

FOR SALE, LEASE & JOINT VENTURE!

3.13 AC | INVERNESS, FL

Prime Pads Available | ± 600' Highway Frontage | Great Investment Opportunity



SEC Mossy Oak Road and US Hwy 41 • Inverness, FL Withlacoochee Corners

Key Features:

- Prime commercial opportunity
- Retail space available now in existing building
- Sale, ground lease, or joint venture considered
- 1 mile from Citrus Memorial Hospital & Historic Downtown
- Access to Withlacoochee State Trail (500k+ annual visitors)
- ±600' of frontage on US Highway 41
- Excellent visibility and access
- Strong traffic counts in a growing trade area
- Ideal for retail, medical, hotel, QSR, restaurant, or mixed-use
- Surrounded by established and new residential growth

Demographics	1 Miles	3 Miles	5 Miles
2026 Population	4,499	19,602	32,851
2026 Households	2,238	9,100	15,131
2026 Avg. HH Income	\$69,326	\$83,840	\$83,890

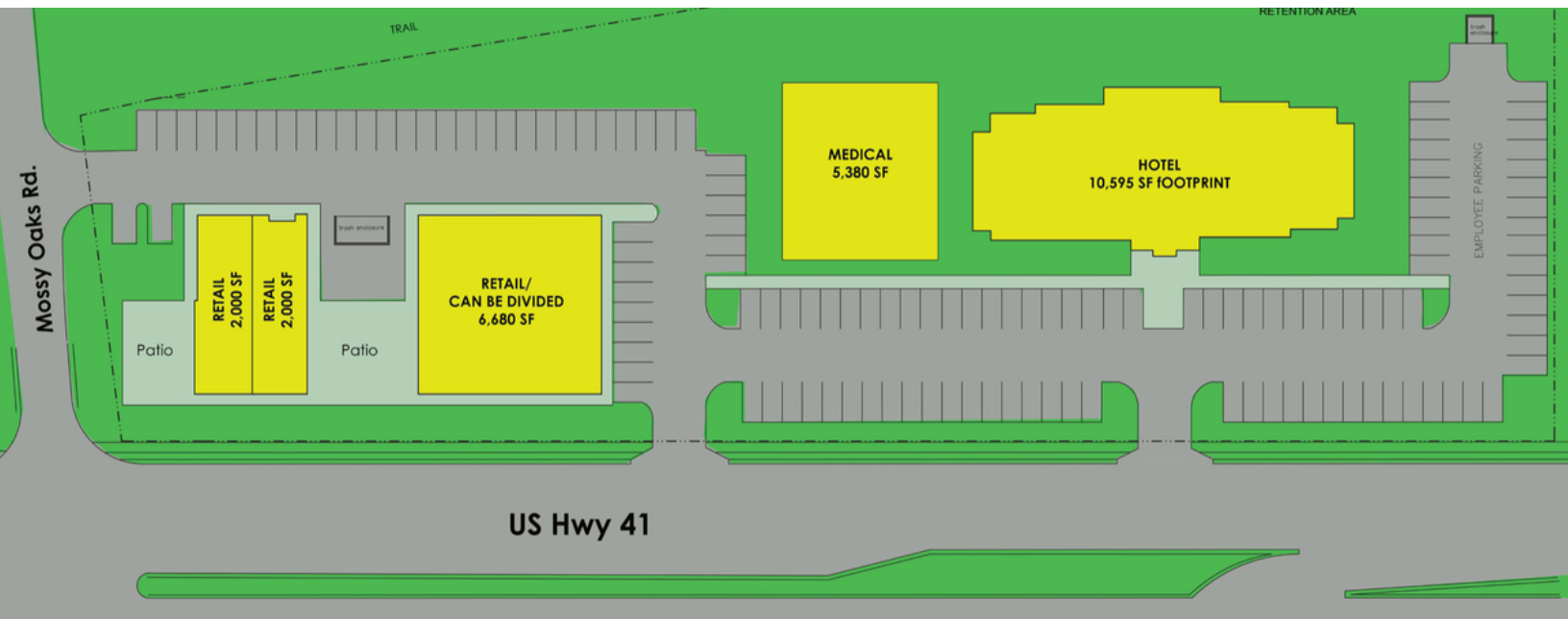
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321-363-4955 | www.TWDRE.com



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