

# 2,400 SF RETAIL SPACE

4065 S Suncoast Blvd, Homosassa, FL 34446



**COMMERCIAL.**

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2,400 SF  
RETAIL  
SPACE



**2,400 SF  
RETAIL  
SPACE**

## PROPERTY INFORMATION

**ANNUAL RENT**  
**\$3,000.00**

**PROPERTY ADDRESS**  
**4065 S Suncoast Blvd, Homosassa, FL 34446**

**RENTABLE AREA**  
**2,400 Sq. Ft.**

4065 S Suncoast  
Blvd Homosassa, FL  
34446

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# PROPERTY OVERVIEW

Discover a premier retail opportunity at 4065 S Suncoast Blvd, Homosassa, FL. This 2,400 SF retail space is ideally situated in a high-traffic area, offering excellent visibility and accessibility for businesses aiming to capture the attention of the bustling Homosassa community.

Perfectly positioned to benefit from the area's rapid growth and vibrant local economy, this property is a strategic choice for investors seeking a dynamic location with significant foot traffic. The spacious layout allows for versatile use, catering to a wide array of retail ventures. With its prime location on a major thoroughfare, this property promises high potential for tenant success and steady returns.



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# PROPERTY DETAILS

## **4065 S Suncoast Blvd — Homosassa, FL**

**For Lease 2,400 SF Tenant Retail Spaces | PRIME US-19 Frontage | GNC Zoning**

This two-unit, income-producing neighborhood retail center totals 2,400 on **0.29 acres** of prime GNC-zoned commercial land along **US Highway 19**, the dominant commercial corridor of Homosassa. Offering **162 feet of direct highway frontage**, exposure to **±27,000 vehicles per day**, and **18 dedicated parking spaces**, the property delivers the visibility, convenience, and accessibility tenants and customers demand. A clean right-in/right-out access point off South Suncoast Blvd ensures smooth traffic flow, while its location just south of the signalized Grover Cleveland Blvd / Halls River Road intersection positions it within the most commercially active node of the market. The center is currently occupied by two tenants with one vacancy, giving investors the upside of securing market-rate rents or allowing an owner-user to offset occupancy costs with rental income while potentially qualifying for SBA-style financing.

The surrounding trade area is anchored by a strong mix of national retailers and QSR operators—including Publix, Walmart, Winn-Dixie, Tractor Supply, McDonald's, Wendy's, Taco Bell, Burger King, and several thriving local businesses. This established commercial ecosystem draws consistent daily traffic and supports operators serving both the rising full-time population and the area's robust tourism sector. As a result, tenant demand and retail performance remain reliably strong along this corridor.

Demographics further reinforce the property's strength. Within a 15-minute radius, the asset serves **46,000 residents** with a median household income of **\$65,000** and a median age of **58**—a consumer base that outspends national averages in dining, healthcare, convenience retail, and service-based expenditures. Notably, **66%** of area residents dine at restaurants/steakhouses and **89%** frequent fast-food/QSR establishments. Annual healthcare-related spending exceeds **\$106 million**, driving ongoing demand from medical, wellness, and professional service tenants.

Homosassa itself is one of Florida's most visited eco-tourism destinations—home to the Homosassa Springs Wildlife State Park, the Homosassa River, and the wider Chassahowitzka Springs Coast. These attractions bring year-round activity from boaters, scallopers, anglers, kayakers, and manatee tour visitors. The steady blend of tourism and full-time residents creates a resilient customer base that supports a diverse hospitality and retail economy.

Regionally, the property benefits from its central position within the fast-growing Citrus County market, drawing from Crystal River, Lecanto, Beverly Hills, and Inverness. With immediate access to the Suncoast Parkway, the site lies just **55 miles from Tampa International Airport** and directly connects to the Tampa–St. Petersburg–Clearwater MSA—now the **18th largest metro area in the United States**. Citrus County's population, currently **153,600**, is projected to expand toward **350,000** under future development capacity scenarios, cementing this corridor as one of Florida's most dynamic and opportunity-rich growth markets. This asset combines premium frontage, strong traffic counts, zoning flexibility, demographic strength, tenant demand, and long-term regional growth—positioning it as a standout retail investment opportunity in one of Florida's fastest-advancing Gulf Coast corridors.

# PROPERTY DETAILS

## Property Highlights

- **2,400 SF** multi-tenant strip center (1 units)  
Bldg summary 4065
- **0.29 acres** / approx. **12,593 SF** parcel area  
PRC 4065
- **GNC zoning** — wide allowable uses including retail, office, service commercial, medical, and light restaurant
- **US-19 frontage:** ±150 feet
- **AADT:** ±27,000 vehicles/day
- **Right-in / right-out access** on major corridor
- **Surrounded by national retailers** and established commercial uses
- **Nearby parks & eco-tourism hubs** driving year-round traffic
- Recent improvements include roofing, HVAC replacements, mechanical upgrades, and exterior repairs (per county permits)  
PRC 4065
- Strong visibility and signage potential

## Logistic Details:

**County Road 486** runs entirely along West Norvell Bryant Highway. It runs West to East from SR 44 east of Crystal River into US-41 in Hernando, just south of the southern terminus of SR 200. The route was once the former SR 486. County Road 486 spans 4 lanes, is almost entirely a divided highway, and is flanked by a parallel bicycle path on the south side.

**County Road 491** is Lecanto Highway, a bi-county South to North road that begins at the Hernando-Citrus County Line in Oak Grove near the Withlacoochee State Forest and ends at SR 200 in Stoke's Ferry, just south of the intersection with the northern segment of CR 39. It was formerly designated as SR 491.

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**County Road 44** (often marked as County Road 44W) exists as the western tip of old Florida State Road 44, south of "Downtown" Crystal River. The suffix "W" was most likely added to not confuse this section with State Road 44, to the north, and to show its location by being west of US 19 and US 98(SR 55). As with the majority of these types of 'coastal spur' routes, in West Central Florida, it is county-maintained.

# PROPERTY DETAILS

**U.S. Route 19 (US-19)** runs 264 miles (425 km) along Florida's West Coast from an interchange with U.S. Route 41 in Memphis, Florida, south of Tampa, and continues to the Georgia border north of Monticello, Florida. Newly 6 lane Highway was constructed from the Hernando County line to Fort Island Trail and US 19 in Crystal River, Florida.

## **Suncoast Parkway:**

The Suncoast Parkway recently opened was a \$135 Million Dollar expansion that extends 13 miles north from US-98 to SR 44 which features 15 new bridges, electronic tolling gantries, and the extension of The Suncoast Trail part of the Florida's Statewide Greenways and Trail System. The Suncoast Parkway is just 68 Miles 1 hour and 15 mins from Tampa making it a great commuting Highway for the workforce seeking to be outside of the Tampa traffic. The Veterans Expressway and Suncoast Parkway is a north-south toll road near the Florida Gulf Coast. Maintained and operated by Florida's Turnpike Enterprise, this 68-mile transportation corridor extends from State Road 60 in Tampa, north to State Road 44 near Lecanto.

## **Citrus County Growth:**

Citrus County, Florida's estimated population is 155,582 with a growth rate of 1.29% in the past year according to the most recent United States census data. Citrus County, Florida is the 34th largest county in Florida. The 2010 Population was 141,173 and has seen a growth of 10.21% since this time. Citrus County's current LDC allows for approximately a population of 350k residencies. Given the expansion of the Suncoast Parkway and the 6-lane expansion of US 19, we are in the path of tremendous growth. Currently, Citrus County has 60,000 vacant parcels of land prime for development. The County and incorporated Cities have plans for extensive utility expansion throughout the county including the expansion of the Crystal River Airport Runway 5000 feet to allow for larger aircraft to land and take off including a newly funded 75 acres industrial complex granted by the state to expand utilities, road reconstruction to support eighteen wheelers and to include environmentally friendly and energy conservation features.

## **Community Development:**

- 957 single-family residential homes on a 354-acre site in Lecanto.
- 500-lot subdivision, located in Citrus Springs by Habitat for Humanity of Citrus County.
- Green Mills Group 2020 built a 106-unit apartment campus offering affordable housing on Colonnade Street in Inverness.
- County commissioners approved a planned unit development (PUD) for Preservation Point RV Resort, a 234-acre property.
- 207 Home subdivision by DR Horton in Beverly Hills, Florida Citrus Ridge Area.
- 930 Unit Subdivision in Planning with a national builder in Lecanto just off the Suncoast Parkway extension on SR 44.

# PROPERTY DETAILS

**Disclaimer to the consumer:**

*This report is provided strictly for analysis and assumption purposes only. All financial models, development scenarios, and valuation estimates are based on hypothetical inputs and public information available at the time of preparation. The projections herein are not guaranteed, and no warranty or representation is made regarding the accuracy, completeness, or feasibility of any statements or conclusions presented. All data, including fill costs, rents, cap rates, and construction assumptions, must be independently verified through appropriate licensed professionals, engineers, surveyors, and governmental authorities prior to any investment, acquisition, or development decisions. The broker, its affiliates, and associated parties do not warrant or guarantee any outcome based on this analysis.*

# PROPERTY PHOTOS



# 2,400 SF RETAIL SPACE

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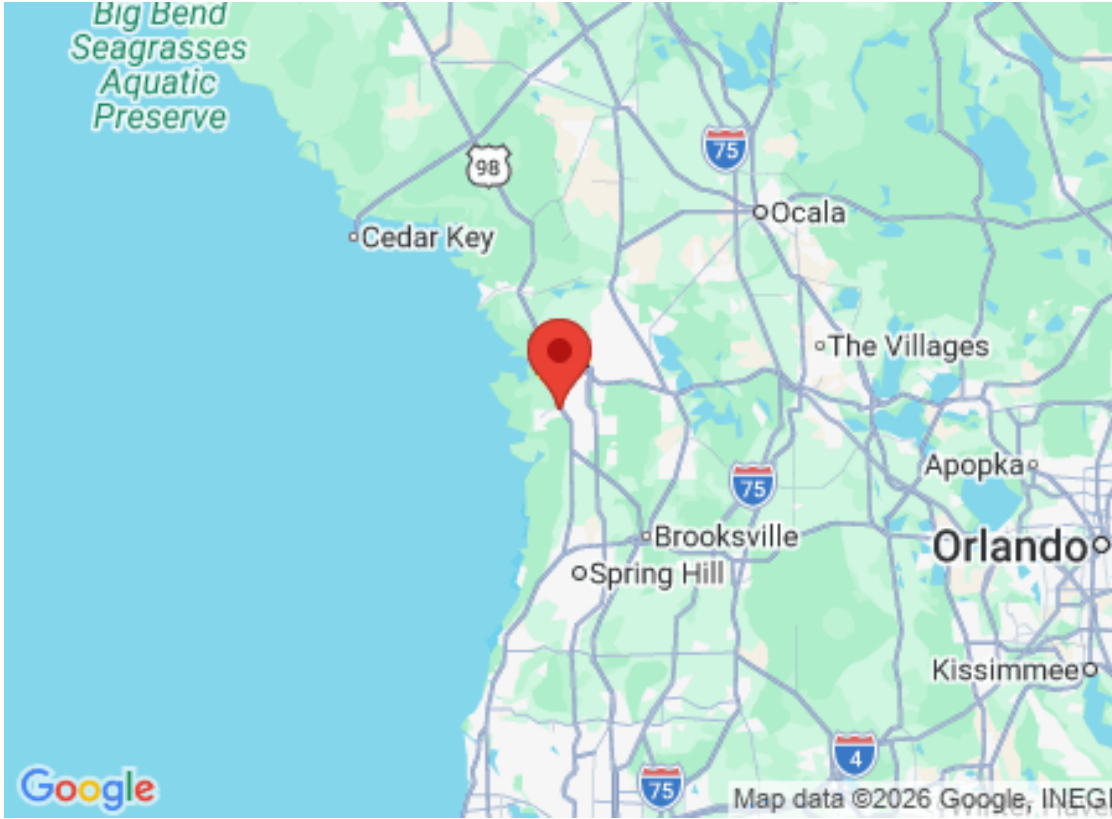
# PROPERTY PHOTOS



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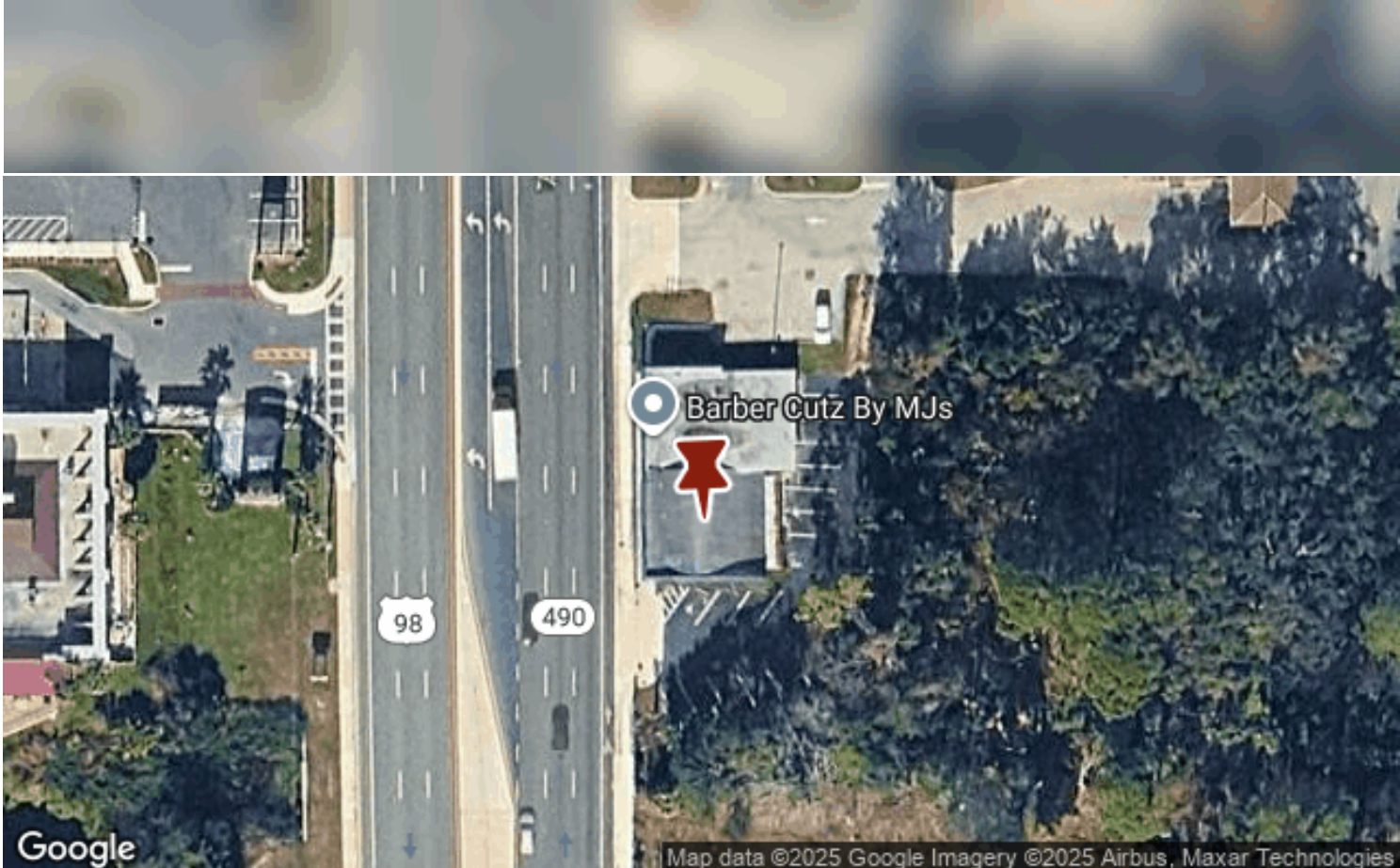
# AREA LOCATION MAP



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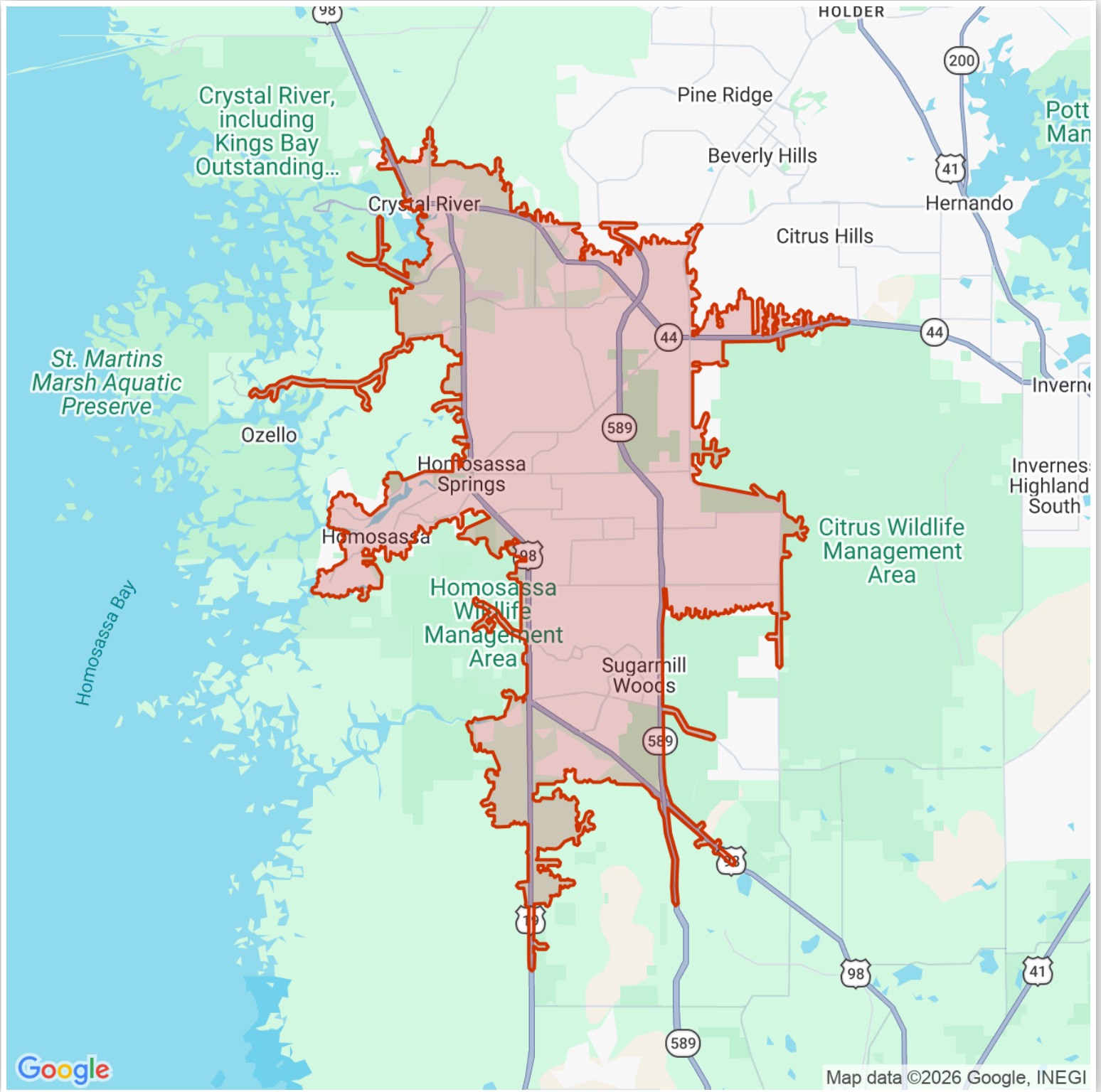
# AERIAL ANNOTATION MAP



## 2,400 SF Retail Space

4065 S Suncoast Blvd, Homosassa, FL, 34446

# LOCATION/STUDY AREA MAP (DRIVE TIME: 15 MINUTES)



## 2,400 SF RETAIL SPACE

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# INFOGRAPHIC: KEY FACTS (DRIVE TIME: 15 MINUTES)

## KEY FACTS

**46,651**  
Population

**60.4** Median Age

**2.14**  
Average Household Size

**19,880**  
Total Households

## EDUCATION

**6.9%**  
No High School Diploma

**7.57%**  
High School Graduate

**19.97%**  
Some College

**13.18%**  
Bachelor's/ Grad

## BUSINESS

**1,963**  
Total Businesses

**17,082**  
Total Employees

## EMPLOYMENT

**4,866**  
Retail Trade Employees

**215**  
Manufacturing Employees

**777**  
Finance/Ins/Real Estate Emp

**1,472**  
Eating & Drinking Employees

**6.4%** Unemployment Rate

## INCOME

**\$55,559**  
Median Household Income

**\$35,562**  
Per Capita Income

**\$277,937**  
Median Net Worth

## Households by Income

The largest group : \$50,000 - \$74,999 (18.75%) ■  
The smallest group : \$200,000+ (4.18%) ■

| Indicator             | Value(%) |   |
|-----------------------|----------|---|
| < \$15,000            | 10.59    | ■ |
| \$15,000 - \$24,999   | 9.88     | ■ |
| \$25,000 - \$34,999   | 8.86     | ■ |
| \$35,000 - \$49,999   | 15.04    | ■ |
| \$50,000 - \$74,999   | 18.75    | ■ |
| \$75,000 - \$99,999   | 14.52    | ■ |
| \$100,000 - \$149,999 | 13.48    | ■ |
| \$150,000 - \$199,999 | 4.71     | ■ |
| \$200,000+            | 4.18     | ■ |



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**2,400 SF RETAIL SPACE**

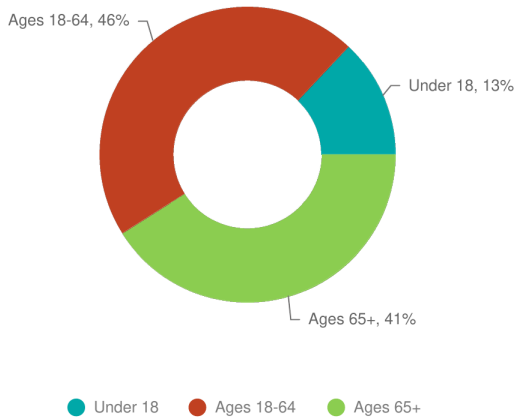
4065 S Suncoast Blvd, Homosassa, FL, 34446

# INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 15 MINUTES)

## POPULATION TRENDS AND KEY INDICATORS 15Minute Drive Time

|                                   |  |                                       |
|-----------------------------------|--|---------------------------------------|
| <b>46,651</b><br>Population       | <b>21,397</b><br>Households                | <b>60.4</b><br>Median Age             |
| <b>2.14</b><br>Avg Size Household | <b>\$55,559</b><br>Median Household Income | <b>\$249,579</b><br>Median Home Value |
| <b>80</b><br>Wealth Index         | <b>90</b><br>Housing Affordability         | <b>29.4</b><br>Diversity Index        |

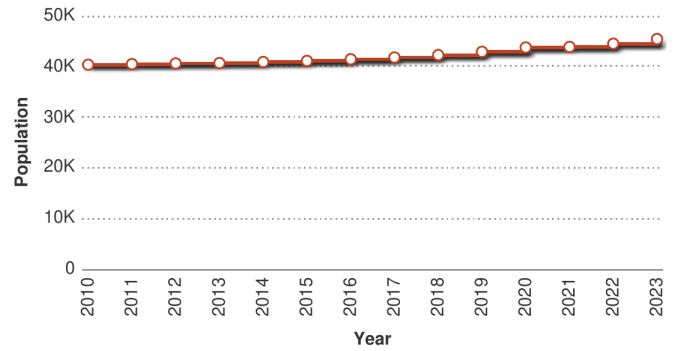
### POPULATION BY AGE



### POPULATION BY GENERATION

|  |  |   |
|--|--|---|
| <b>11.95%</b><br>Greatest Gen: Born 1945/Earlier | <b>38.89%</b><br>Baby Boomer: Born 1946 to 1964  | <b>17.3%</b><br>Generation X: Born 1965 to 1980 |
| <b>13.51%</b><br>Millennial: Born 1981 to 1998   | <b>13.04%</b><br>Generation Z: Born 1999 to 2016 | <b>5.31%</b><br>Alpha: Born 2017 to Present     |

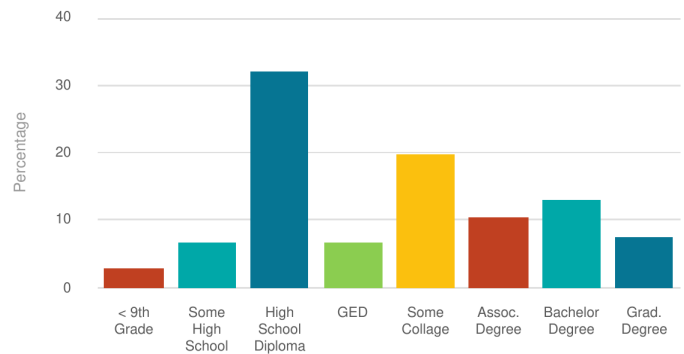
## HISTORICAL & FORECAST POPULATION



### DAYTIME POPULATION



### POPULATION BY EDUCATION



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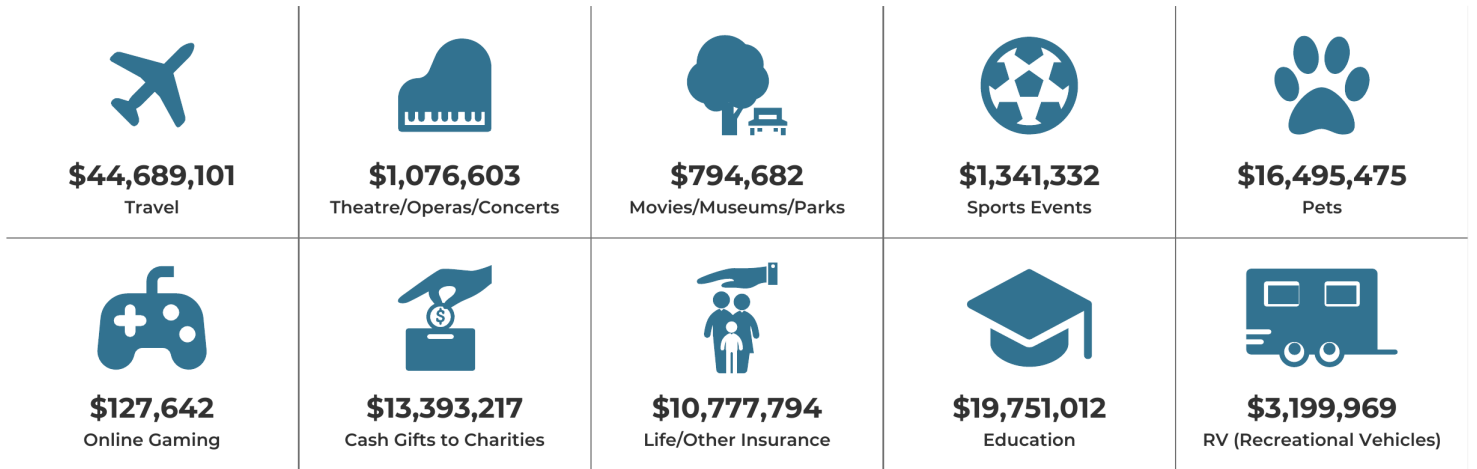
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## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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# INFOGRAPHIC: LIFESTYLE / TAPESTRY

## Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)

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