

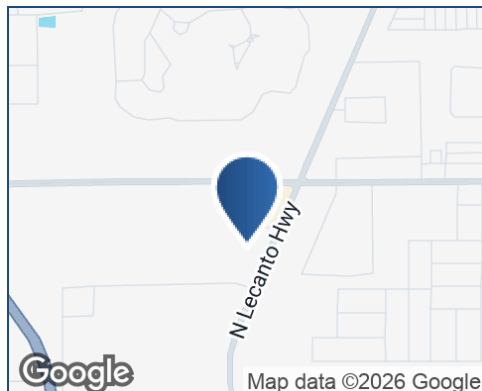
Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	24,200
STREET	N. Lecanto Hwy.

* Figures shown represent estimates



DEMOGRAPHICS - 2026

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Estimated Population	20,842	46,943	120,400
Average HH Income	\$102,739	\$98,664	\$195,917
Estimated Households	9,459	21,313	53,990

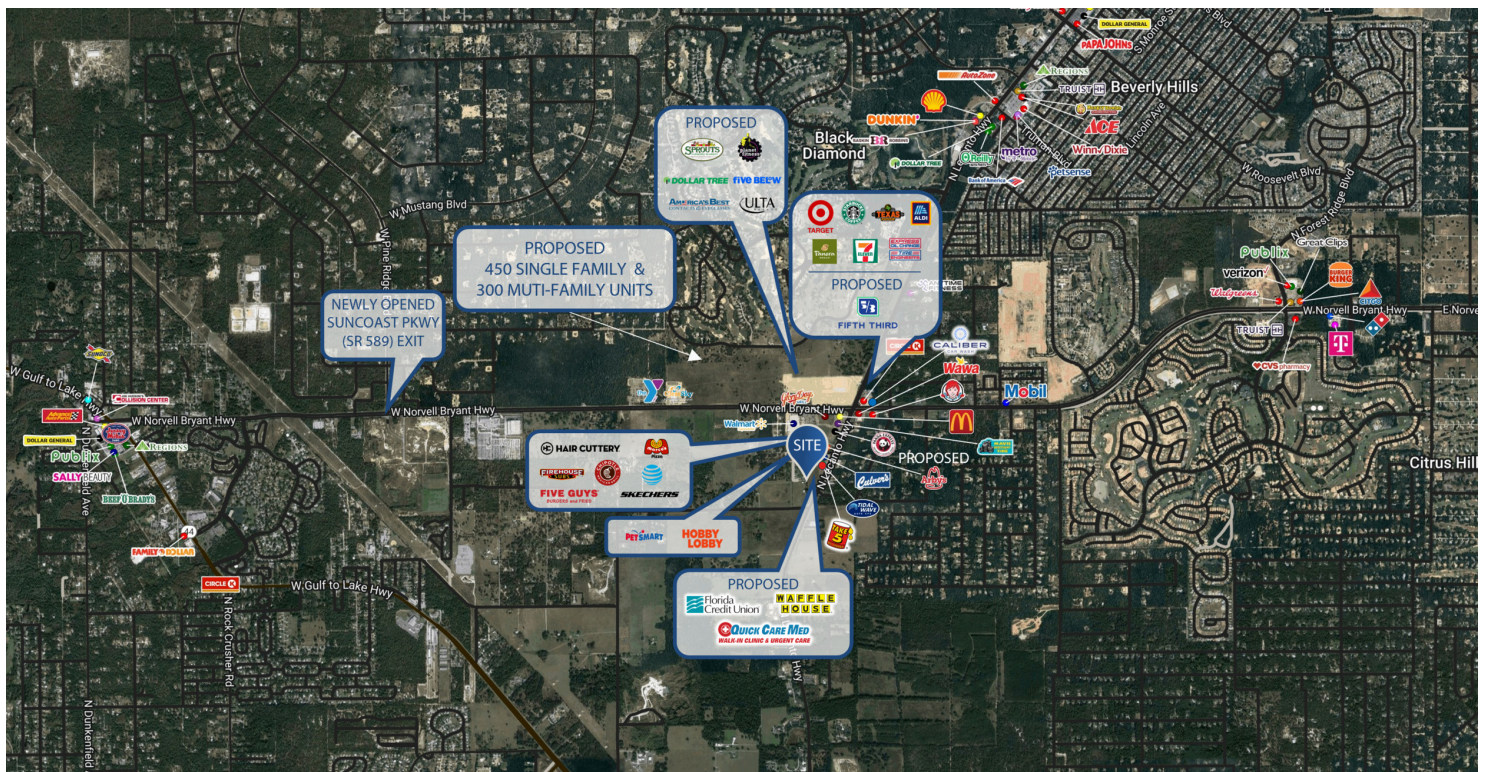
PROPERTY HIGHLIGHTS

- ±2.015 acres available in Lecanto, FL
- Approved PUD with GNC land use
- 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, Mavis Tire & Brakes, Caliber Car Wash, McDonald's, Wendy's, Wawa, Culver's, Tidal Wave Auto Spa, Panda Express, Take 5 Oil Change, Glory Days Grill, AT&T, Chipotle, Marco's Pizza, Hair Cuttery, Firehouse Subs, Five Guys, Skechers, Panera, 7-Eleven, Express Oil Change & Tire Engineers, Texas Roadhouse, and Starbucks
- Proposed area retailers include Sprouts Farmers Market, Five Below, Ulta Beauty, Dollar Tree, Planet Fitness, America's Best Eyeglasses, Waffle House, Fifth Third Bank, Arby's, Florida Credit Union, and Quick Care Med

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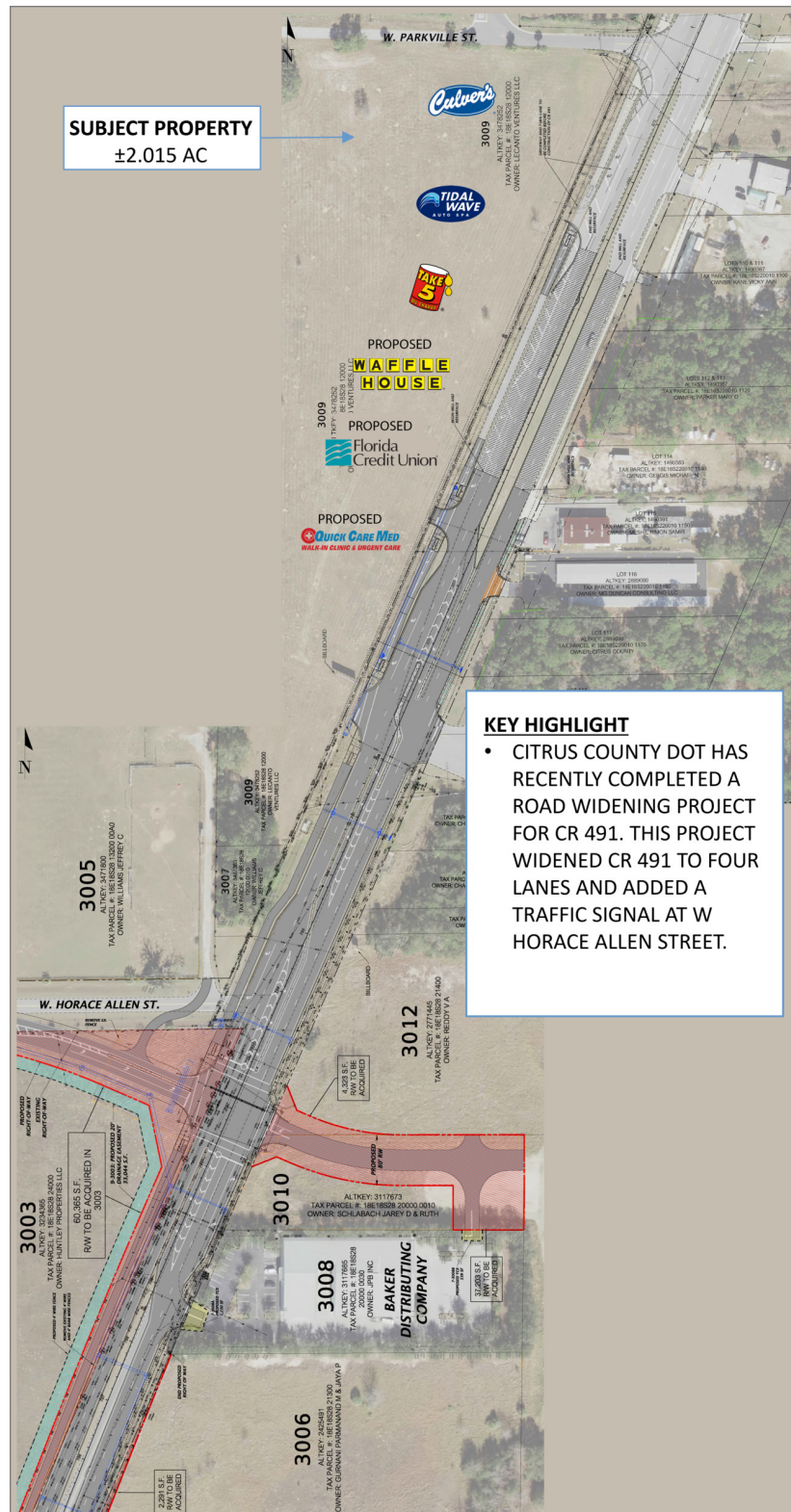
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Outparcel Opportunities



STATUS	SUB-TYPE	SIZE
Available	Retail	2.015 Acres

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