

LECANTO GROUND LEASE ON 44

903 EAST GULF TO LAKE HIGHWAY LECANTO, FL 34461

EXECUTIVE SUMMARY

LAND FOR LEASE



OFFERING SUMMARY

Available SF:	1.05 Acres
Lease Rate:	\$60,000 per year (Ground)
Lot Size:	1.05 Acres
Zoning:	Commercial
Market:	Hospitality / Restaurant
Submarket:	Commercial
Traffic Count Street:	25,000 AADT

PROPERTY OVERVIEW

±1.05 Acres | 250 FT Frontage on Gulf to Lake Hwy | Lecanto, FL
Exceptional restaurant development opportunity located along the highly traveled Gulf to Lake Highway (SR 44) corridor in the heart of Lecanto, one of Citrus County's fastest-growing commercial areas. This ±1.05-acre site (45,773 SF) offers approximately 250 feet of frontage on Gulf to Lake Hwy, providing outstanding visibility, accessibility, and positioning for restaurant, retail, or hospitality-oriented users.

The property is ideally suited for a full-service restaurant, fast casual concept, QSR, or build-to-suit development. All utilities are in place to the site, significantly reducing development timelines and infrastructure costs. Additionally, the existing DRA retention pond serving the property is already located behind the hotel, maximizing the site's usable footprint and development efficiency.

Strategically positioned adjacent to the Holiday Inn Express & Suites Inverness-Lecanto by IHG, the site benefits from consistent hotel traffic, regional commuters, and expanding residential growth throughout Lecanto and greater Citrus County.

Further enhancing the site's long-term value is its location near a major new retail development anchored by a new The Home Depot anticipated to open in 2026.

FOR MORE INFORMATION CONTACT:

Erin Freel | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

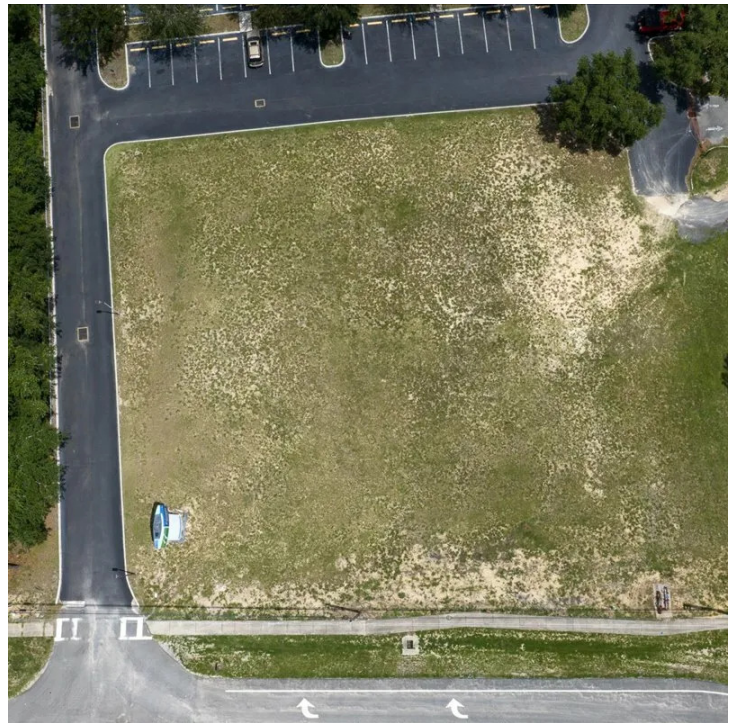
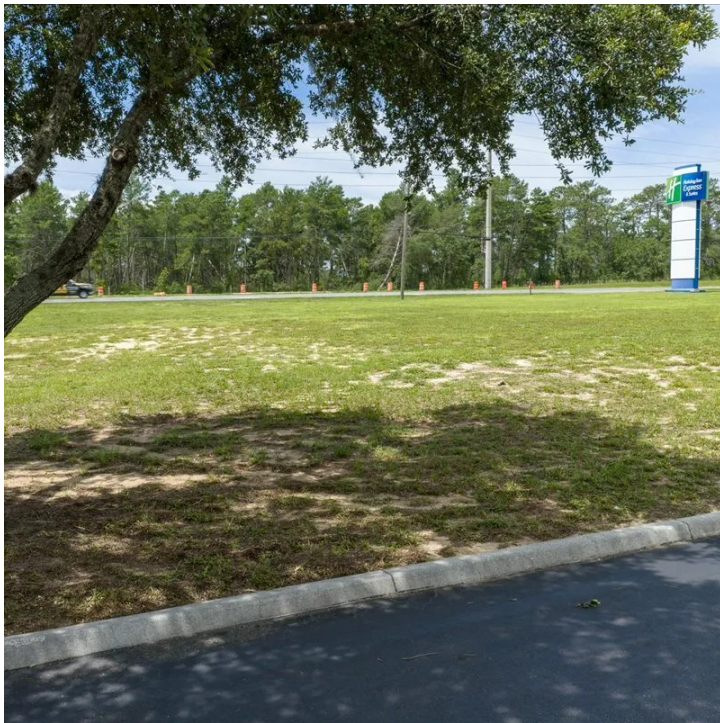
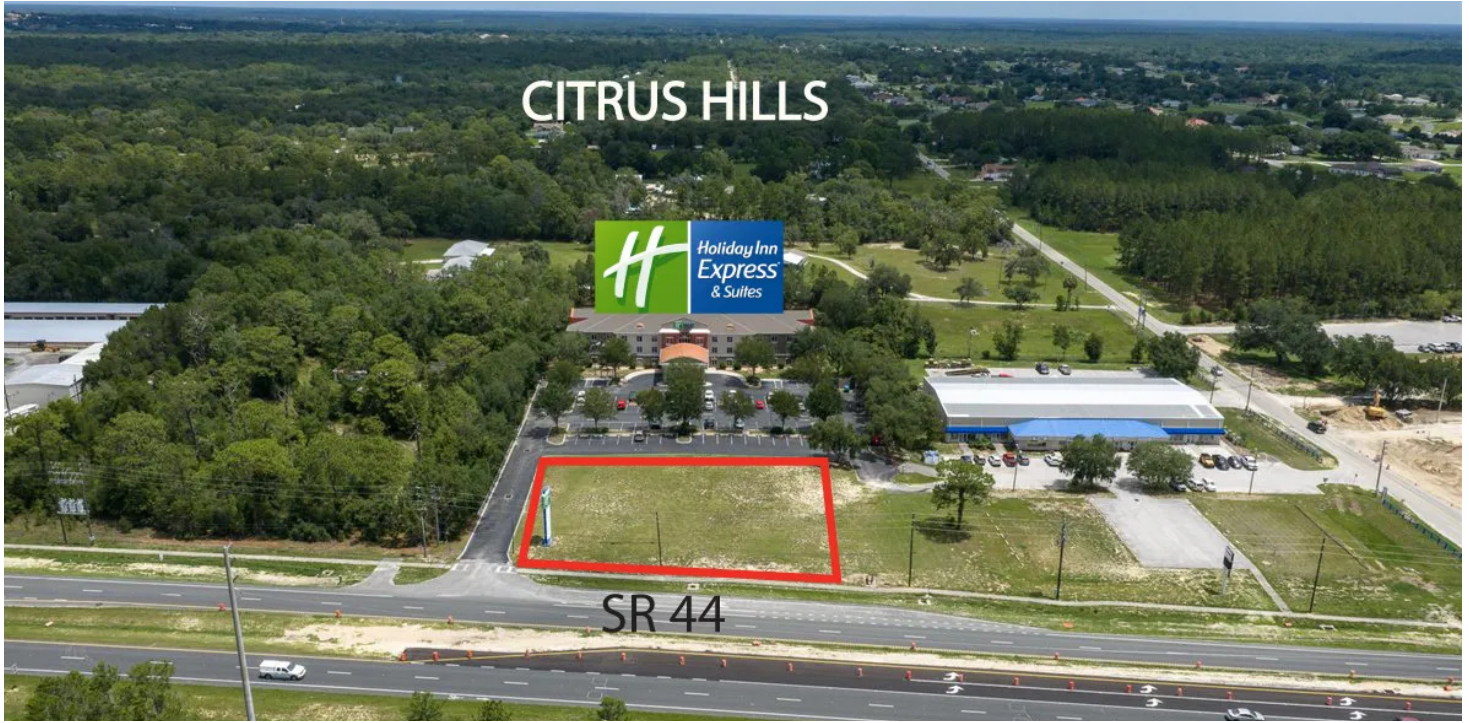


GROUND LEASE

903 EAST GULF TO LAKE HIGHWAY LECANTO, FL 34461

ADDITIONAL PHOTOS

LAND FOR LEASE



FOR MORE INFORMATION CONTACT:

Erin Freel | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

