

For Lease

INVERNESS FREE-STANDING BUILDING

2001 Highway 44 West, Inverness, FL



PROPERTY HIGHLIGHTS

- 🌿 **Building Size:** 3,494 SF
- 🌿 **Drive-Thru:** 4 lanes
- 🌿 **Lot Size:** 1.68 acres
- 🌿 **Signage:** Prominent Pylon Sign
- 🌿 **Ingress / Egress:** Full Access
- 🌿 **Traffic Counts:** 32,000 CPD
- 🌿 **Municipality:** City of Inverness
- 🌿 **Deal Type:** Lease, Ground Lease or Build-to-Suit
- 🌿 **Location:** The site is located in the middle of the Inverness SR 44 retail corridor.

DEMOGRAPHICS	3 Mile	5 Mile	7 Mile
Population	16,584	30,220	45,278
Households	7,375	13,546	20,684
Average HH Income	\$47,499	\$50,443	\$55,211
Total Employees	11,770	13,677	17,321

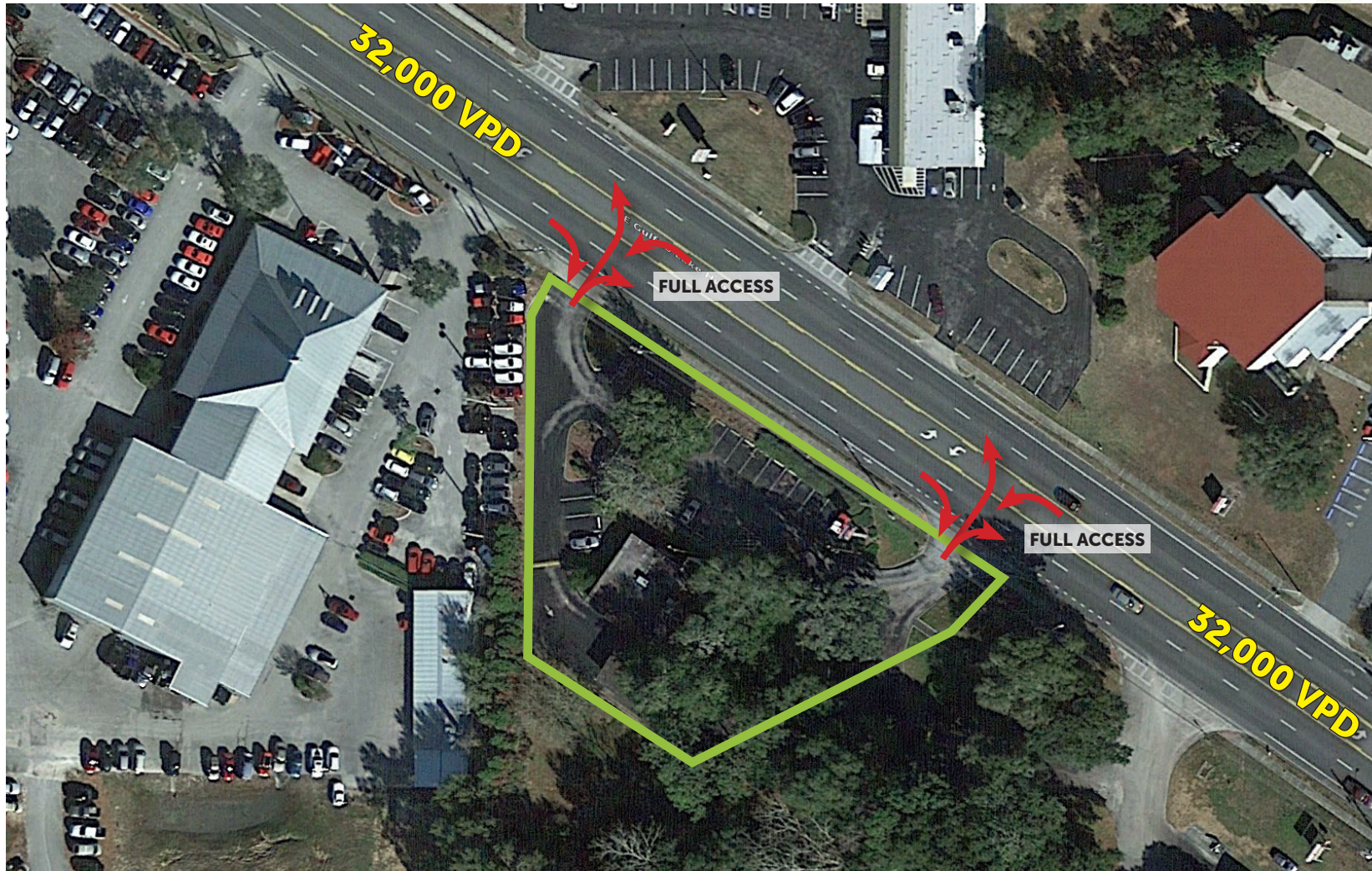
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