



REDEVELOPMENT OPPORTUNITY FOR SALE

601 S US Hwy 41, Inverness, FL 34450

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For Sale: \$1,900,000

Availability: ± 3.13 Acres
 ± 11,746 SF Office Building



± 3.13 Acres of commercial land on a high-visibility highway, positioned for teardown and ground-up development

Zoning supports office, retail, industrial, or hospitality

650 feet of direct frontage on US Highway 41 (26,700 AADT), the main road through Inverness

Direct access to the Withlacoochee State Trail along the eastern boundary, a top-ten national trail destination that runs 47 miles and draws about 500,000 visitors a year

Less than a mile from downtown Inverness, HCA Florida Citrus Hospital, and the new Depot District on Lake Henderson, where the city has invested \$1M in an open-air market, waterfront park, and trail access

A one-hour drive from both Tampa and Orlando, in one of the fastest-growing regions in the country

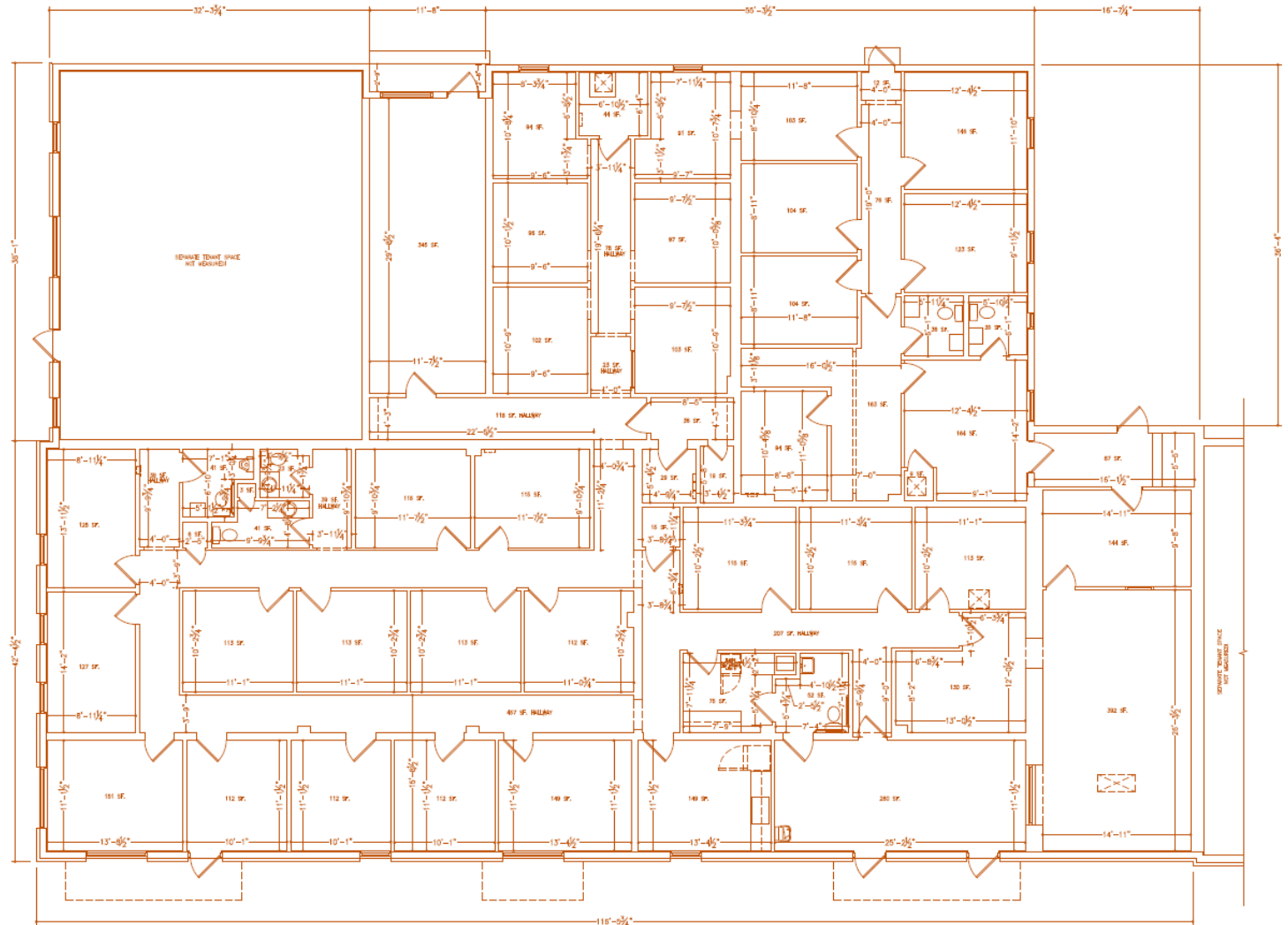
DEMOGRAPHICS

	2026	5Mins	10Mins	15Mins
Total Population		6,950	24,696	37,253
Average HH Income		\$64,127	\$77,842	\$78,341
Total Households		3,412	11,560	17,208

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

Information furnished regarding the subject property is believed to be accurate, but no guarantee or representation is made. References to square footage are approximate. This offering is subject to errors, omissions, prior sale or lease or withdrawal without notice. ©2026 First Capital Property Group, Licensed Real Estate Brokers & Managers.

FLOORPLAN

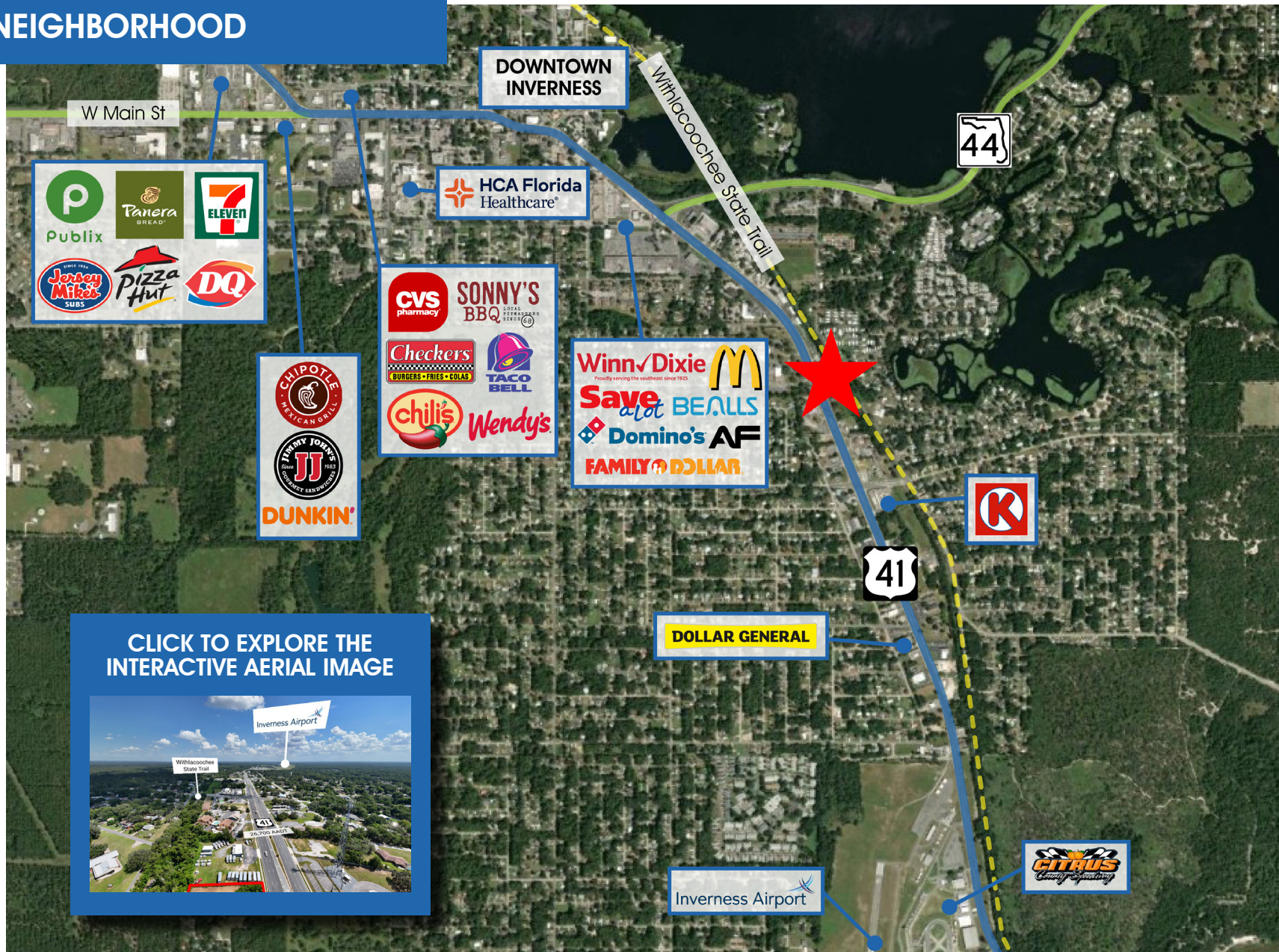


Floorplan does not include units 605 and 607.

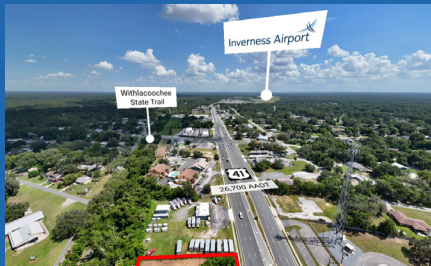
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THE NEIGHBORHOOD



CLICK TO EXPLORE THE
INTERACTIVE AERIAL IMAGE



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FIRST CAPITAL
Property Group

Commercial Real Estate Services

PARCEL

Inverness Airport

Frontage: $\pm 624.58'$ (HWY 41 S)

Depth: $\pm 160.79' - 265.46'$

Parcel ID: 20E19S21 44310



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INVERNESS, FL MARKET HIGHLIGHTS

SMALL TOWN, BIG MOMENTUM

Inverness was named the **2026 #2 Best Small Town in the South** by the USA TODAY 10Best Readers' Choice Awards, climbing from #3 the year before. Known as Florida's "Small Town Done Right," it beat out nearly 20 other Southern towns on the strength of its historic downtown, its parks, and the Withlacoochee State Trail.

The property sits on US 41 in downtown Inverness, near HCA Florida Citrus Hospital, county government offices, and the Depot District on Lake Henderson. Downtown centers on the historic Courthouse Square, where live music, festivals, independent restaurants, and landmarks like the Valerie Theatre draw activity year-round.

MARKET DRIVERS

The county's economy is led by health care and social assistance, retail trade, and accommodation and food services, with public administration and utilities among the higher-paying sectors.

The biggest shift on the horizon is the Suncoast Parkway 2 extension, which reached County Road 486 in 2025 with additional phases funded further into the county. The new toll corridor is opening Citrus County to Tampa Bay commuters and freight, a significant catalyst for land value and commercial demand along its path.



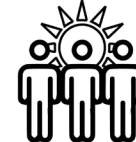
DEMOGRAPHICS



\$737,585
AVERAGE NET WORTH



51.7
MEDIAN AGE



20,532
TOTAL DAYTIME POPULATION



8,679
TOTAL EMPLOYEES

