



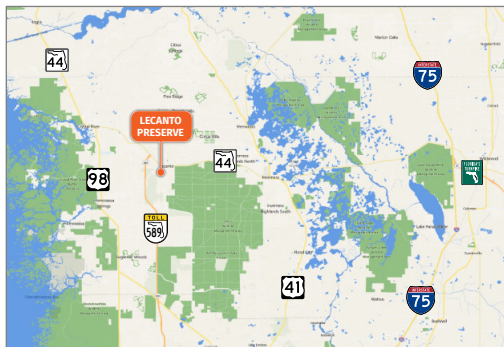
# LECANTO PRESERVE

3440 West Gulf to Lake Highway, Lecanto, FL 34461

# LECANTO, FL



**MARKET:** West Florida    **COUNTY:** Citrus    **GLA:** ±54,00 SF    **Parcel Sizes:** ±0.8 to 10.35 Acres    **TRAFFIC COUNT:** ±32,800 (Combined)



- Lecanto Preserve is a new planned use development slated to contain 30+ acres of proposed retail and outparcels, as well as 930+ 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.
- Multiple retail outparcel opportunities available fronting State Road 44 at a future signalized intersection. Proposed anchor space and adjacent shop space also available.

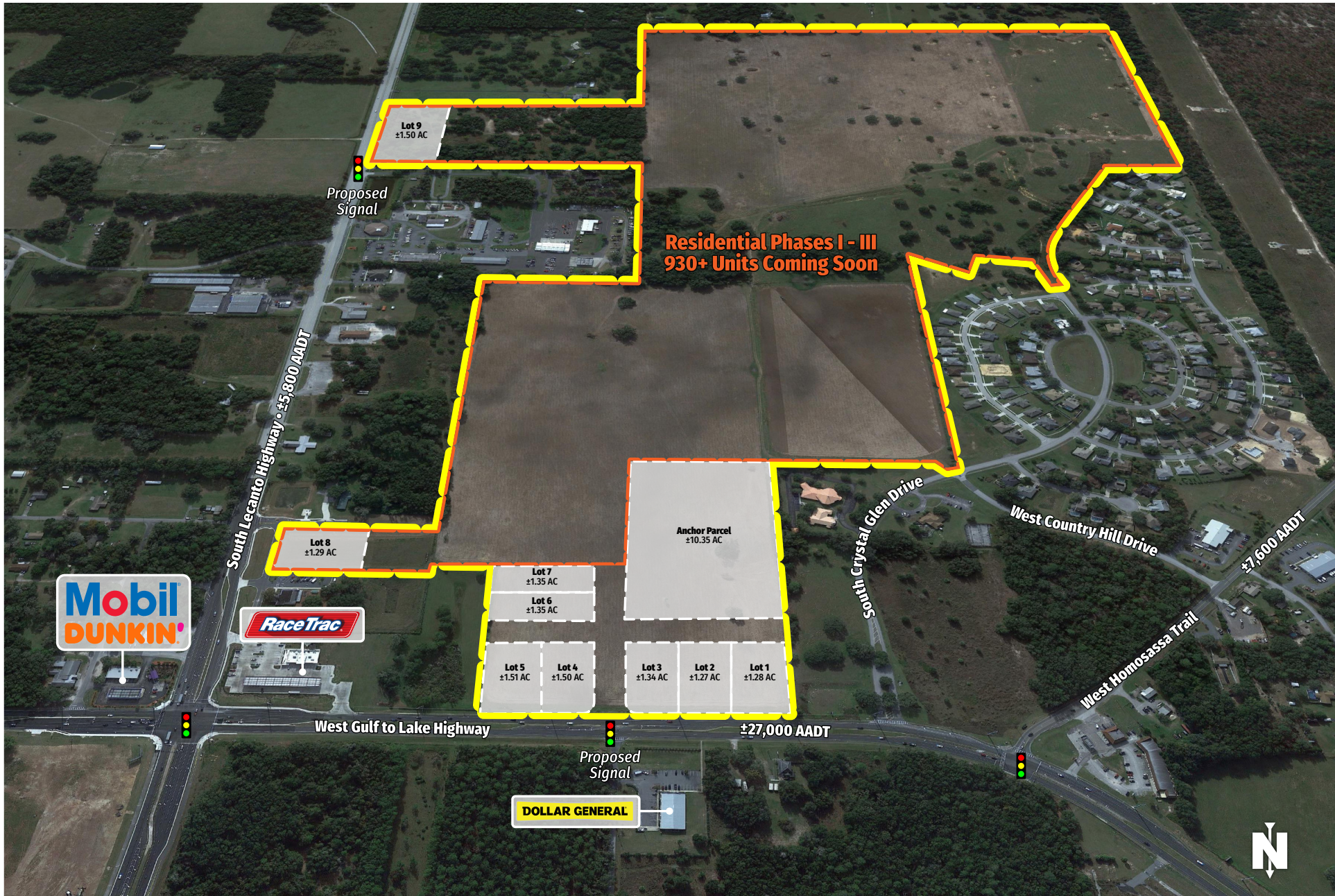
**NOLAN COLLIER** | LEASING AGENT

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[WWW.SOUTHEASTCENTERS.COM](http://WWW.SOUTHEASTCENTERS.COM)

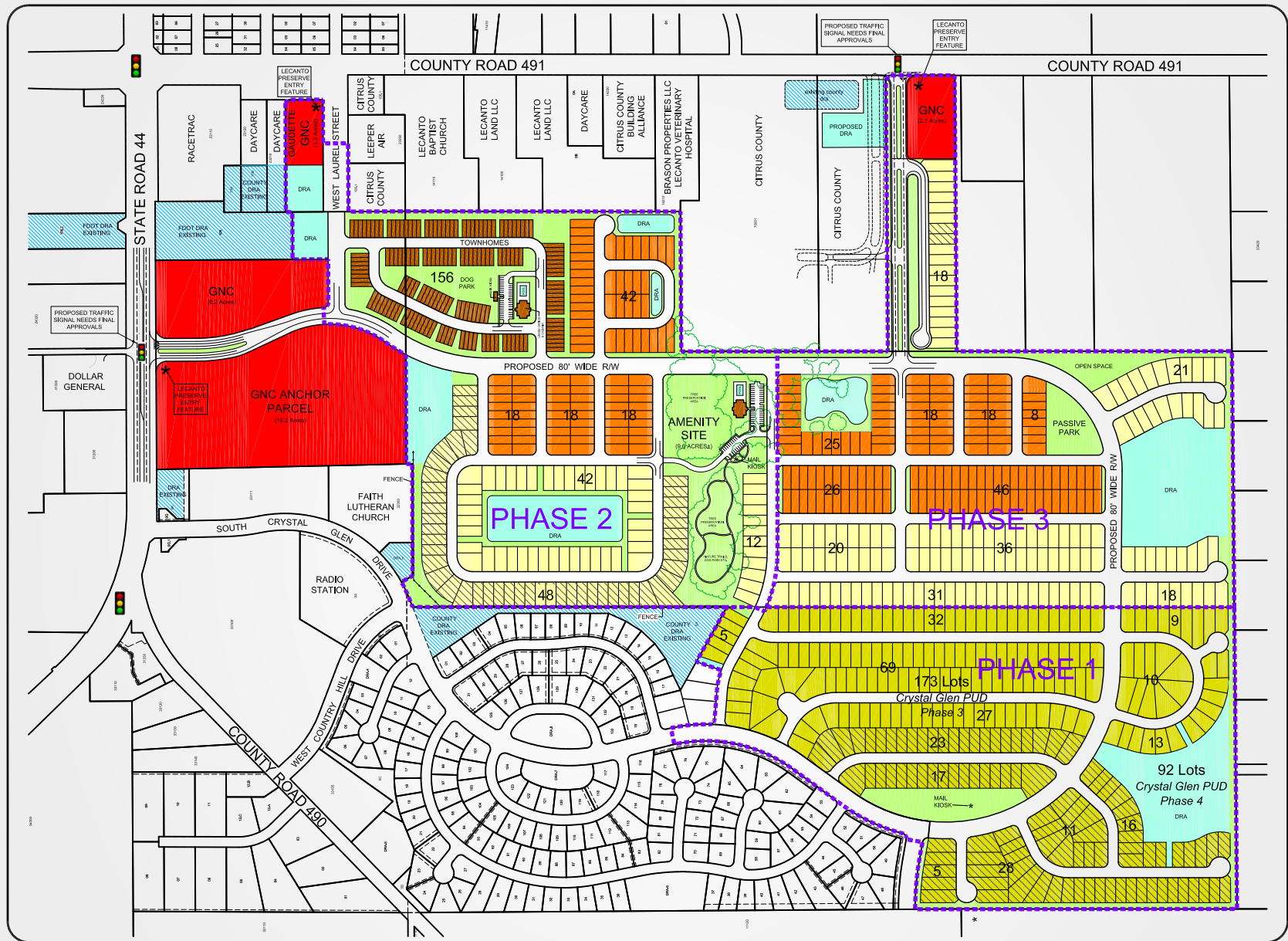


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**SOUTHEAST CENTERS**



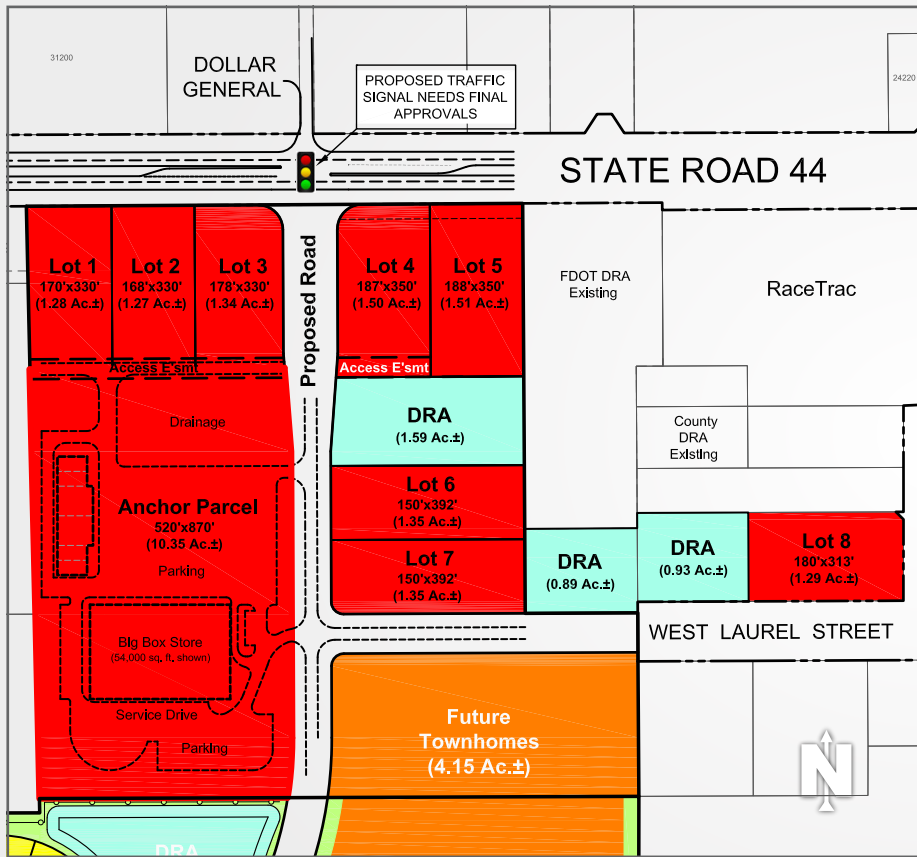
Lecanto Preserve • Master Site Plan

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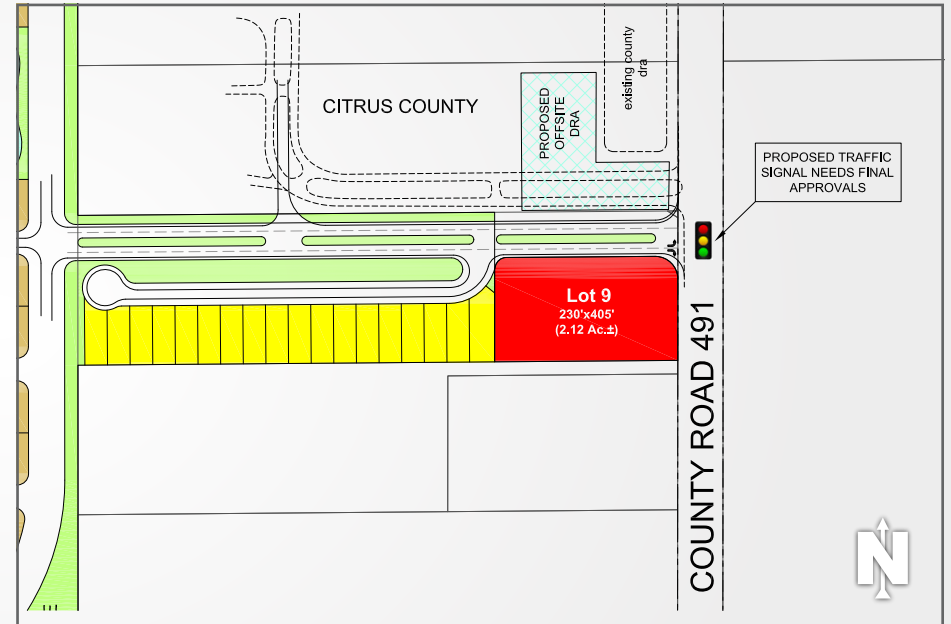
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Lecanto Preserve • Retail Lots 1 to 8 and Anchor Parcel Call-Out



Lecanto Preserve • Retail Lot 9 Call-Out

**DEMOGRAPHICS**

**TOTAL POPULATION**

**MEDIAN AGE**

**AVERAGE HH INCOME**

<b>3 MILES</b>	8,817	56.3	\$61,973
<b>5 MILES</b>	35,006	57.3	\$61,435
<b>7 MILES</b>	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.



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.