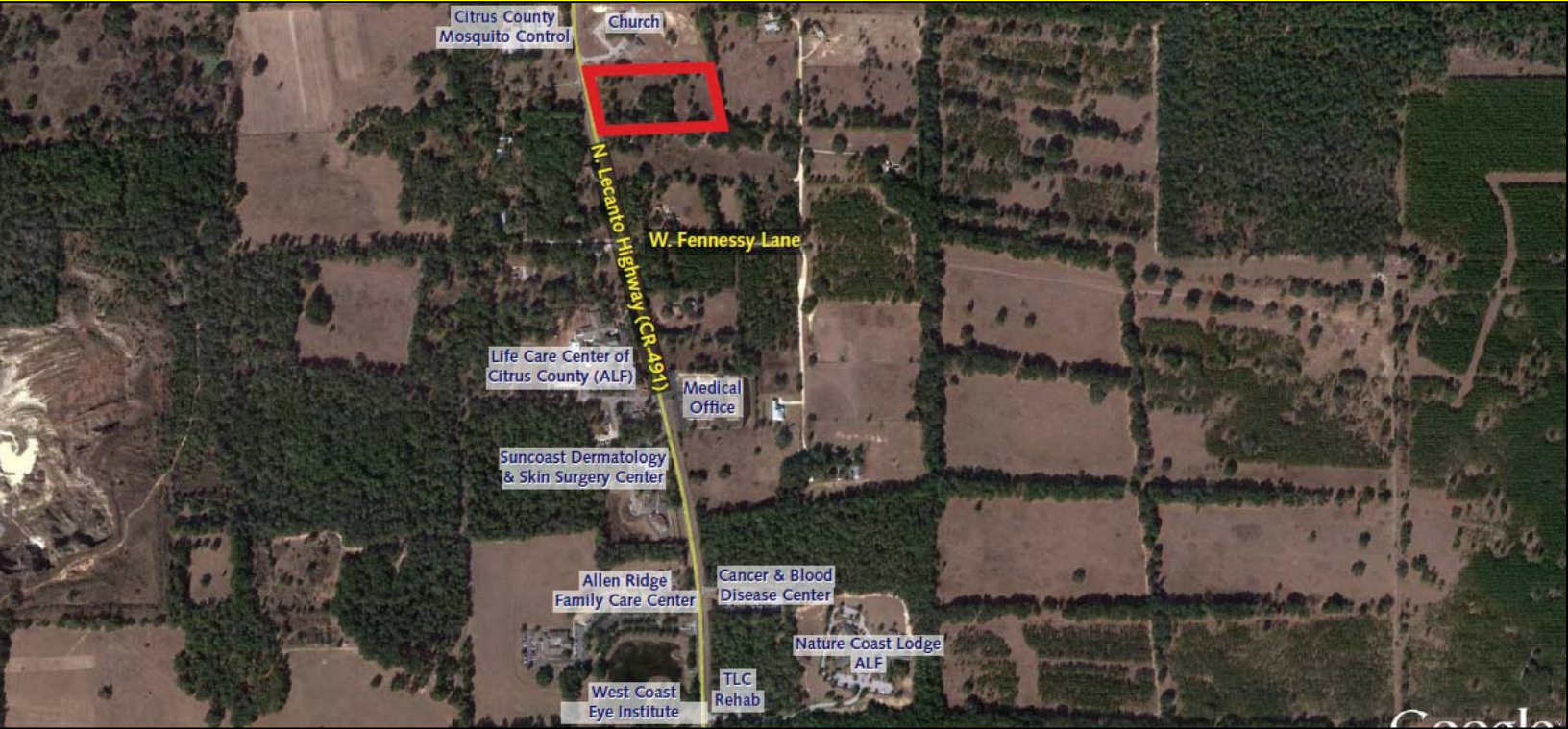


# For Sale

# Lecanto Professional

## 5.5± Acres - Prime Location for Medical / Professional Office



For more information  
Please contact:

### Mark Cooney

President

Office: 813.287.0070 x 224

Cell: 813.679.3952

mcooney@landsharksfl.com

### Randy Mills

Vice President

Office: 813.287.0070 x 221

Cell: 727.421.8789

rmills@landsharksfl.com

## Property Features

Asking Price - **\$350,000 (\$1.46 / SF)**

Acres - 5.5±

Prime Uses - Medical/Professional Office,  
Bank, Retail, Hotel/Motel

Zoning - GNC (General Commercial District)  
LDR (Low Density Residential)

Traffic Counts (2009) - 17,052 AADT - CR-491

Water - 12" Line on East side of CR-491

Sewer - Force Main on West side of CR-491  
(Pump Station Required)

Address - 917 N Lecanto Hwy (CR-491)

City - Lecanto

County - Citrus

Tax District - Unincorporated Citrus

Alt Key - 1495989

Taxes (2010) - \$3,830

Frontage - 449.97'

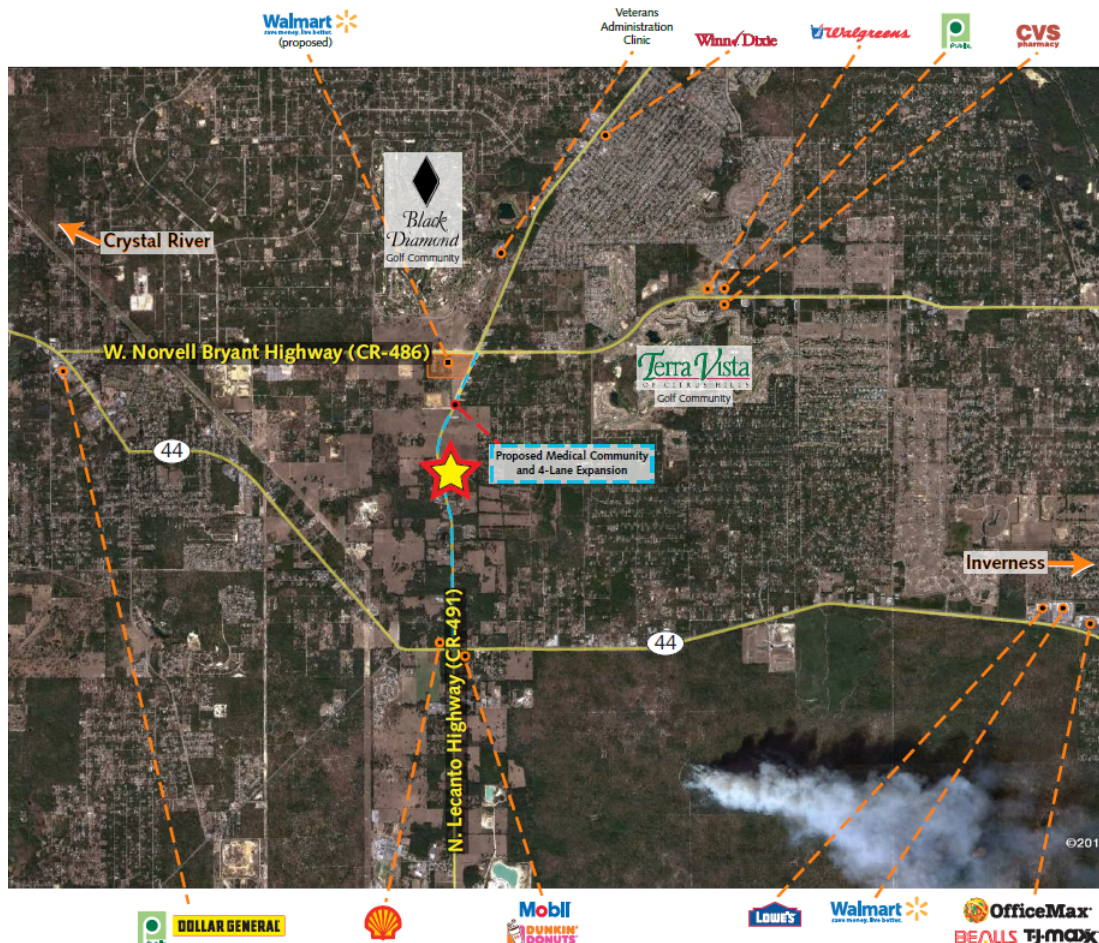
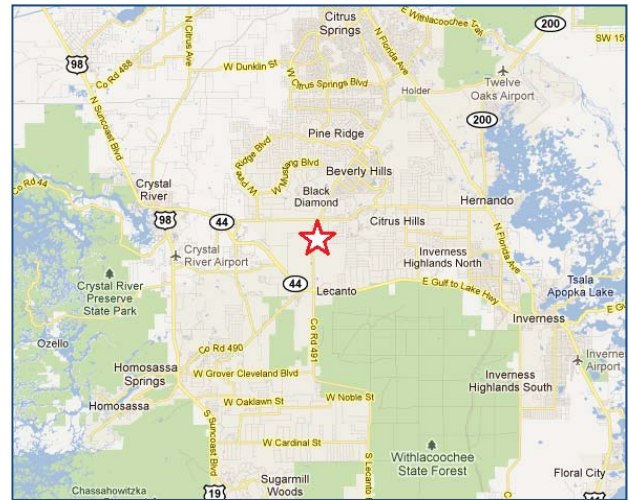
Access - Full Cut on CR-491

# Lecanto Professional

## Citrus County, Florida

**Lecanto Medical Community** - A proposed corridor that runs from CR-491 at SR-44 to CR-486. It will enhance the existing medical services and will be open for other medical related businesses to build. Among the businesses already populating the corridor are the Allen Ridge Medical Center and the Veterans Administration Clinic.

Population	1 Mile	3 Mile	5 Mile
2010 Total Population:	1,254	14,604	37,167
Pop Growth 2010-2015:	12.30%	8.50%	7.40%
Per Capita Income:	\$20,017	\$25,145	\$23,020
Average Age:	54.40	53.00	53.70
Households			
2010 Total Households:	405	6,188	16,186
HH Growth 2010-2015:	12.50%	8.20%	7.00%
Median Household Inc:	\$55,510	\$45,907	\$42,550
Avg Household Size:	3.03	2.30	2.25
Avg HH Vehicles:	1.80	1.60	1.50
Avg Travel Time - Wrk:	28 min	26 min	26 min
Housing			
Median Housing Value:	\$217,072	\$157,986	\$142,104
Median Year Built:	1996	1991	1989



Although all information furnished regarding for sale, rental, or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.