



**Overview**

- Located at the intersection of U.S. Highway 41 and State Road 44 in Inverness, Florida
- Anchors: Winn-Dixie, Beall's Outlet, Big Lots, and Ace Hardware
- Less than a mile from Downtown Inverness and the Citrus Memorial Hospital
- Well-positioned to get the maximum visibility and traffic flow within the market

**Demos**

3 Miles      5 Miles      7 Miles

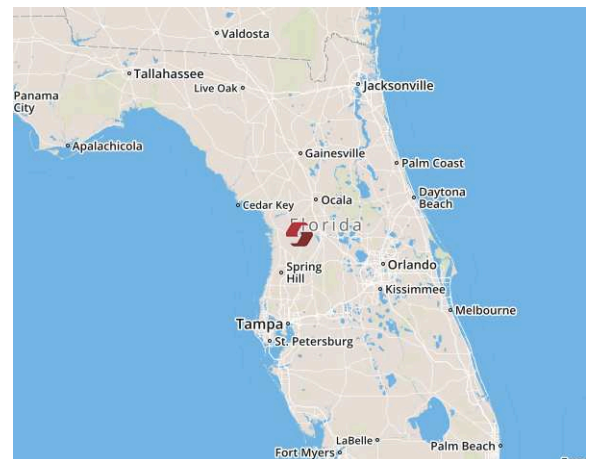
Population	17,818	30,733	41,563
Households	7,988	13,596	18,567
Avg Household Income	\$49,447	\$52,267	\$54,292

**Leasing Contact**

Serina Morison  
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**Traffic Counts (AADT)**

US Hwy 41      24000  
SR 44      16,000





1000	Ace Hardware	10,800	4020	Available	1,800	8000	Beall's Outlet	20,992
2020	A Touch of Italy Pizza & Pasta	2,900	5000	Anytime Fitness	6,500	9010	Winn Dixie Liquor Store	2,625
2030	LA Nails	1,200	6000	Winn Dixie	40,000	9020	Domino's Pizza	1,500
2040	Cricket Wireless	1,800	7010	Gulf Coast Dental Associates	2,500	9030	Ameri-Life Insurance	2,024
3000	Big Lots	26,220	7020	Fortuner Chinese Restaurant	2,000	9050	Available	1,350
4010	Buddy's Home Furnishings	7,500	7030	Whalen Jewelers	2,000			