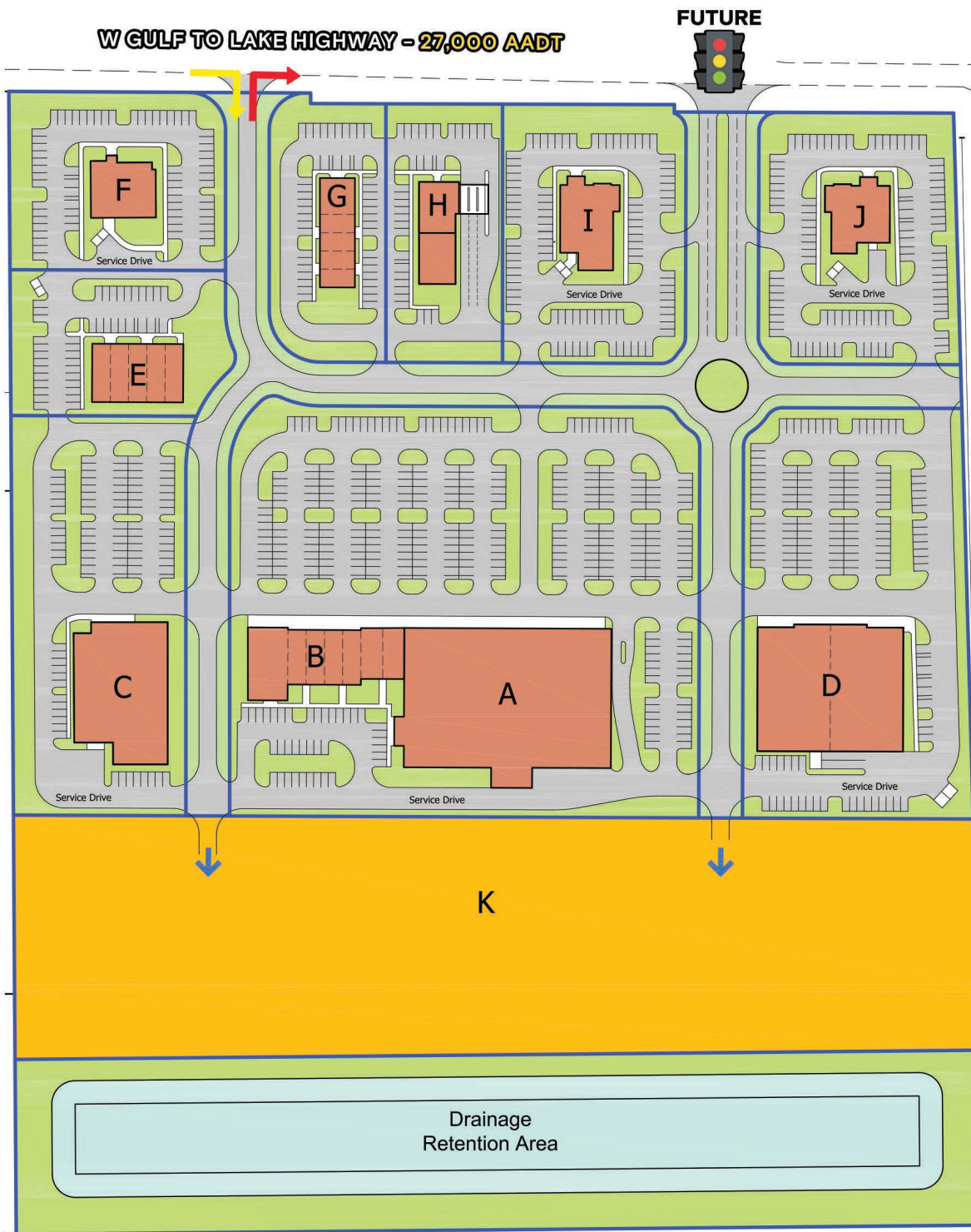
- Future Signalized Intersection delivering maximum visibility with multiple ingress/egress
- Zoned: GNC (General Neighborhood Commercial)
- Permitted Uses: Retail, Medical Office, Multifamily Residential, Hotel
- Exceptional opportunity to capitalize on strong population growth, new rooftops, and major 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

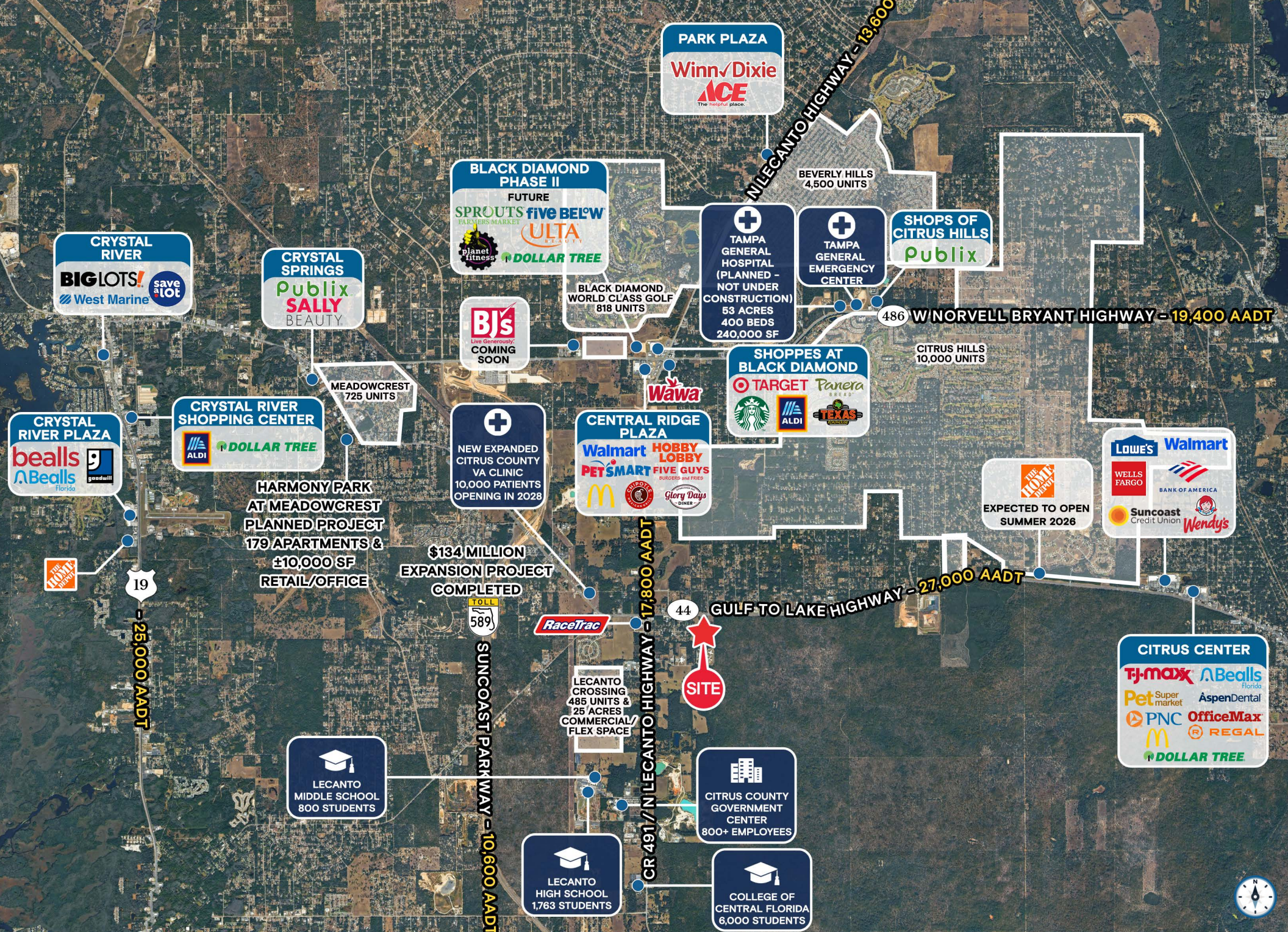
	1 MILE	3 MILES	5 MILES
POPULATION	629	8,301	36,905
HOUSEHOLDS	220	3,503	15,944
EMPLOYEES	269	2,656	7,707
AVERAGE HH INCOME	\$96,176	\$98,707	\$90,949
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	1,534	17,629	57,648
HOUSEHOLDS	615	7,732	25,620
EMPLOYEES	666	5,233	12,269
AVERAGE HH INCOME	\$92,246	\$95,149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

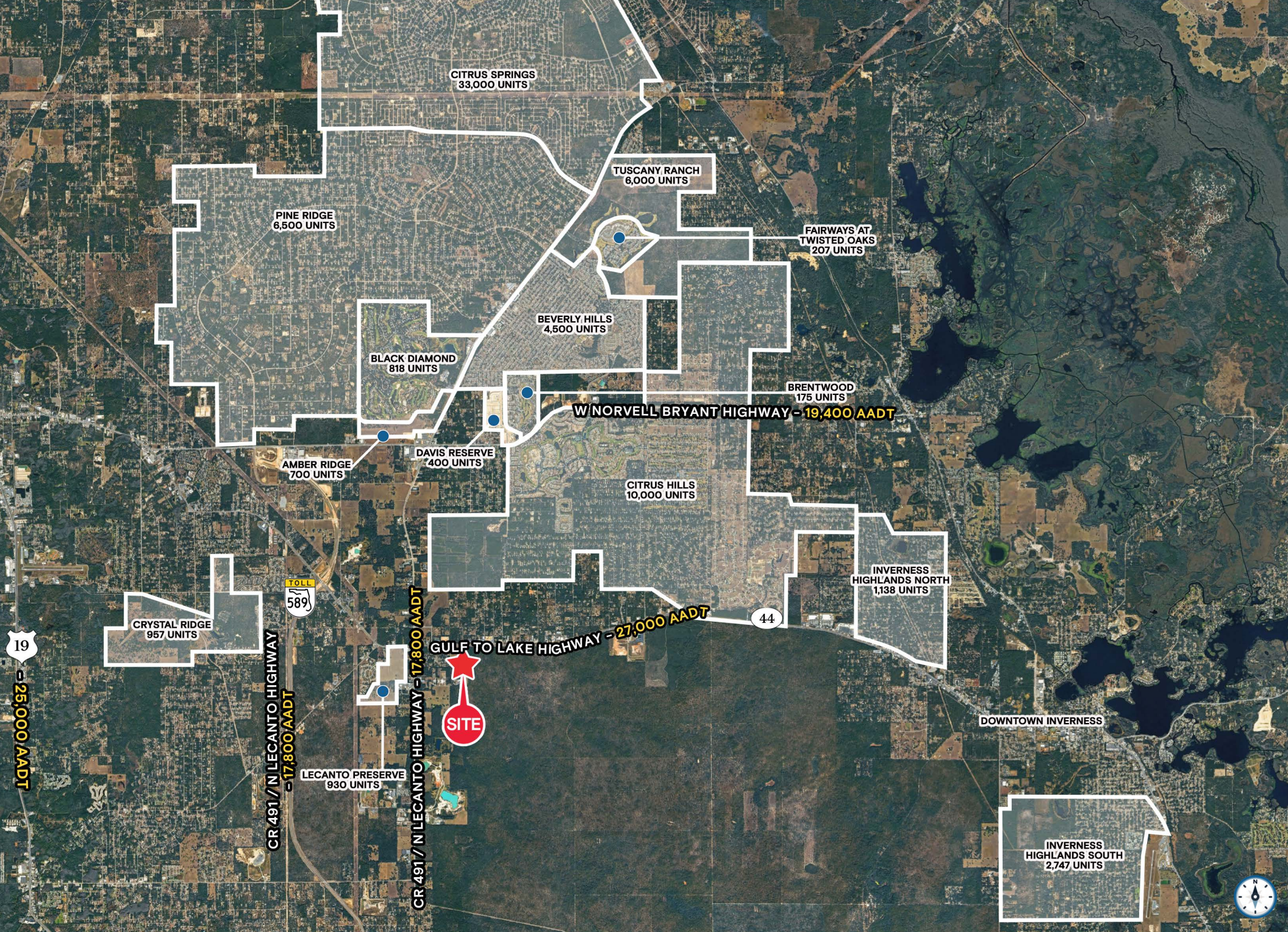




Tenant Roster

A	Anchor	56,000 SF
B	Retail	17,000 SF
C	Junior Anchor	23,000 SF
D	Junior Anchor	34,400 SF
E	Retail	10,000 SF
F	Restaurant	7,000 SF
G	Retail	7,200 SF
H	Bank & Offices	7,200 SF
I	Restaurant	8,600 SF
J	Restaurant	7,500 SF
K	Multi-Family	





Contact Brokers

David Eggnatz
VICE PRESIDENT
davideggnatz@katzretail.com
(954) 579-2927

Daniel Solomon, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

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: 06.24.26