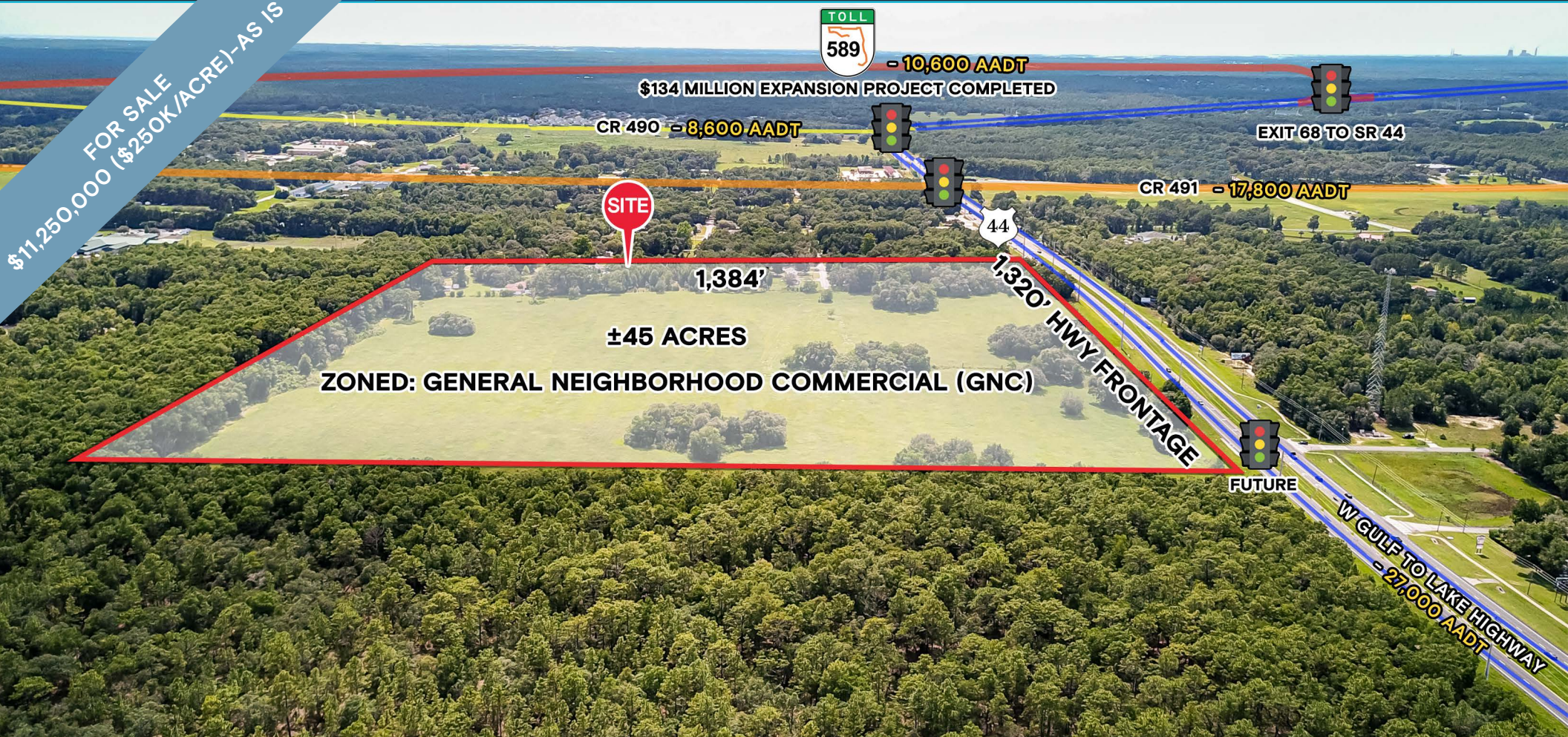


FOR SALE | FOR LEASE | GROUND LEASE

±45 ACRES AVAILABLE

2630 W Gulf to Lake Highway, Lecanto, FL 34461

FOR SALE
\$11,250,000 (\$250K/ACRE)-AS IS



FUTURE SIGNALIZED INTERSECTION – HIGH GROWTH MARKET

EXCLUSIVE LEASING

KATZ & ASSOCIATES

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David Eggnatz
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Property Overview

HIGHLIGHTS

- Asking price of \$11,250,000/(\$250K per acre) – as is delivery
- 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



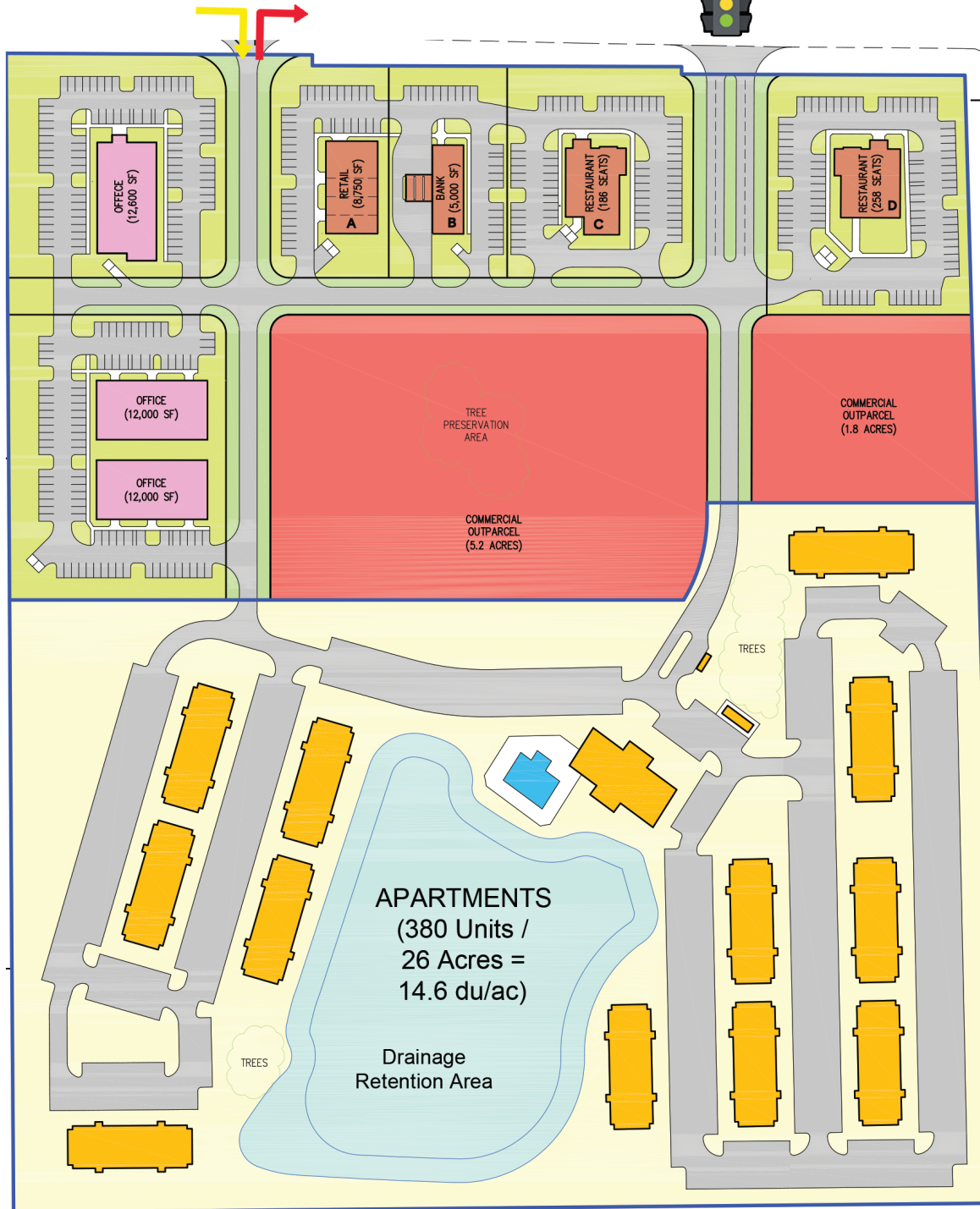
DEMOGRAPHICS

	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



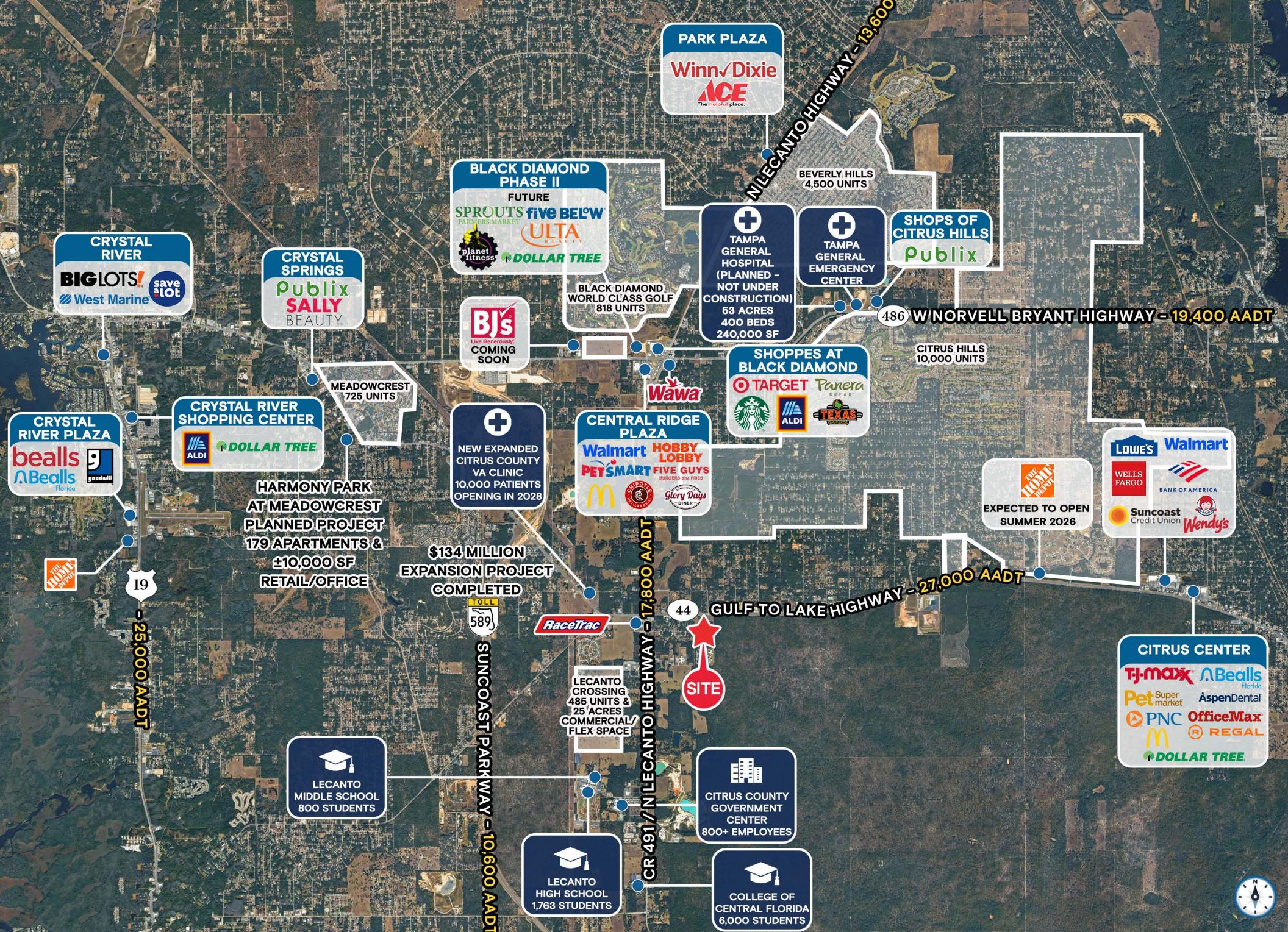
W GULF TO LAKE HIGHWAY - 27,000 AADT

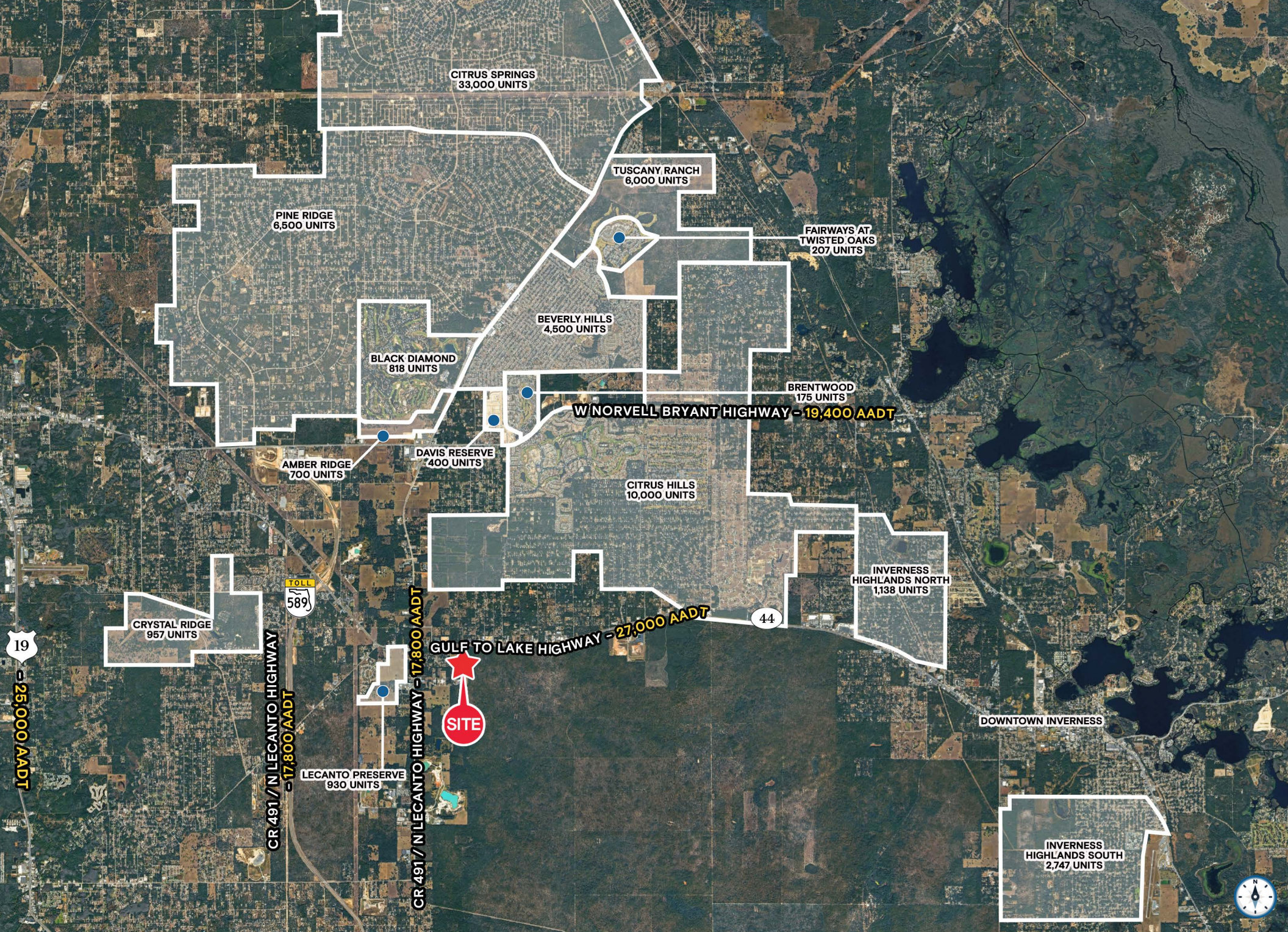
FUTURE



Tenant Roster

A	Retail	8,750 SF
B	Bank	5,000 SF
C	Restaurant	186 Seats
D	Restaurant	258 Seats





Contact Brokers

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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: 091826