

# **FOR SALE**743 South Highway 41 Inverness, Florida 34450

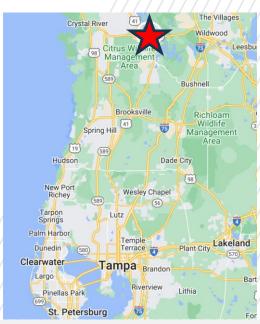


# PROPERTY HIGHLIGHTS

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.

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

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



### **JEFF SCHEIDEGGER**

Account Manager +1 314 384-8662 jeff.scheidegger@cushwake.com

### AMY FOOTE

Senior Associate +1 407-541-4411 amy.foote@cushwake.com



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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**

TAX PARCEL ID	20E19S21431000110
2024 RE TAXES	\$10,254.89
ZONING	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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