

**FOR SALE**

**743 South Highway 41  
Inverness, Florida 34450**

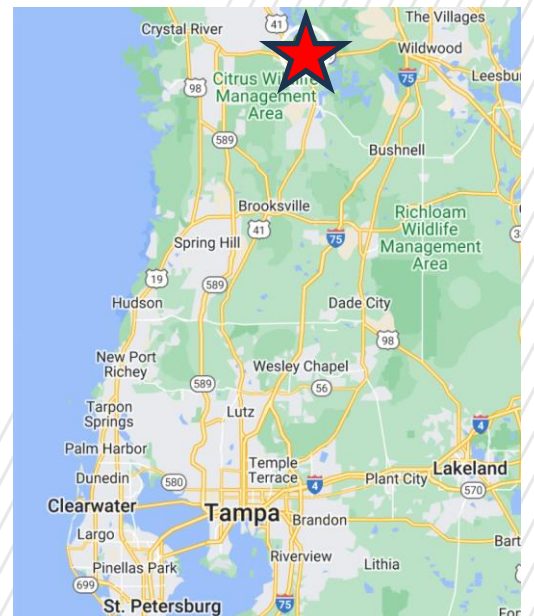


**PROPERTY HIGHLIGHTS**

Site has great visibility and exposure on South Highway 41. Due to the property’s positioning on a hard corner of a lighted intersection the property is easily accessible from both roads.

<b>BUILDING SF</b>	5,030 SF
<b>LAND SF</b>	0.83 AC
<b>YEAR BUILT</b>	1983
<b>PARKING</b>	Approx 12
<b>TRAFFIC COUNTS</b>	16,200 VPD

<b>SIGNAGE TYPE</b>	Monument
<b>3-MILE (POP.)</b>	19,387
<b>5-MILE (POP.)</b>	32,823
<b>MED. INCOME</b>	\$40,292
<b>SPACE USE</b>	See Restrictions



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### OTHER INFORMATION

South Highway 41's corridor hosts local, regional and national retail operators and is one of the most heavily traveled thoroughfares in this submarket, located in Citrus County.



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	20E19S21431000110
<b>2024 RE TAXES</b>	\$10,254.89
<b>ZONING</b>	Commercial



### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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