

7.1 Acres

Lecanto, FL

CONTACT:

BUCK BOYLES

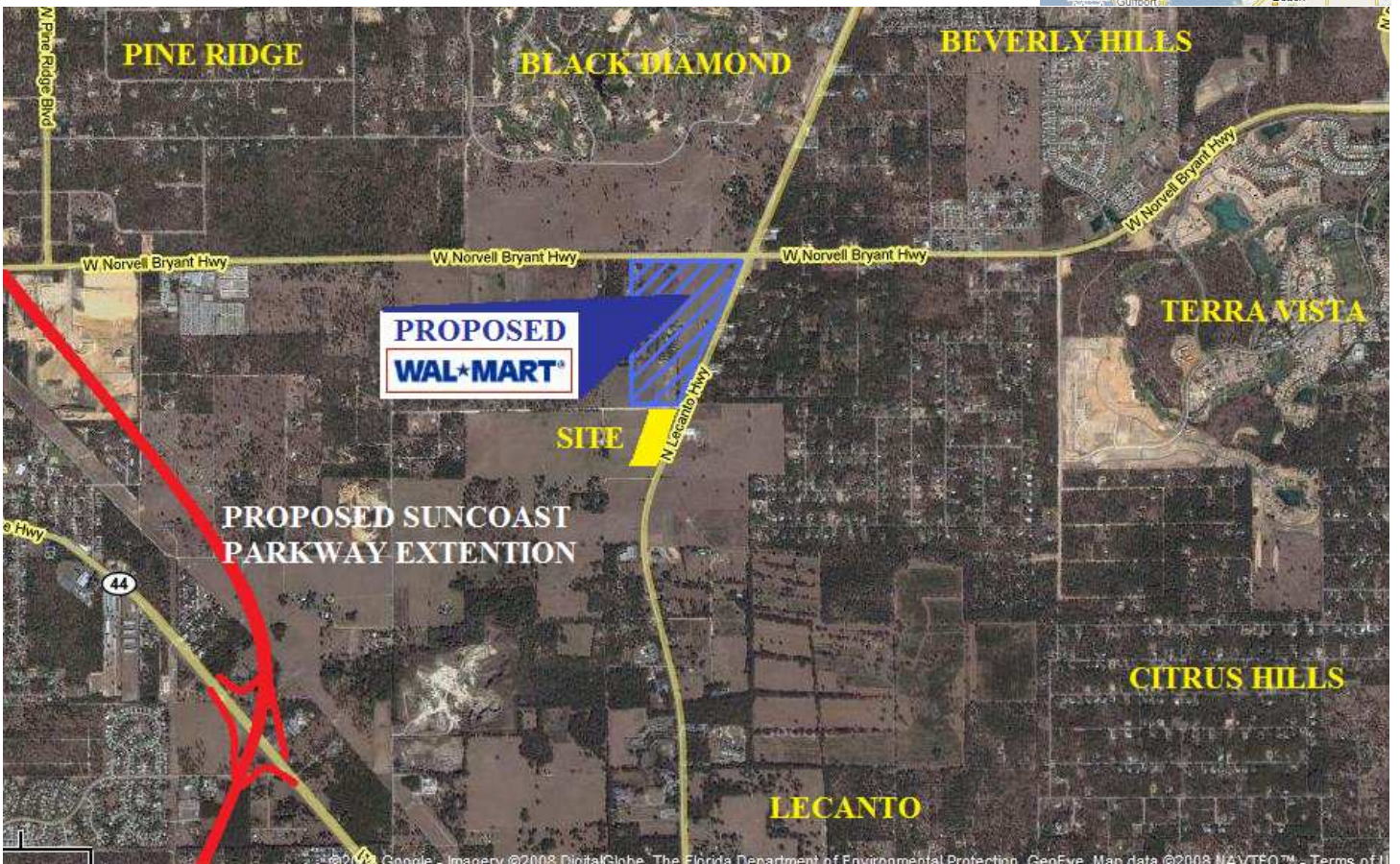
MARLIN REALTY & INVESTMENTS, INC

Phone: 352-563-1524

E-mail: buck@marlin-realty.com

PROJECT PROFILE

- PRICE: \$ 1,750,000
- 7.1 ACRE COMMERCIAL / RETAIL SITE
- ZONED NEIGHBORHOOD COMMERCIAL / GNC
- APPROVALS IN PLACE
- LOCATED ADJACENT TO THE PROPOSED SUPER WAL-MART SITE ON THE SW CORNER OF CR491 AND CR486
- 1300+ FT ROAD FRONTAGE ON CR491 (LECANTO HWY)
- 63,000 SQ FT OF RETAIL / COMMERCIAL SPACE AVAILABLE
- 25,000–30,000 CARS PER DAY AT THE INTERSECTION OF CR 486 (NORVELL BRYANT HWY) & CR491 (LECANTO HWY)



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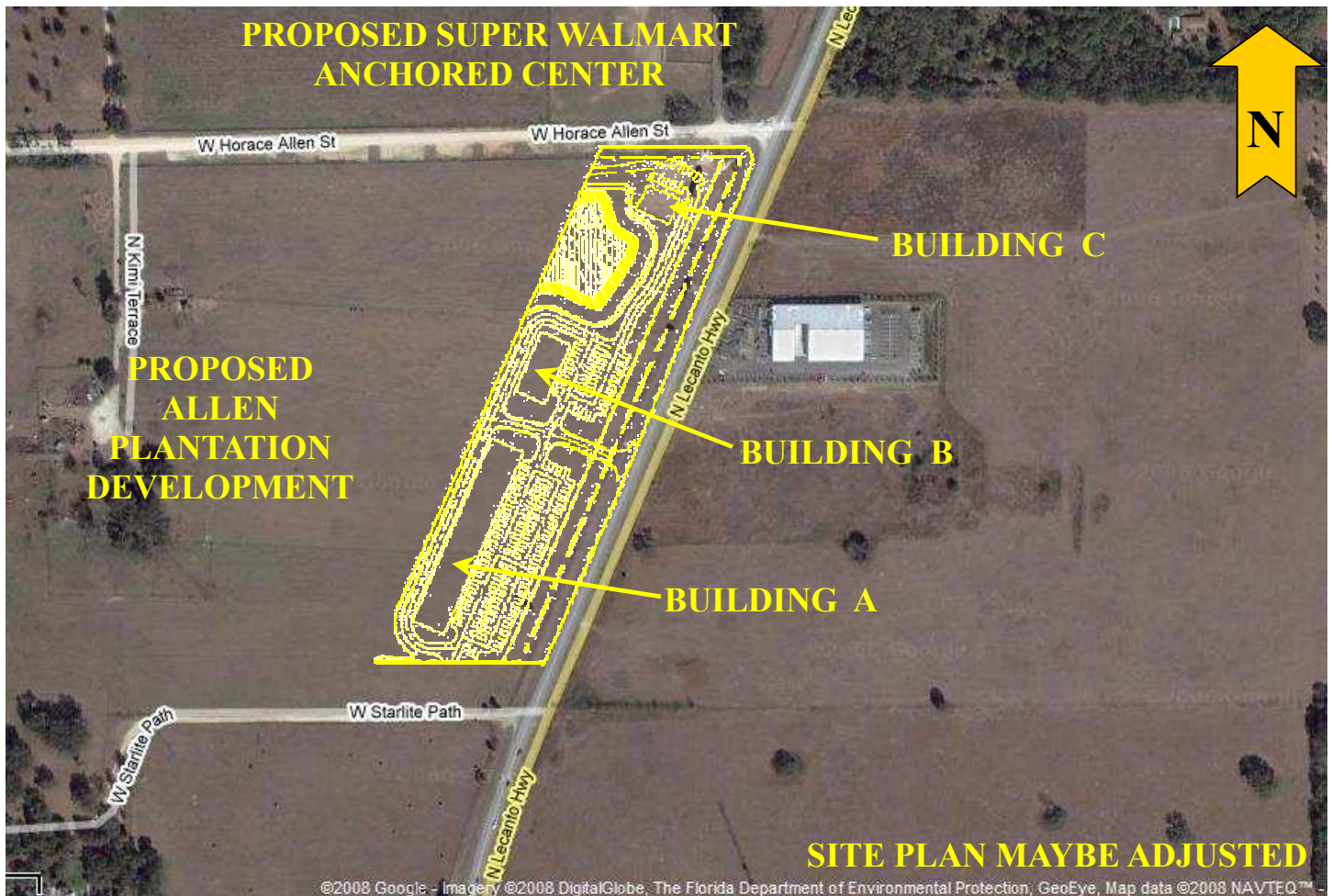
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COMMERCIAL BUILDING A & B: 53,000 SQ FT

COMMERCIAL BUILDING C: 10,000 SQ FT

TOTAL RETAIL SPACE AVAILABLE: 63,000 SQ FT

SITE HAS A COMBINATION ZONING OF GENERAL COMMERCIAL AND NEIGHBORHOOD COMMERCIAL.

**FOR ADDITIONAL INFORMATION CONTACT:
BUCK BOYLES AT 352-563-1524**