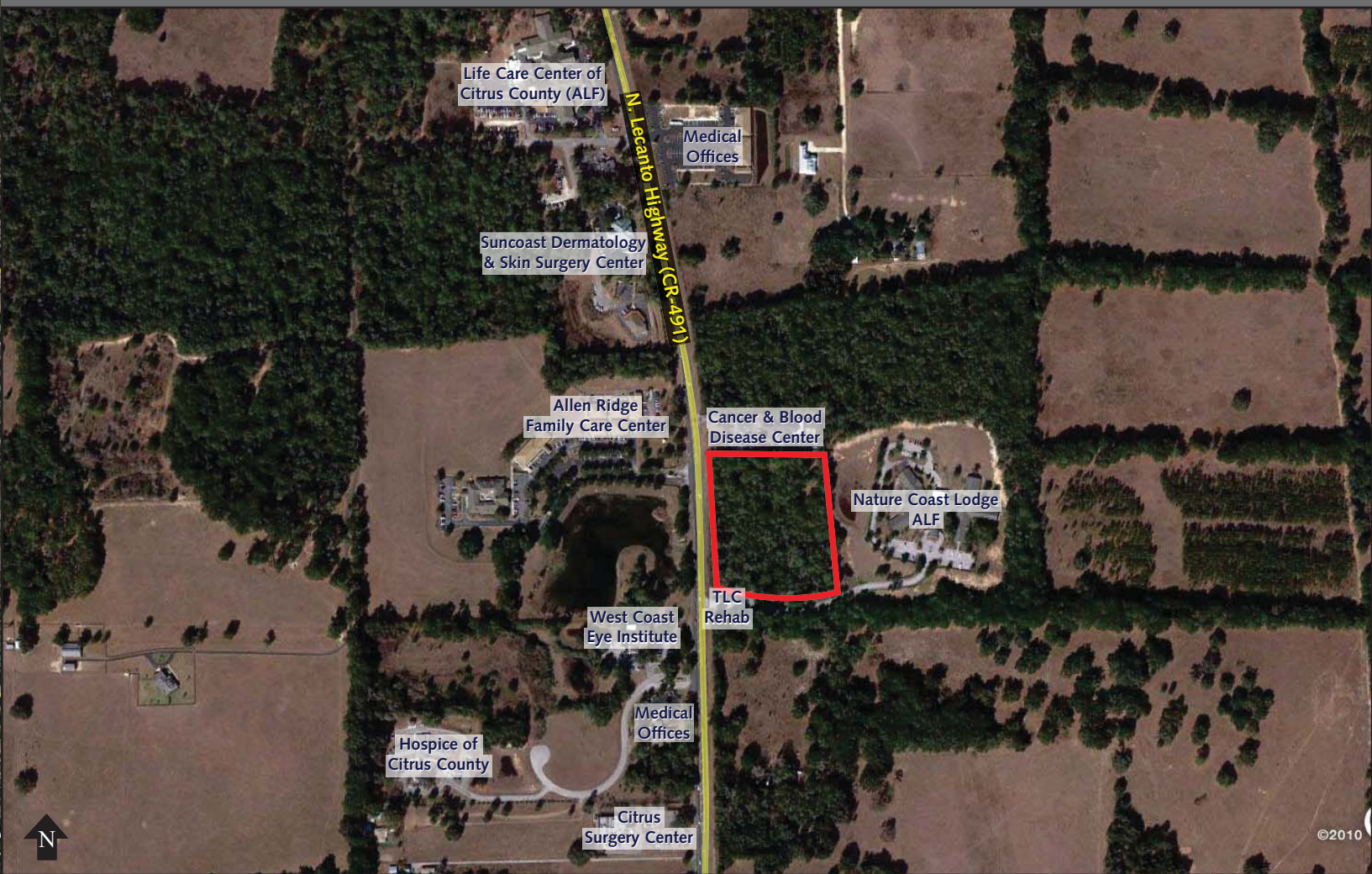


“Be a Part of This Surging Medical Avenue”



Located at 315 N Lecanto Highway in Lecanto, Citrus County, Florida 34461

PURCHASE PRICE: \$420,000 (\$1.75 per SF) – WILL DIVIDE!

For more information please contact:

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PROPERTY SUMMARY

Lecanto Medical Village is positioned to take advantage of the healthcare industry Citrus County sees as one of the primary industries driving its future growth. The Economic Development Council has designated healthcare and energy as two of their targeted industries.

LOCATION

Subject property address is 315 N Lecanto Highway in Lecanto, Citrus County, Florida 34461.

DEMOGRAPHICS

| 2010 Total Population | | | |
|-----------------------|--------|---------|---------|
| | 1 Mile | 3 Miles | 5 Miles |
| | 852 | 12,367 | 35,117 |

| 2010 – 2015 Annual Population Growth Rate | | | |
|---|--------|---------|---------|
| | 1 Mile | 3 Miles | 5 Miles |
| | 12.20% | 9.20% | 7.00% |

| 2010 Median Household Income | | | |
|------------------------------|----------|----------|----------|
| | 1 Mile | 3 Miles | 5 Miles |
| | \$55,696 | \$48,286 | \$41,730 |

| 2010 Median Home Value | | | |
|------------------------|-----------|-----------|-----------|
| | 1 Mile | 3 Miles | 5 Miles |
| | \$219,118 | \$169,631 | \$137,109 |

| 2010 Average Age | | | |
|------------------|--------|---------|---------|
| | 1 Mile | 3 Miles | 5 Miles |
| | 54.30 | 52.30 | 53.00 |

PRIME SITE FOR MEDICAL/DENTAL OFFICE, PROFESSIONAL OFFICE, VETERINARY, ALF, DAY CARE, BANK, RETAIL, GAS/C-STORE AND RESTAURANT

PROPERTY HIGHLIGHTS

- 5.51± Acres (Will Divide)
- Asking Price: \$420,000 (\$1.75 per SF)
- Zoning/Land Use: GNC (General Commercial District)
- Frontage: 542' on CR-491
- Tax District: Unincorporated Citrus County
- Parcel Folio #: 1496128
- Utilities: Water – 12" line on east side of CR-491
Sewer – Force main on west side of CR-491 (lift station required)
- Access: CR-491 – Full access on the northern end (proposed signal)
Right-in/right-out on the southern end
- Taxes (2010): \$4,258.74
- Traffic Counts (AADT 2009): 17,052 on CR-491
- Road Improvements:
 - CR-486 – Widening to 4-lanes (SR-44 to Parkville St.)
 - CR-491 – Widening to 4-lanes (CR-486 to SR-44)
 - Proposed medical community along CR-491 (CR-496 to Gulf to Lake Hwy.)

Area Medical Centers

- Advanced Allergy, Asthma & Immunology of Lecanto
- Allen Ridge Family Care Center
- Brashear Pharmacy
- Cancer & Blood Disease Center
- Citrus Surgery Center
- Dentofacial Institute
- Gulfcoast Anesthesia Specialists
- Hospice of Citrus County
- Life Care Center of Citrus County (ALF)
- Nature Coast Lodge ALF
- Nature Coast Pediatrics
- Robert Boissoneault Oncology
- Suncoast Dermatology & Skin Surgery Center
- TLC Rehab
- West Coast Eye Institute



Site Survey

