

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rectangular box. Below the box is a horizontal bar with red, yellow, and blue segments.

Colliers

Accelerating success.

17,708 SF
Available

Citrus Center For Lease

2605 E. Gulf to Lake Hwy
Inverness, FL 34453

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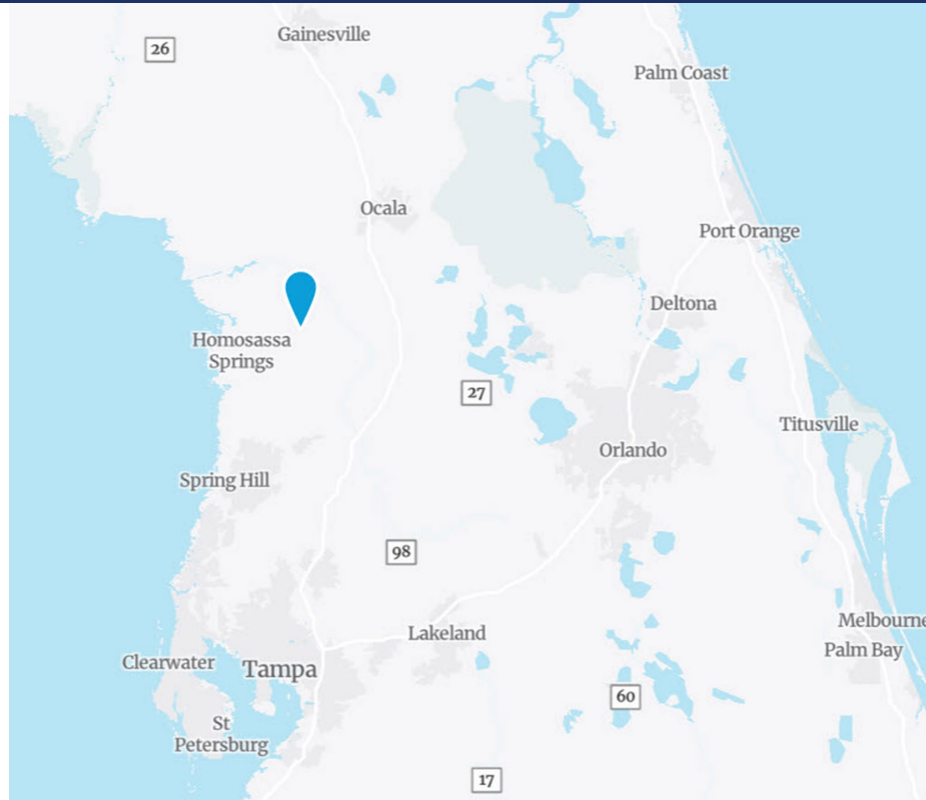
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Citrus Center is located in Inverness, the county seat of Citrus County
- home to the Citrus County Courthouse and supporting offices

Features & Amenities

- 900 - 17,708 SF available
- Join: TJ Maxx, Regal Cinema, Dollar Tree, Pet Supermarket and more
- Average household income of \$83,271 within 3 miles
- 38,500 cars per day on E. Gulf to Lake Hwy
- Just over 5 miles east of the new Suncoast Parkway Extension, providing greater connectivity with the greater Tampa area and Tampa International Airport
- Established trade area with full-time and seasonal residents



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Site Plan & Availabilities



F81	Tires Plus
GC1	Tequila Garden
2607A	China First
2607B	Armed Forces Recruitment Center
2609A	Dollar Tree
A2	Edward Jones
A3	Advanced America
A4	Available soon - 900 SF
A5	Available soon - 1,500 SF
A6	Vape Shop

A7	LifeSouth
GL1	Regal Cinemas
B1	Optimart
B2	Subway
B3	Fantastic Sam's
B4	Glory Nails
B5	El Ranchito
B6	Pet Supermarket
C1	Sally Beauty
C2	Domino's Pizza

D1	UPS
D2	Pinch-a-Penny
E1-4	Cato
WD1	Available - 17,708 SF
WD2	TJ Maxx
G1	Available soon - 2,578 SF
G2	Coast Dental
G3	Mattress Firm
NB1	BBVA Compass

Total GLA - 142,215





Demographic Summary

	3-Mile	5-Mile	7-Mile
Total Population	12,904	33,615	61,691
Daytime Population	14,150	37,808	64,375
Average Household Income	\$79,289	\$83,271	\$74,144
Median Age	56.2	60.5	59.0



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