

# Citrus Center For Lease

2605 E. Gulf to Lake Hwy  
Inverness, FL 34453



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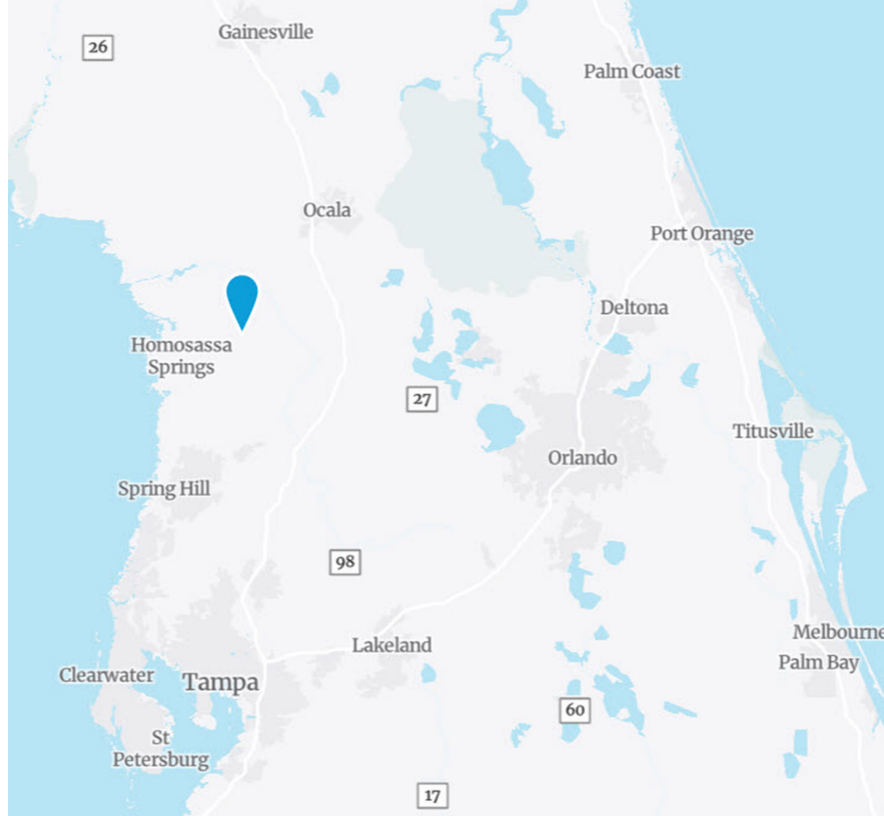


Accelerating success.

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

## Features & Amenities

- 900 - 2,700 SF available
- Join: TJ Maxx, OfficeMax, 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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## Availabilities

|       |                                 |
|-------|---------------------------------|
| F81   | Tires Plus                      |
| GC1   | Tequila Garden                  |
| 2607A | China First                     |
| 2607B | Armed Forces Recruitment Center |
| 2609A | Dollar Tree                     |
| A2    | Available - 900 SF              |
| A3    | Available soon - 900 SF         |
| A4    | Available soon - 900 SF         |
| A5    | One Main Financial coming soon! |
| A6    | Vape Shop                       |

|     |                           |
|-----|---------------------------|
| A7  | LifeSouth                 |
| GL1 | Regal Cinemas             |
| B1  | Available soon - 1,200 SF |
| 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 Fashions |
| WD1  | OfficeMax     |
| WD2  | TJ Maxx       |
| G1   | Opti-Mart     |
| 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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