

Lecanto Commercial Land

In the path of Suncoast Parkway 2 project
4717 West Crystal Oaks Drive, Lecanto, FL 34461



**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION



For Sale

- 2.53 Acres zoned GNC General Commercial
- Excellent location and visibility
- Corner parcel with frontage on 2 sides
- Central sewer and water available from Citrus County Utilities
- Strategically located to benefit from Suncoast Parkway 2 project
- Sale Price: \$995,000



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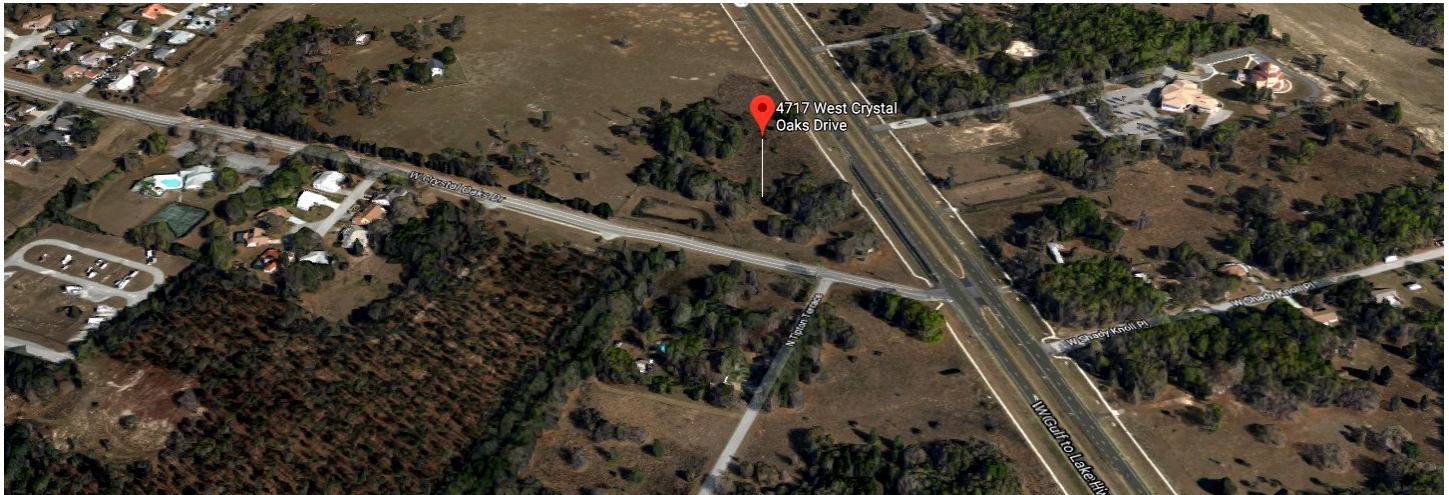
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The property is located on the northwest corner of SR 44 and Crystal Oaks Drive, approximately 4 miles south-east of Crystal River, Florida, and 2 miles north of the intersection of SR 44 and SR 491 in Lecanto, Florida. The corner parcel is strategically located at the proposed intersection of Suncoast Parkway 2 and SR 44.

It is a 2.5± acre site, zoned GNC, with 172± ft. of frontage on SR 44 and 142± ft. along Crystal Oaks Drive. The site wraps around the entrance feature for Crystal Oaks Subdivision.

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



36,239
Population

59.5

Median Age



Average Household Size

39,519

Daytime Population

ANNUAL HOUSEHOLD SPENDING



\$1,498
Apparel &
Services



\$125
Computers



\$2,737
Eating Out



\$4,164
Groceries



\$5,158
Health Care

INCOME



\$48,587
Median Household
Income



\$30,765
Per Capita Income



\$170,355
Median Net Worth

EMPLOYMENT



60%
White Collar



24%
Blue Collar



16%
Services

6.1%

Unemployment
Rate

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