



BUILD-TO-SUIT/GROUND LEASE

+/- 4.5 ACRES

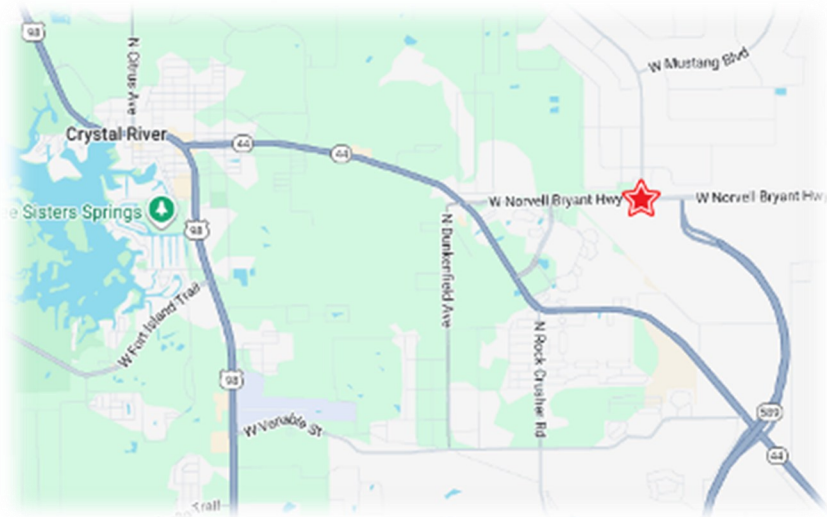
NWC NORVELL BRYANT HWY & W PINE RIDGE RD, CRYSTAL RIVER



Property Highlights

- ◆ Site is 4.5 acres on NWC CR 486 & Pine Ridge Rd
- ◆ Divisible outparcels for BTS or GL
- ◆ Norvell Bryant is last exit on the current extension of the Suncoast Parkway/589
- ◆ Located at traffic light with multiple access points on CR 486 and full access on Pine Ridge
- ◆ Site will serve the growing Lecanto & Citrus Hills trade areas
- ◆ Strong traffic counts and nearby residential growth in Citrus County

	1 Mile	3 Miles	5 Miles
Population	1,705	12,142	43,625
Average HH Income:	\$85,357	\$95,836	\$95,672
Daytime Population:	508	4,467	14,021



CONTACT

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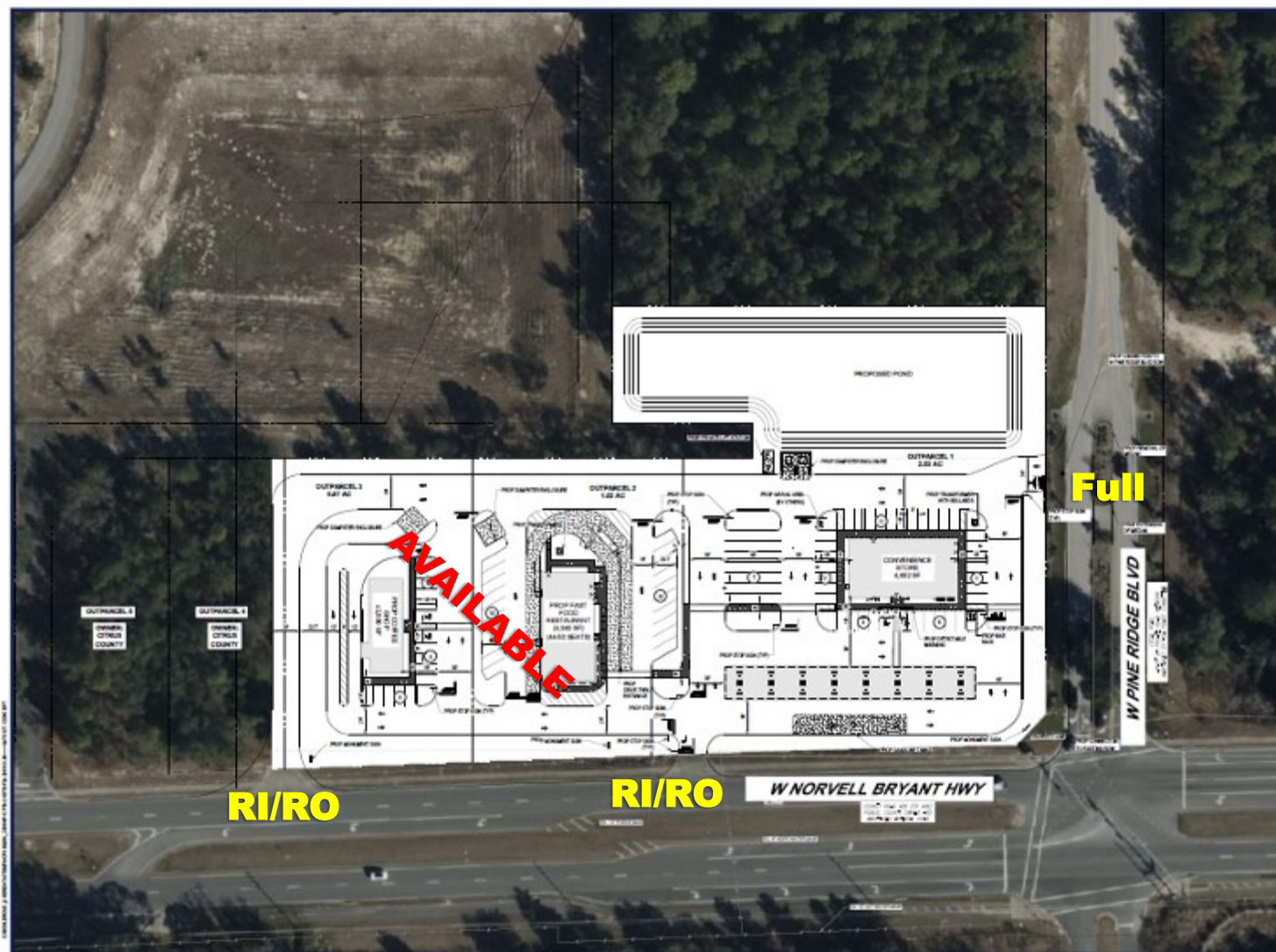


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OUTPARCELS

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Concept Site Plan



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