

Mixed-Use Development

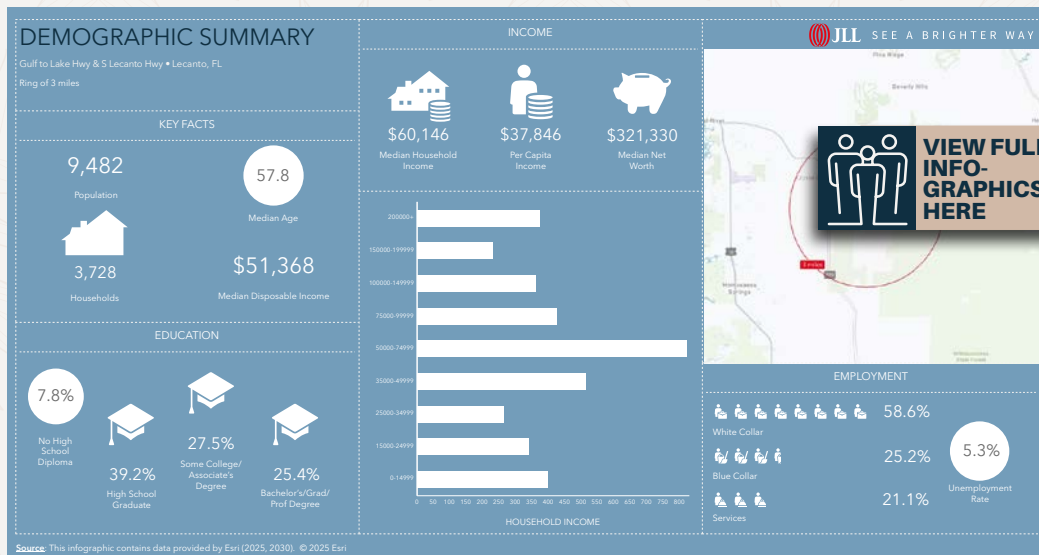
Gulf to Lake Hwy & S Lecanto Hwy • Lecanto, FL



Property Highlights

- ✓ This new development features 30± acres designated for retail and outparcels, supported by over 1,973 residential units (estimated Q3 2026 delivery) including single family homes and townhomes, creating an immediate and growing captive consumer base.
- ✓ 3,314 residential units within 1 mile of subject site (1,476 approved and 1,838 planned), 4,498 units within 3 miles (1,689 approved and 2,809 planned), and 7,435 units within 5 miles (1,689 approved and 5,746 planned) creating immediate market opportunity and long-term customer base growth.
- ✓ Citrus County residential permits surged 35% in 2024 with 1,811 new units, the highest since 2005, demonstrating unprecedented market expansion and development activity.
- ✓ 6,987 total students within 3 miles of subject site (4,733 K-12 students and 2,254 college students) generates substantial daily traffic and demonstrates a family-dense market with consistent grocery demand and strong purchasing power from households with school-age children.
- ✓ Strategically positioned in rapidly expanding Lecanto, FL along State Road 44 (Gulf to Lake Highway) and less than 2 miles from the newly opened Suncoast Parkway (SR 589) extension. This location captures customers from a broader trade area, including Tampa commuters, with direct access to populous Pasco and Hillsborough Counties.

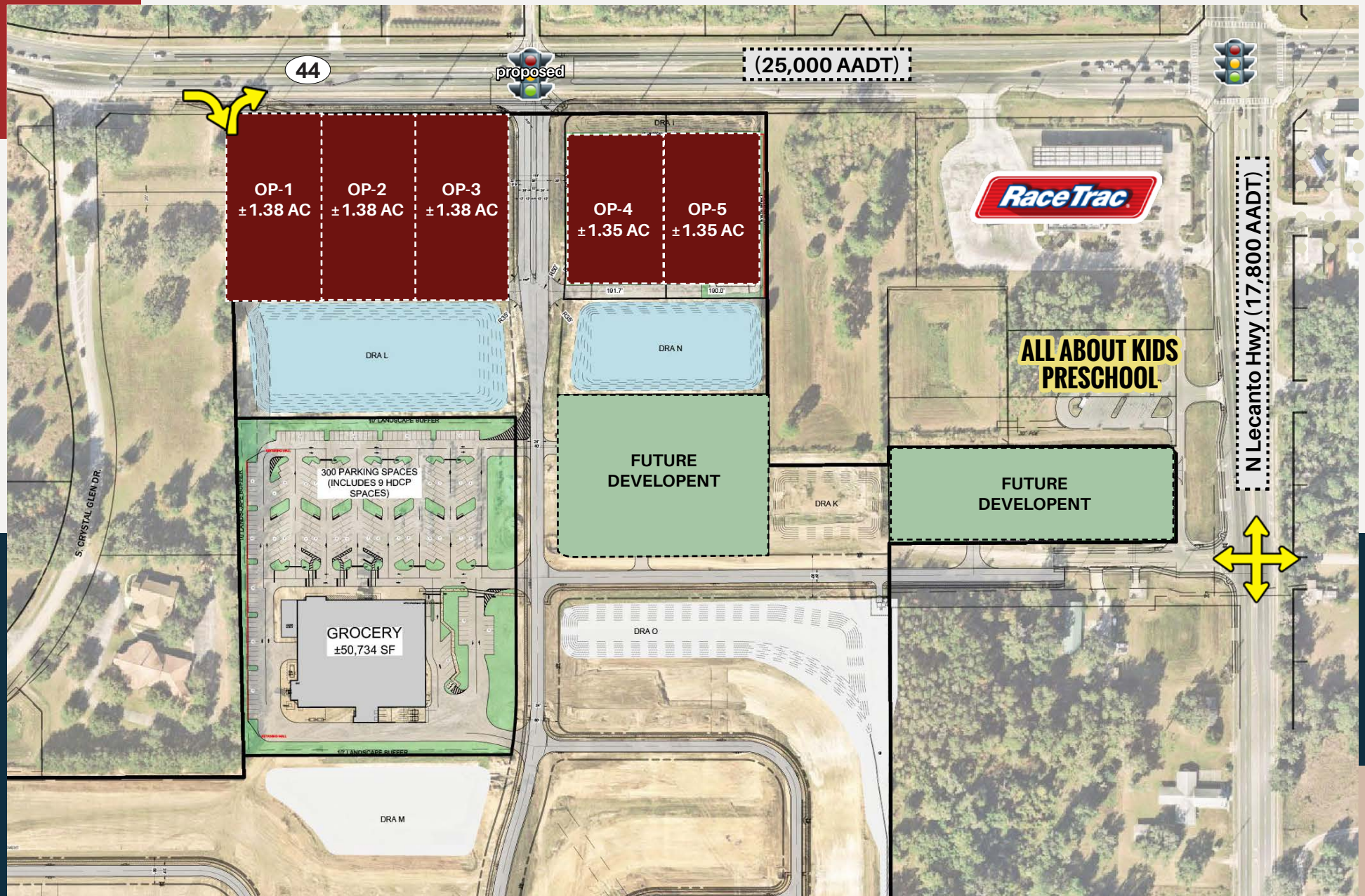
Demographics



2025 Demos	3 Miles	5 Miles	7 Miles
Population	9,482	35,349	72,405
Households (HH)	3,728	15,758	32,941
Avg. HH Income	\$90,692	\$88,456	\$83,759
Daytime Population	12,170	37,428	76,260
Median Age	57.8	60.9	59.5

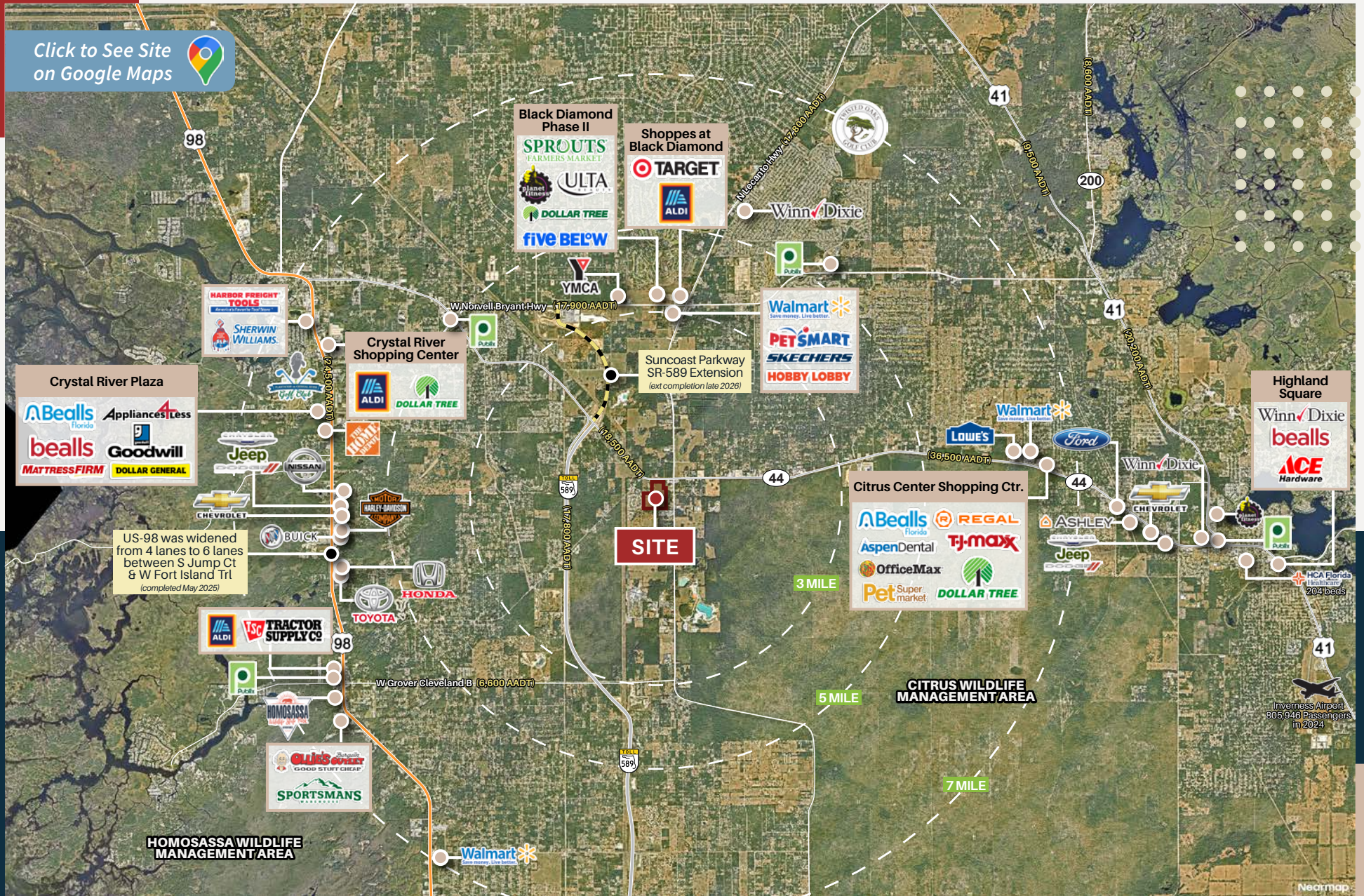
[Click here for detailed demographics](#)

Property Site Plan



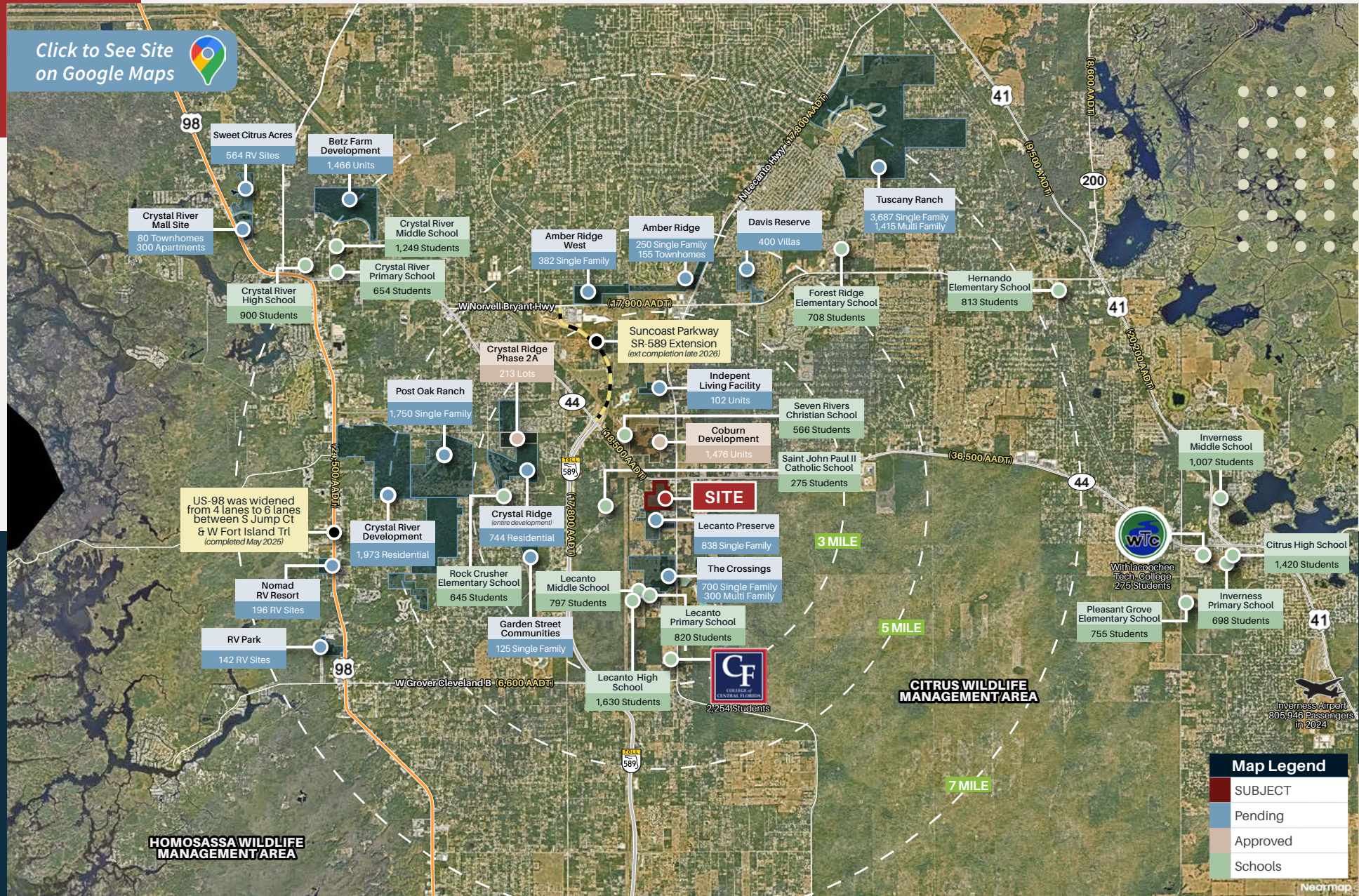
Market Aerial - Area Retailers

Click to See Site on Google Maps 



Market Aerial - Schools & Residential Developments

Click to See Site on Google Maps



Map Legend	
■	SUBJECT
■	Pending
■	Approved
■	Schools

Nearmap



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