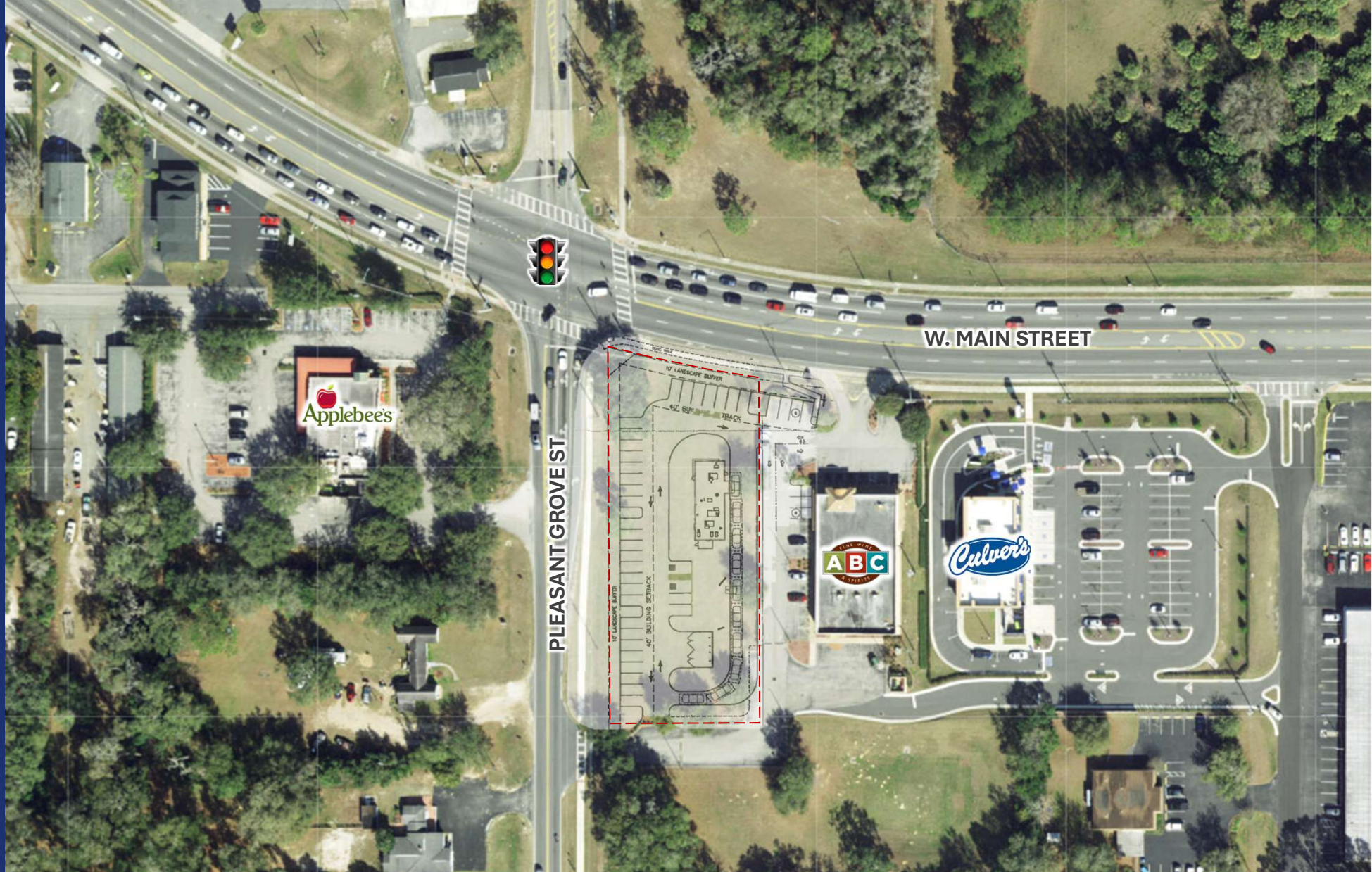


FOR LEASE



±0.83 AC RETAIL PARCEL

±0.83 AC RETAIL PARCEL

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 CONTACT BROKER

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

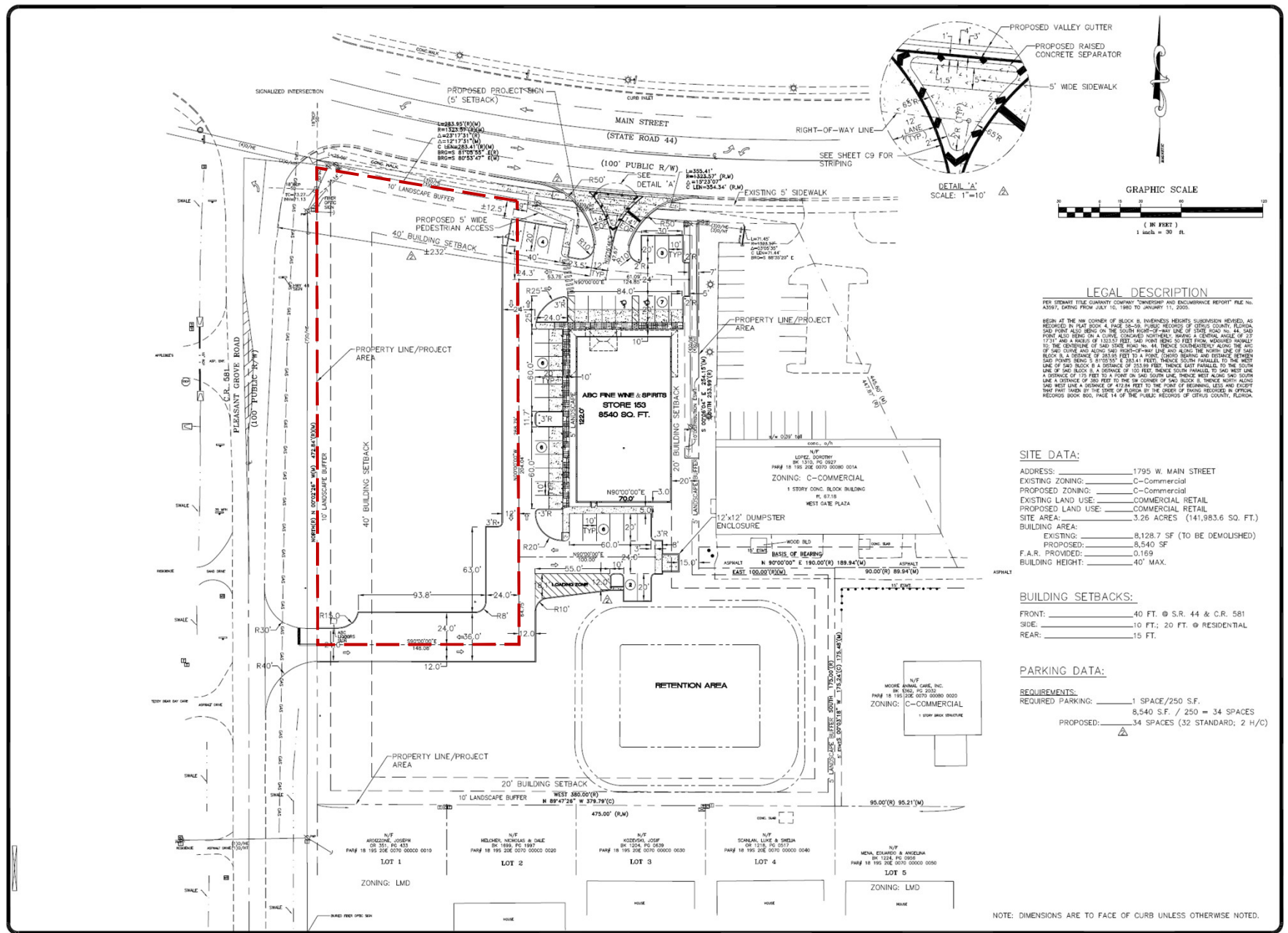
8,800 AADT – PLEASANT GROVE ST

TENANTS IN IMMEDIATE AREA



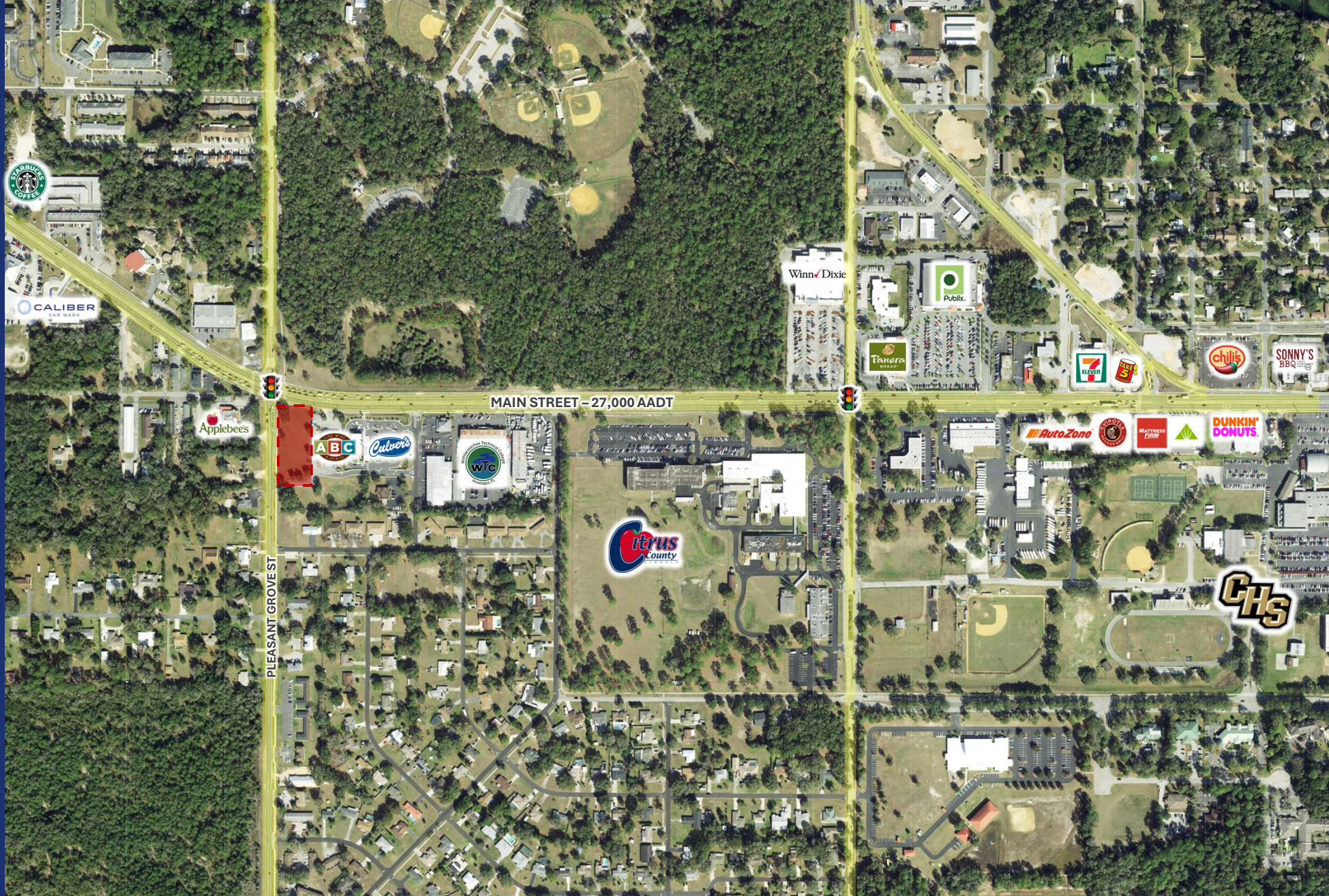
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±0.83 AC RETAIL PARCEL
 1797 W MAIN STREET, INVERNESS, FL 34450 (CITRUS COUNTY)

AERIAL MAP



±0.83 AC RETAIL PARCEL
1797 W MAIN STREET, INVERNESS, FL 34450 (CITRUS COUNTY)

±0.83 AC RETAIL PARCEL

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(CITRUS COUNTY)

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Applebee's

PLEASANT GROVE ST

W. MAIN STREET

**SOUTHEAST
RETAIL ADVISORS**

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851 Broken Sound Parkway NW, Suite 160, Boca Raton, FL 33487

*The information herein was obtained from third parties. Any and all interested parties should have their choice of experts inspect the property and verify all information. Southeast Retail Advisors, Inc. makes no warranties or guarantees as to the information given to any prospective Buyer or Tenant.