

# LECANTO COMMERCIAL LAND

At the Interchange of Suncoast Parkway & SR 44  
4717 West Crystal Oaks Drive, Lecanto, FL 34461



## FOR SALE \$995,000

- Located at NW Corner of W Crystal Oaks Dr & SR 44
- 2.53 Acres Zoned GNC General Commercial
- Excellent Visibility from Suncoast Pkwy & SR 44 Interchange
- Full Turn Median Break on SR 44
- 172± FT Frontage on SR 44
- 142± FT Frontage on W Crystal Oaks Dr
- Central Sewer & Water Available from Citrus County Utilities
- Suncoast Pkwy's & SR 44 Overpass Now Under Construction
- Northern Adjoining Parcel Also Available For Sale

### C. JOHN BRASHER

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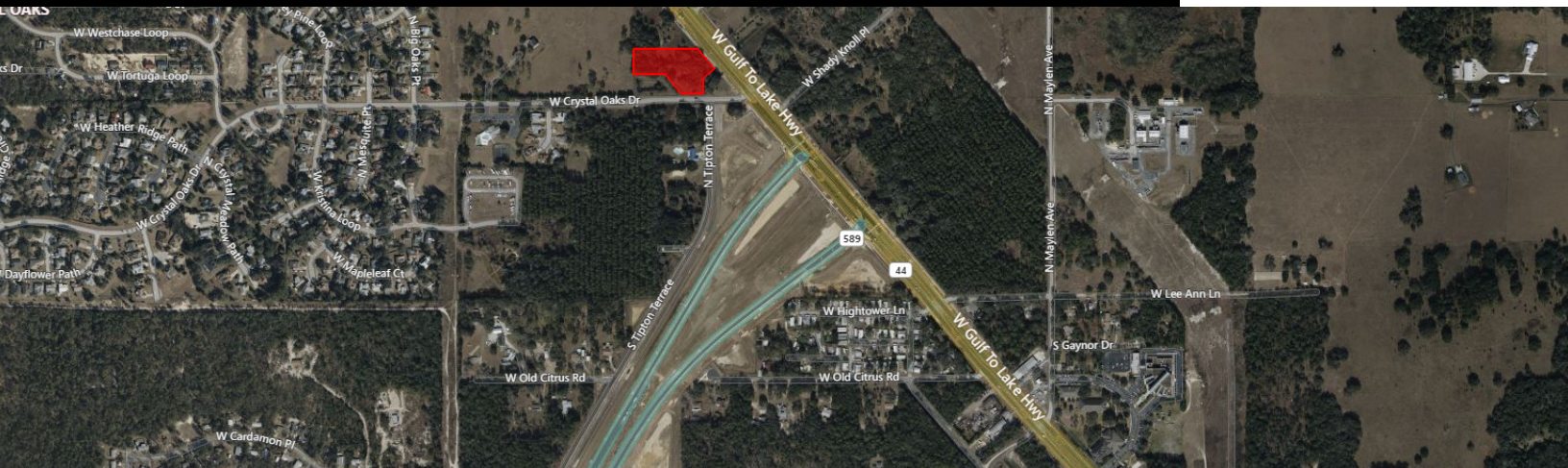
7916 Evolutions Way, Ste 210, Trinity, FL 34655

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Strategically located at the northwest quadrant of the Suncoast Parkway and SR 44 interchange, with 172± ft. of frontage on SR 44 at a full turn median break and 142± ft. of frontage on W Crystal Oaks Drive. The Suncoast Parkway's SR 44 interchange and overpass is currently under construction. W Crystal Oaks Drive extends and intersects with US 19.

This property is located approximately 4 miles southeast of Crystal River, Florida, and 2 miles north of the intersection of SR 44 and SR 491 in Lecanto, Florida.

The property lies in an "X" flood zone, has excellent elevation and central sewer and water available from Citrus County utilities.

### AREA DEMOGRAPHICS (5 MILE RADIUS)

KEY FACTS			ANNUAL HOUSEHOLD SPENDING			
<p>39,235 Population</p> <p>2.1 Average Household Size</p>	<p>59.8 Median Age</p> <p>\$48,972 Median Household Income</p>	<p>\$1,393 Apparel &amp; Services</p> <p>\$4,766 Groceries</p>	<p>\$166 Computers &amp; Hardware</p> <p>\$5,630 Health Care</p>	<p>\$2,461 Eating Out</p>		
INCOME			EMPLOYMENT			
<p>\$48,972 Median Household Income</p>	<p>\$32,603 Per Capita Income</p>	<p>\$182,660 Median Net Worth</p>	<p>55.9% White Collar</p>	<p>25.2% Blue Collar</p>	<p>18.9% Services</p>	<p>5.5% Unemployment Rate</p>

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