

# 2.33± ACRES VACANT COMMERCIAL LAND

4710 WEST GULF TO LAKE HIGHWAY, LECANTO, FLORIDA 34461



## FOR SALE \$475,000

- Located 1,000± FT North of Suncoast Pkwy
- 2.33± Acres Vacant Commercial Land
- Approximately 101,538 SQ FT
- 476± FT Frontage on W Gulf to Lake Hwy (SR 44)
- Current Zoning: Professional Service/Office (PSO)
- Future Land Use Designation: PSO
- Suncoast Parkway's SR 44 Overpass Now Under Construction



**C. JOHN BRASHER**  
727-514-8133

Broker Associate

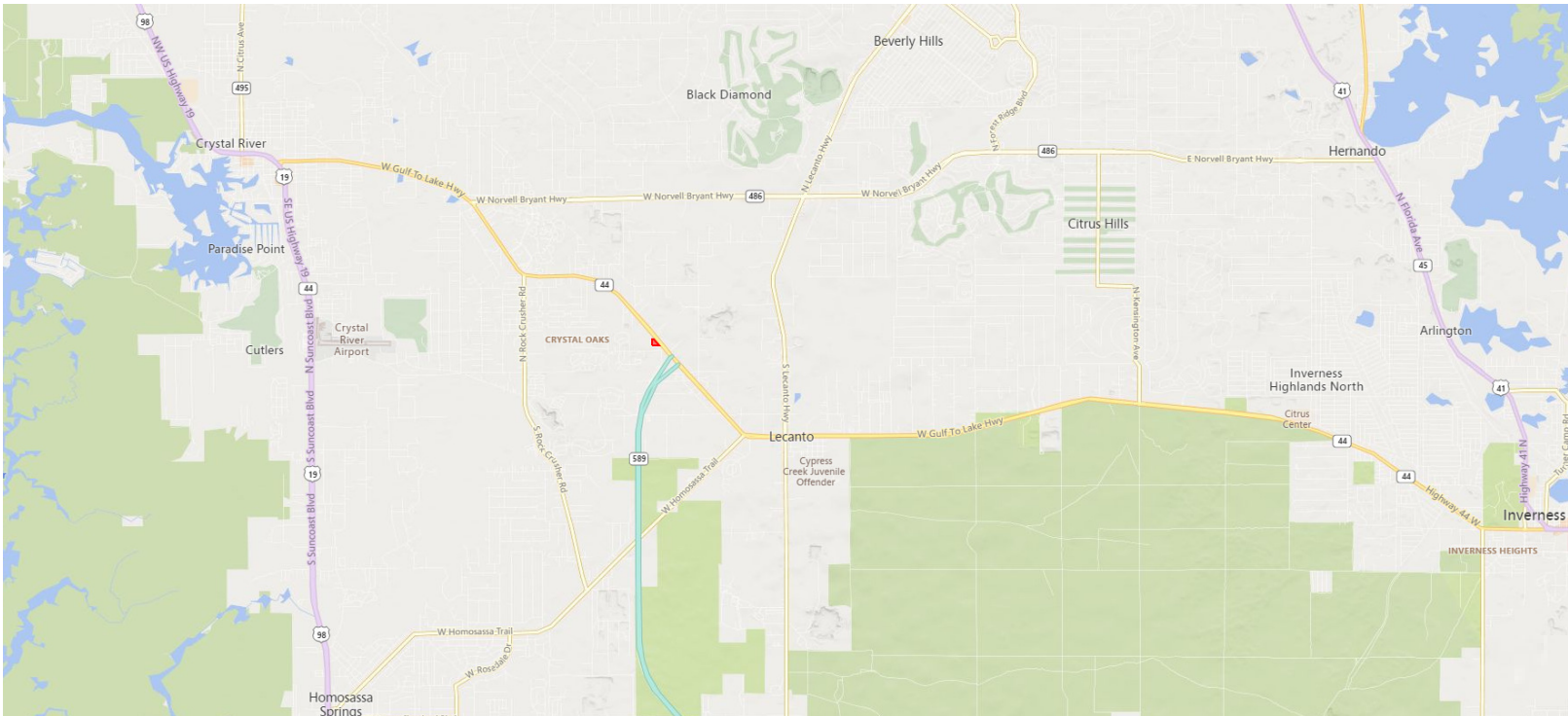
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**BERKSHIRE  
HATHAWAY** | FLORIDA  
HOMESERVICES | PROPERTIES  
GROUP

COMMERCIAL DIVISION

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## AREA DEMOGRAPHICS (10 MILE RADIUS)

### KEY FACTS

110,194

Population

59.6

Median Age




Average Household Size

\$50,923


Median Household Income


### ANNUAL HOUSEHOLD SPENDING

  
\$1,348  
Apparel & Services

  
\$161  
Computers & Hardware

  
\$2,392  
Eating Out

  
\$4,656  
Groceries

  
\$5,554  
Health Care

### INCOME



\$50,923

Median Household Income



\$31,916

Per Capita Income




\$192,650


Median Net Worth

### EMPLOYMENT

  
58.4%  
White Collar

  
23.3%  
Blue Collar

  
18.3%  
Services

  
6.0%  
Unemployment Rate