LECANTO PRESERVE

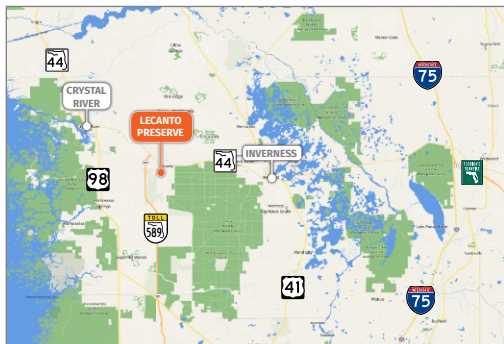### LECANTO, FL

3440 West Gulf to Lake Highway, Lecanto, FL 34461

MARKET: West Florida **COUNTY:** Citrus **GLA:** ±54,000 SF **Parcel Sizes:** ±0.8 to 10.35 Acres **TRAFFIC COUNT:** ±32,800 (Combined)

- Lecanto Preserve is a new planned use development slated to be delivered in Q1 2026 and containing 30+ acres of proposed retail and outparcels, as well as 838+ residential units, including single family homes and townhomes.

- Located in the fast-growing community of Lecanto, FL, conveniently located less than two miles from the recently opened Suncoast Parkway extension offering convenient access to Pasco and Hillsborough Counties.
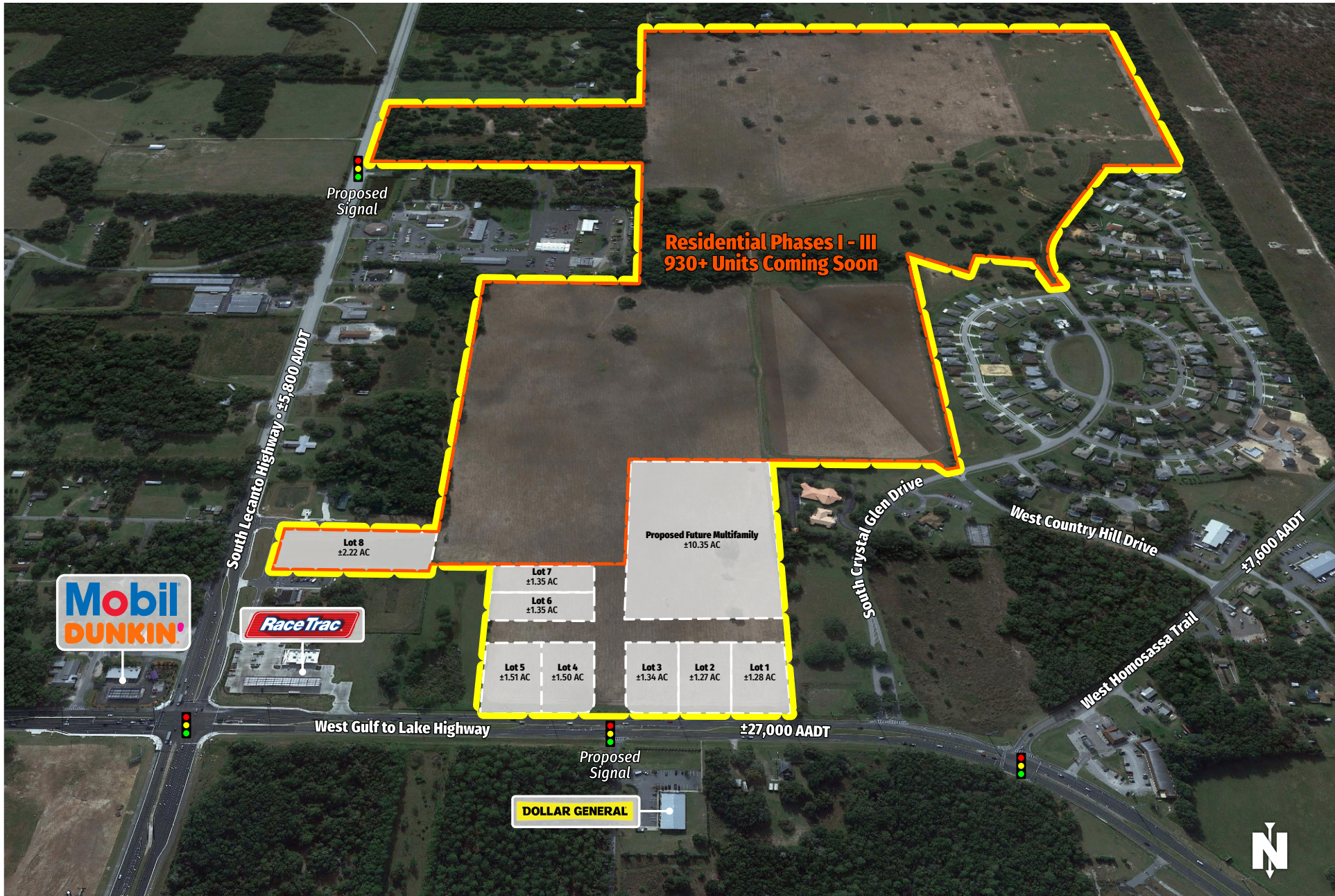
NOLAN COLLIER | LEASING AGENT

ncollier@secenters.com

(407) 233-1393 | Mobile (407) 864-6897

SOUTHEAST CENTERS

WWW.SOUTHEASTCENTERS.COM

Proposed Signal

South Lecanto Highway • ±5,800 AADT

Residential Phases I - III
930+ Units Coming Soon

South Crystal Glen Drive

West Country Hill Drive

±7,600 AADT

West Homosassa Trail

Mobil
DUNKIN'

RaceTrac

Lot 8
±2.22 AC

Proposed Future Multifamily
±10.35 AC

Lot 7
±1.35 AC

Lot 6
±1.35 AC

Lot 5
±1.51 AC

Lot 4
±1.50 AC

Lot 3
±1.34 AC

Lot 2
±1.27 AC

Lot 1
±1.28 AC

West Gulf to Lake Highway

±27,000 AADT

Proposed Signal
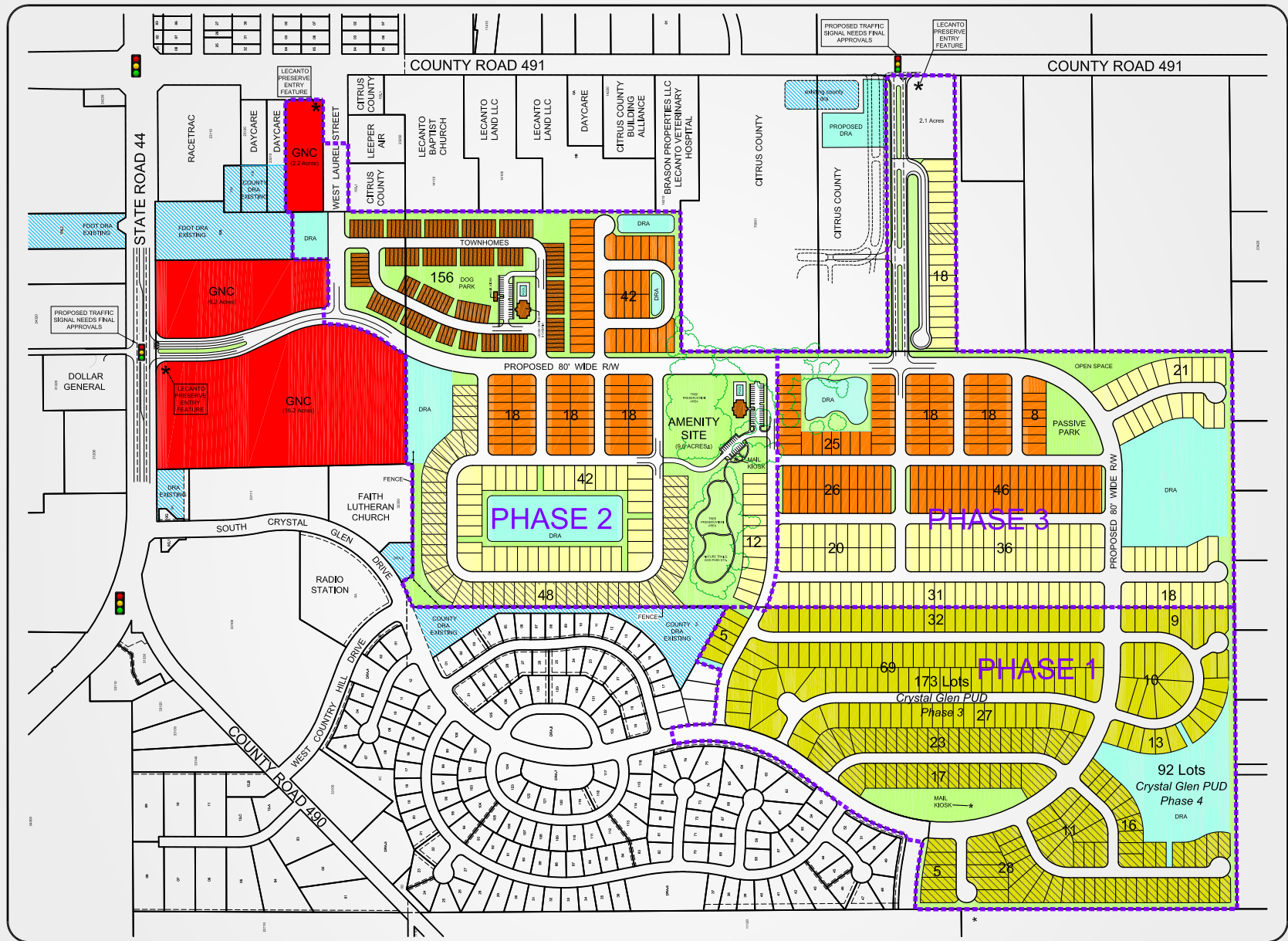
DOLLAR GENERAL

N

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LECANTO PRESERVE

3440 West Gulf to Lake Highway, Lecanto, FL 34461

SOUTHEAST
CENTERS

COUNTY ROAD 491

PROPOSED TRAFFIC SIGNAL NEEDS FINAL APPROVALS

LECANTO PRESERVE ENTRY FEATURE

COUNTY ROAD 491

CITRUS COUNTY

LECANTO BAPTIST CHURCH

LECANTO LAND LLC

LECANTO LAND LLC

DAYCARE

CITRUS COUNTY BUILDING ALLIANCE

BRASON PROPERTIES LLC
LECANTO VETERINARY HOSPITAL

CITRUS COUNTY

CITRUS COUNTY

existing county DRA

PROPOSED DRA

2.1 Acres

RACETRAC

DAYCARE

DAYCARE

COUNTY DRA EXISTING

GNC (2.2 Acres)

LECANTO PRESERVE ENTRY FEATURE

*

WEST LAUREL STREET

CITRUS COUNTY

LEEPER AIR

CITRUS COUNTY

DRA

STATE ROAD 44

FDOT DRA EXISTING

FDOT DRA EXISTING

GNC (6.2 Acres)

*

LECANTO PRESERVE ENTRY FEATURE

GNC (16.2 Acres)

DRA

DRA EXISTING

TOWNHOMES

156

DOG PARK

DRA

42

DRA

18

PROPOSED 80' WIDE R/W

18

18

18

AMENITY SITE (9.9 ACRES±)

TREE PRESERVATION AREA

DRA

25

18

18

8

OPEN SPACE

21

PASSIVE PARK

PROPOSED TRAFFIC SIGNAL NEEDS FINAL APPROVALS

DOLLAR GENERAL

FENCE

FAITH LUTHERAN CHURCH

DRA

42

PHASE 2

DRA

MAIL KIOSK

26

46

PHASE 3

DRA

SOUTH CRYSTAL GLEN DRIVE

RADIO STATION

COUNTY DRA EXISTING

FENCE

COUNTY DRA EXISTING

48

12

20

36

PROPOSED 80' WIDE R/W

31

18

WEST COUNTRY HILL DRIVE

5

32

9

69

173 Lots
Crystal Glen PUD
Phase 3

27

PHASE 1

10

COUNTY ROAD 490

23

13

17

92 Lots
Crystal Glen PUD
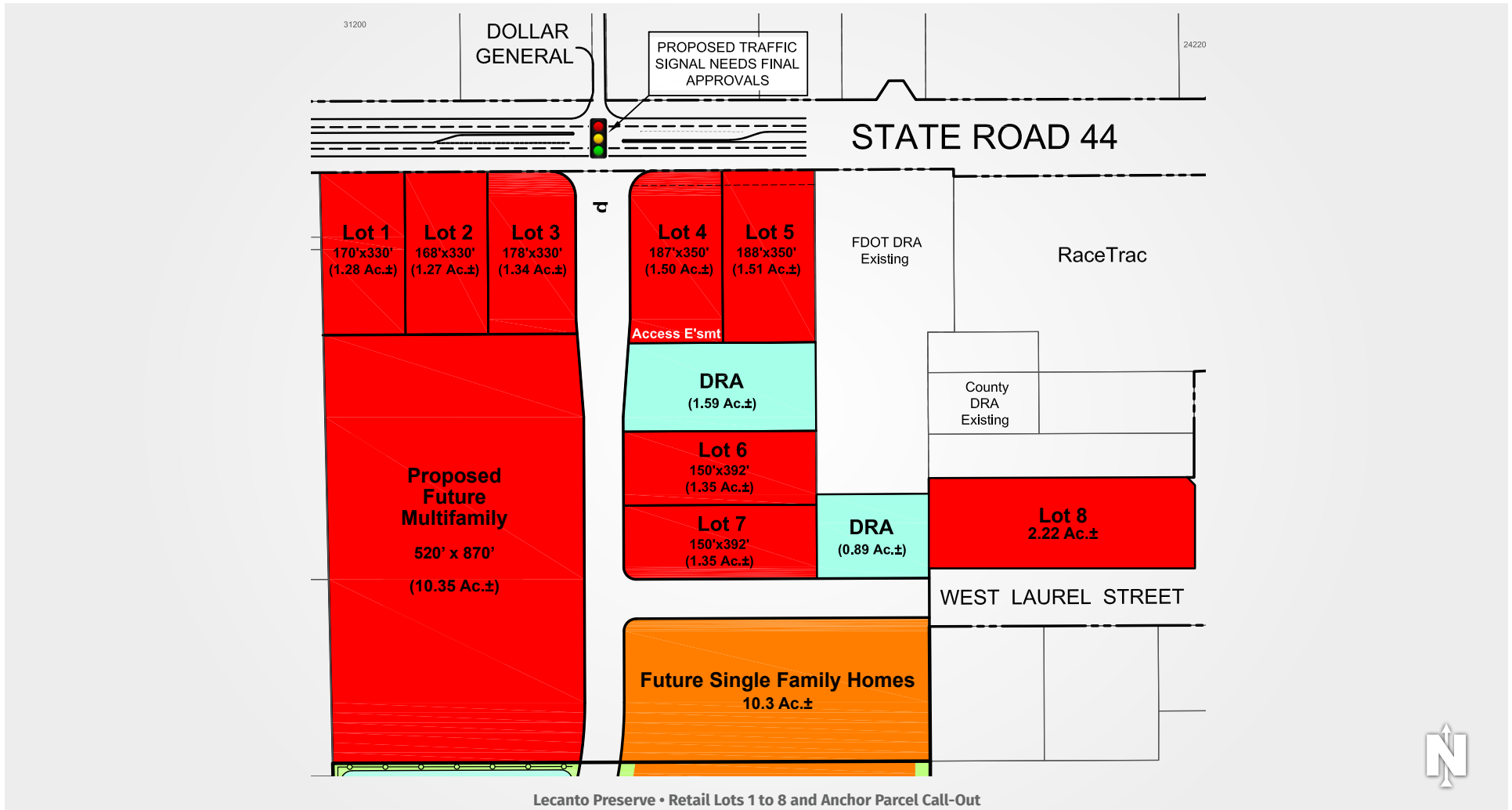Phase 4

MAIL KIOSK

11

16

DRA

5

28

*

N

Lecanto Preserve • Master Site Plan

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LECANTO PRESERVE
3440 West Gulf to Lake Highway, Lecanto, FL 34461

SOUTHEAST CENTERS

31200   24220

DOLLAR GENERAL

PROPOSED TRAFFIC SIGNAL NEEDS FINAL APPROVALS

STATE ROAD 44

Lot 1
170'x330'
(1.28 Ac.±)

Lot 2
168'x330'
(1.27 Ac.±)

Lot 3
178'x330'
(1.34 Ac.±)

Lot 4
187'x350'
(1.50 Ac.±)

Lot 5
188'x350'
(1.51 Ac.±)

FDOT DRA Existing

RaceTrac

Access E'smt

DRA
(1.59 Ac.±)

County DRA Existing

Proposed Future Multifamily

520' x 870'

(10.35 Ac.±)

Lot 6
150'x392'
(1.35 Ac.±)

Lot 7
150'x392'
(1.35 Ac.±)

DRA
(0.89 Ac.±)

Lot 8
2.22 Ac.±

WEST LAUREL STREET

Future Single Family Homes
10.3 Ac.±

Lecanto Preserve • Retail Lots 1 to 8 and Anchor Parcel Call-Out

DEMOGRAPHICS	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
3 MILES	8,817	56.3	$61,973
5 MILES	35,006	57.3	$61,435
7 MILES	70,201	56.5	$58,213

Southeast Centers offers best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management.

SOUTHEAST
CENTERS