

# Mixed-Use Development

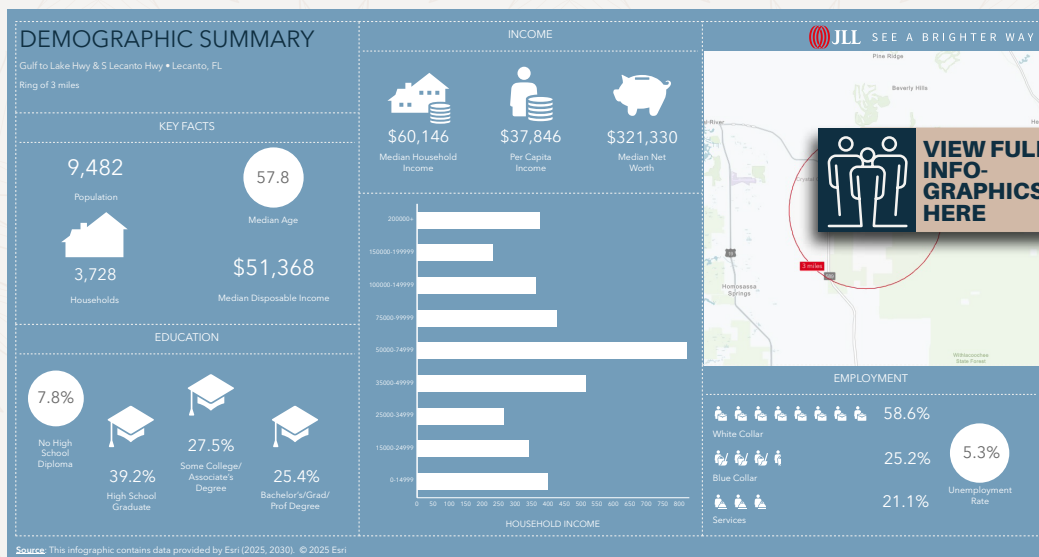
Gulf to Lake Hwy & S Lecanto Hwy • Lecanto, FL



# Property Highlights

- ✓ This new development is designed 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.

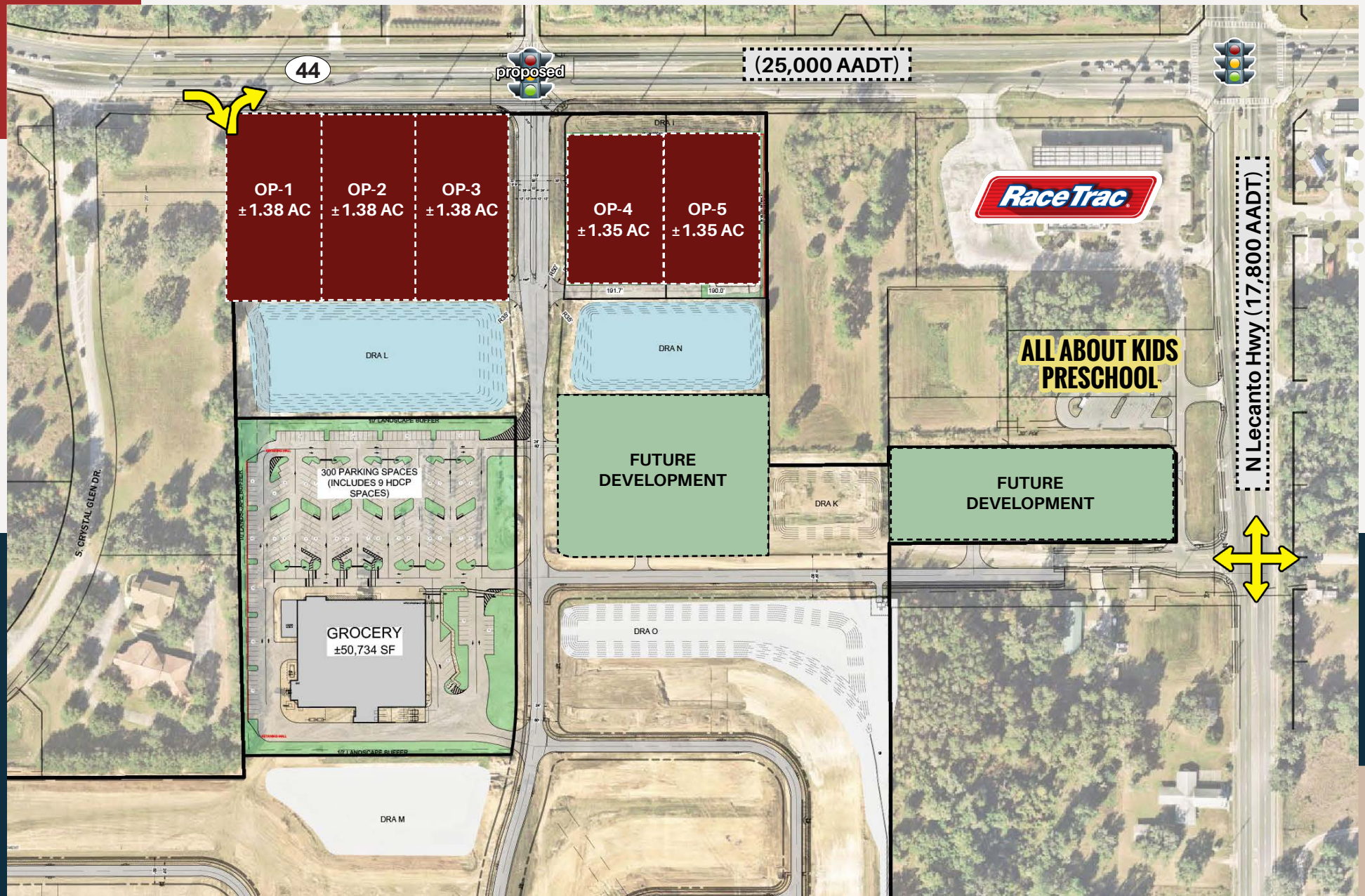
## Demographics



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

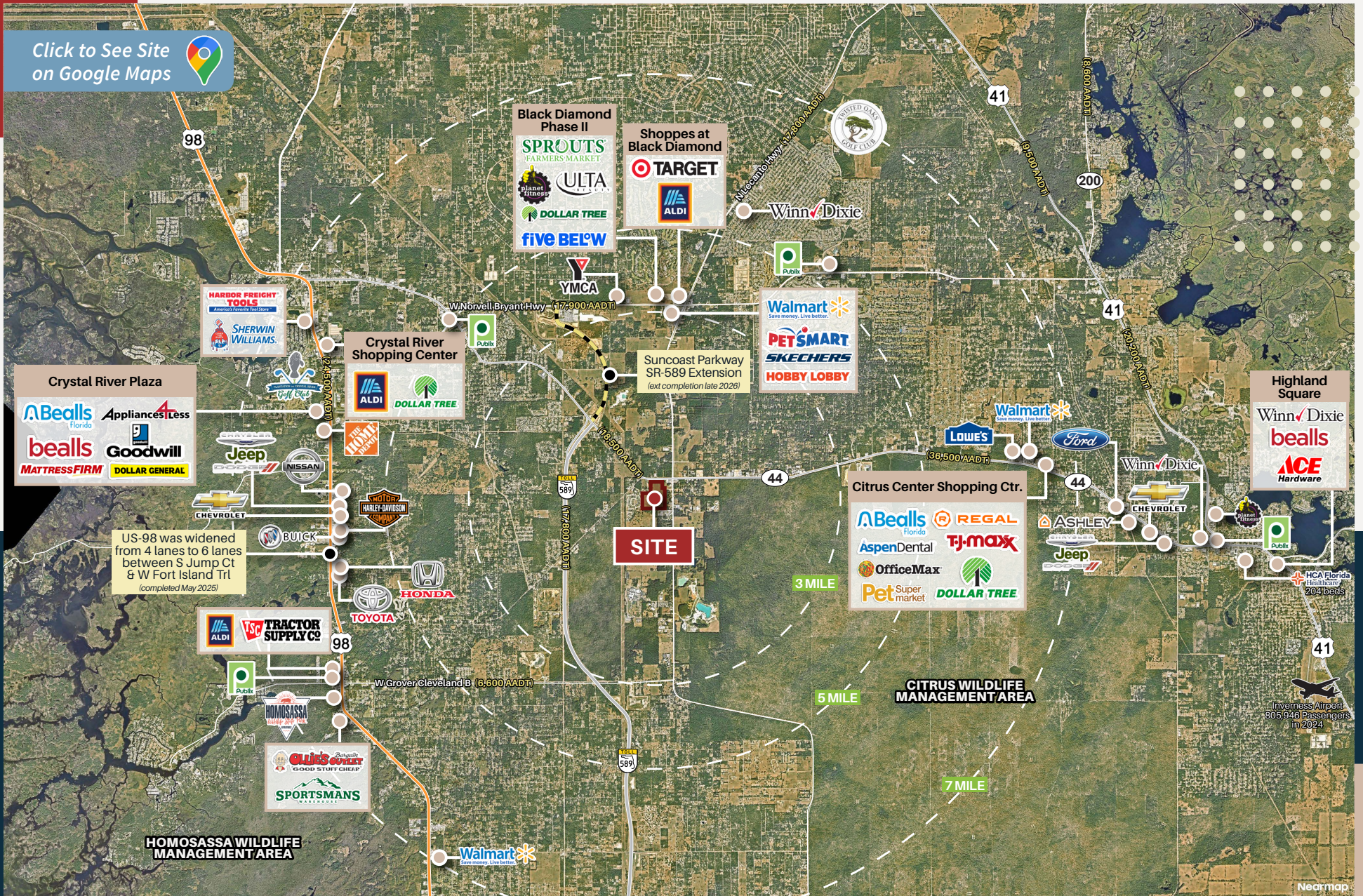
[Click here for detailed demographics](#)

# Property Site Plan



# Market Aerial - Area Retailers

Click to See Site on Google Maps







## Leasing Team:



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