

CUSHMAN &
WAKEFIELD

ALLEN RIDGE MEDICAL MALL

Allen Ridge Medical Mall is a 21,000 SF medical office building that is positioned in the geographical center of Citrus County. The area surrounding the site is seeing steady growth and will undertake a \$17.8 million road widening project to include a gas station and other retail additions at the intersection of County Road 491 and State Road 44 which is the second busiest intersection in the county and just blocks away from out site. The mall offers competitive rates, diverse space options and an opportunity to lease rare professional office space available for lease in the area. Rates include all operating expenses except in-suite electricity, janitorial and phone/internet services.



LEASING CONTACT

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Allen Ridge is affiliated with Citrus Memorial Hospital which has been recognized as the second largest employer in Citrus County. This 204-bed inpatient facility offers an array of services such as OP laboratory services, walk-in clinics, rehabilitation services, orthopedic and spine services, emergency room services, diagnostic imaging, heart and vascular center, ob/gyn practice, general surgery and primary care practices.

BUILDING HIGHLIGHTS

- Hospital Affiliation: Citrus Memorial Health System
- Total SF: 20,891
- Asking Rate: \$14.50/SF MG

*Rates include all operating expenses except in-suite electricity, janitorial and phone/internet services.

COMMUNITY

- Located in the very center of Citrus County
- Adjacent to the second busiest intersection in the County
- Future sparked growth with the planned extension of the Suncoast Parkway
- Close proximity to many shopping conveniences



AVAILABLE SUITES

- Suite 508: 1,583 SF
- Suite 510: 1,119 SF
- Suite 512: 1,343 SF
- Suite 514: 1,339 SF
- Suite 520 A: 4,408 SF
- Suite 520 B: 1,820 SF
- Suite 532: 1,336 SF
- Suite 536/538: 2,693 SF

AERIAL OVERVIEW

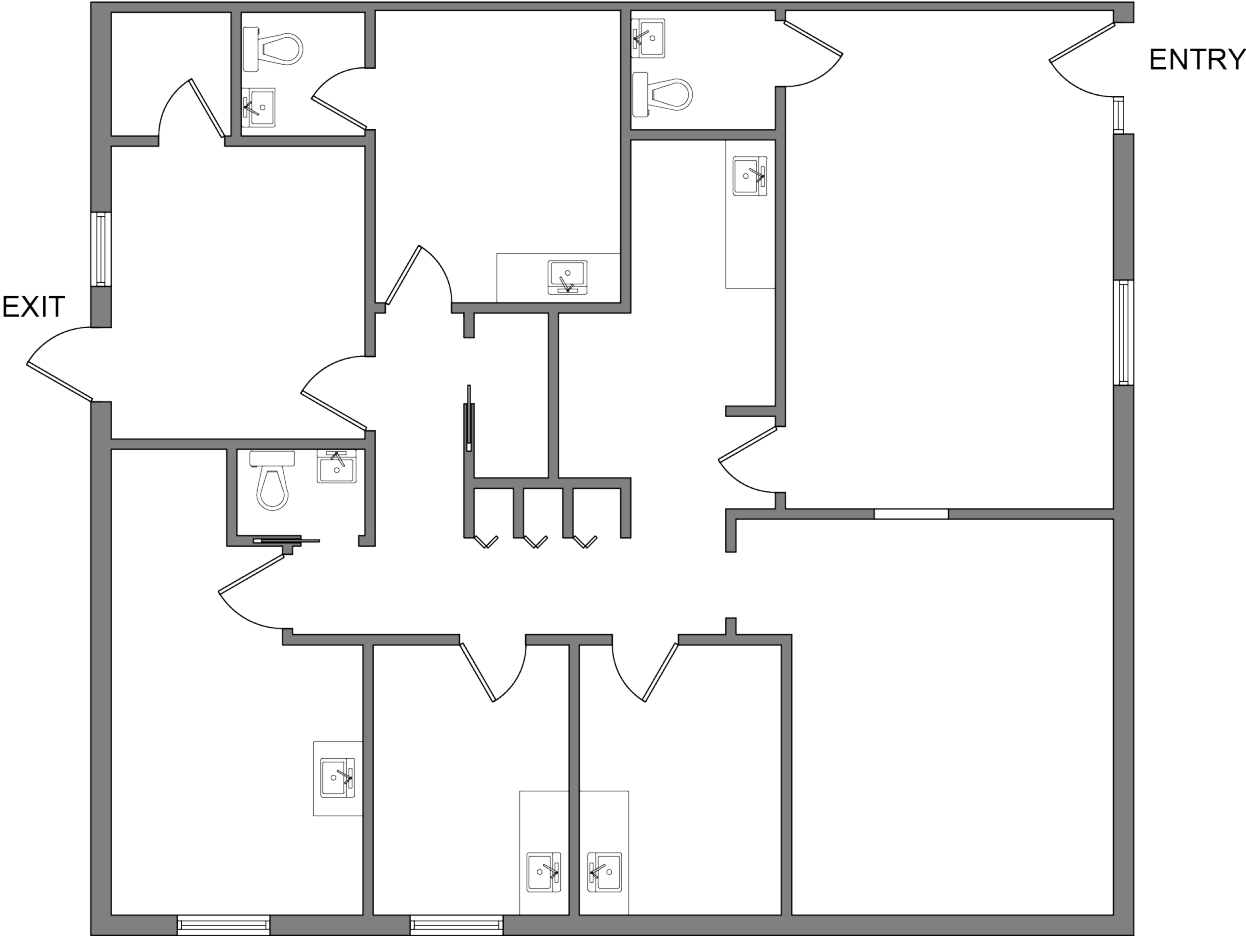


508-540 N Lecanto Highway
Lecanto, FL 34461



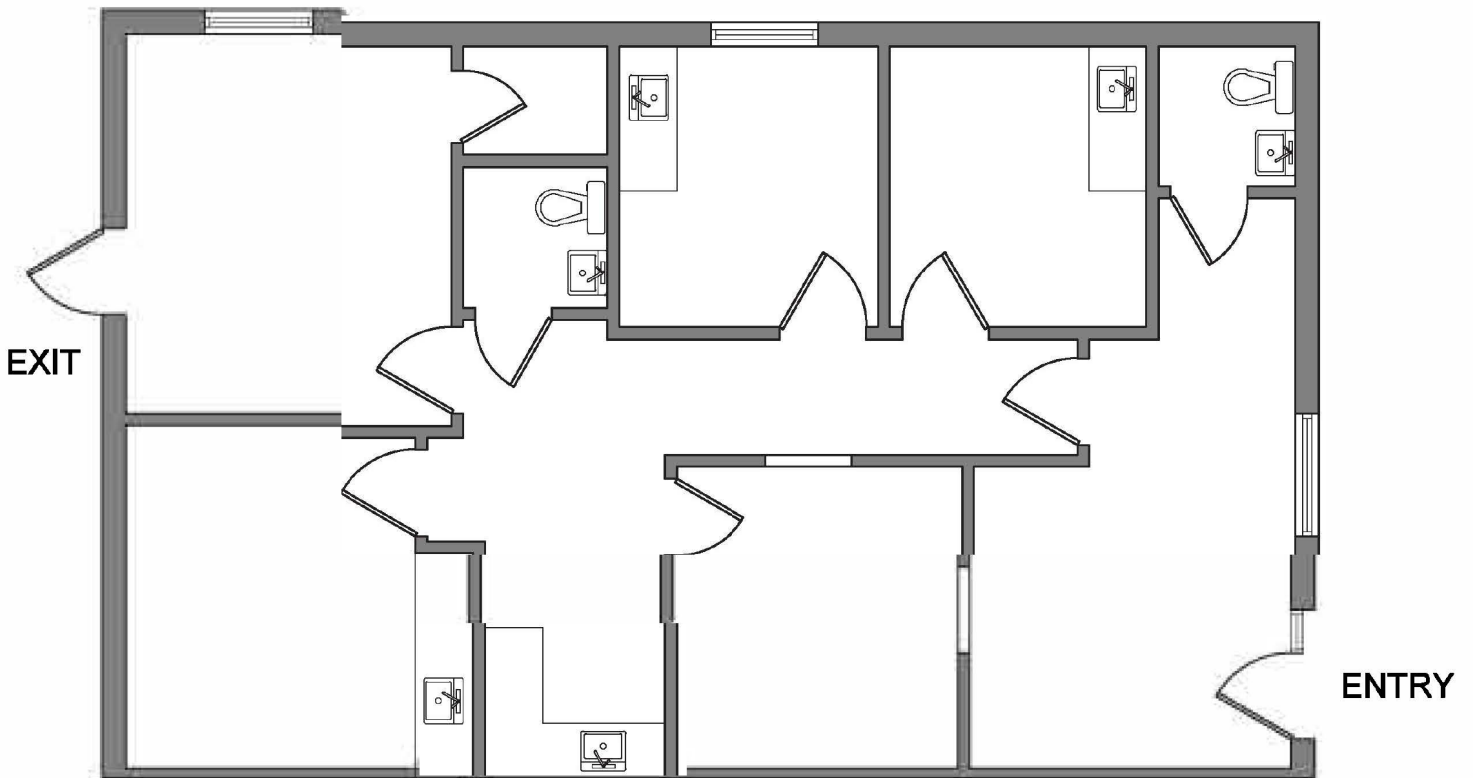
Floor Plans

Suite 508: 1,583 SF



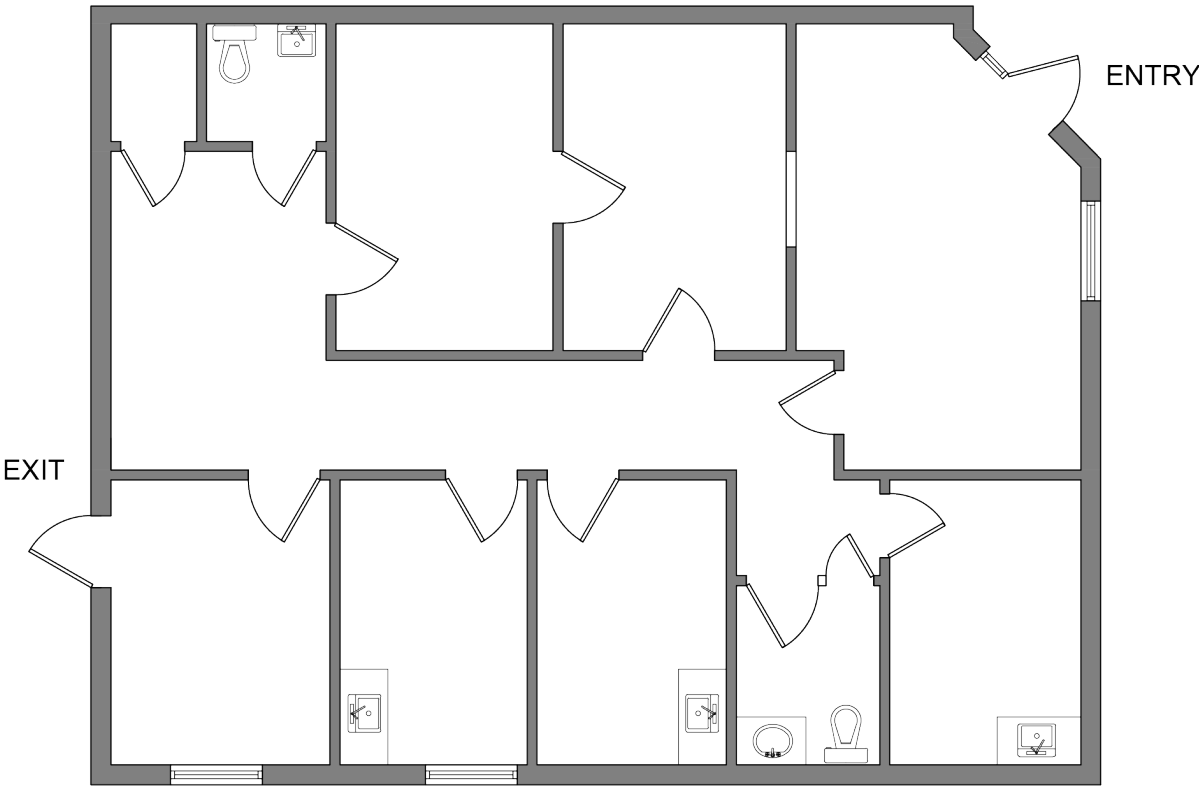
Floor Plans

Suite 510: 1,119 SF



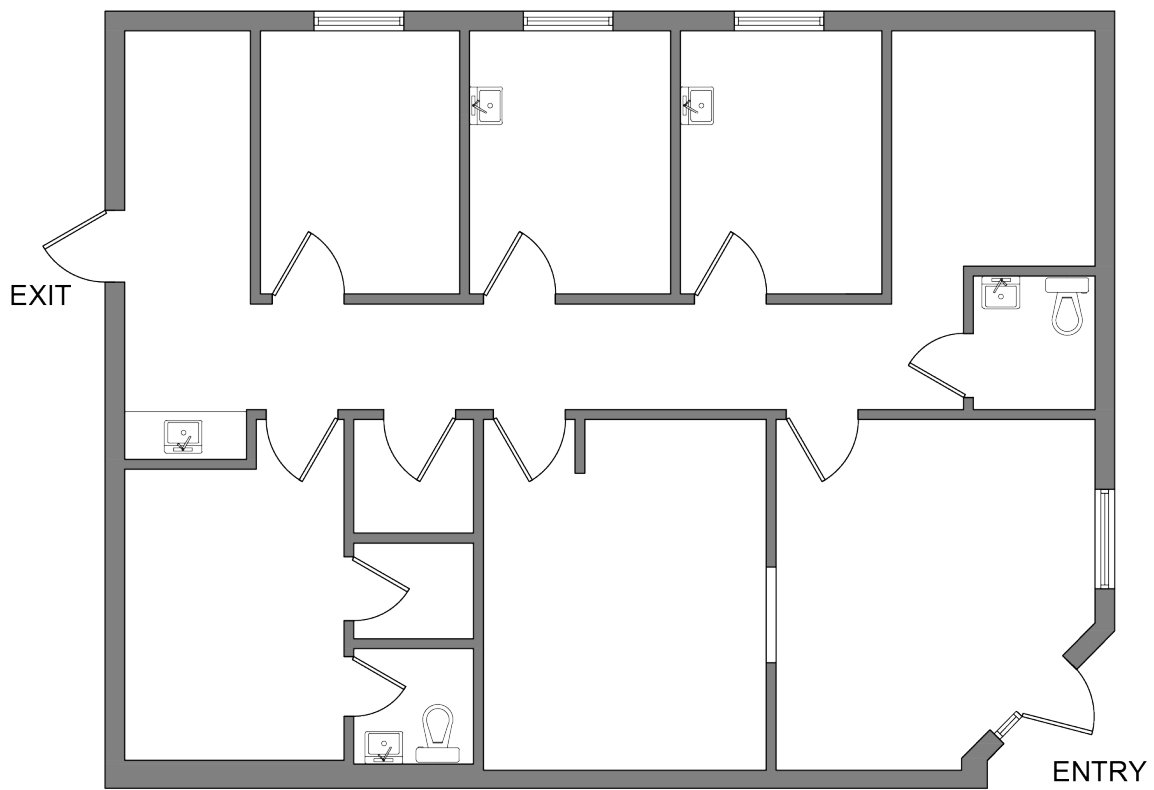
Floor Plans

Suite 512: 1,343 SF



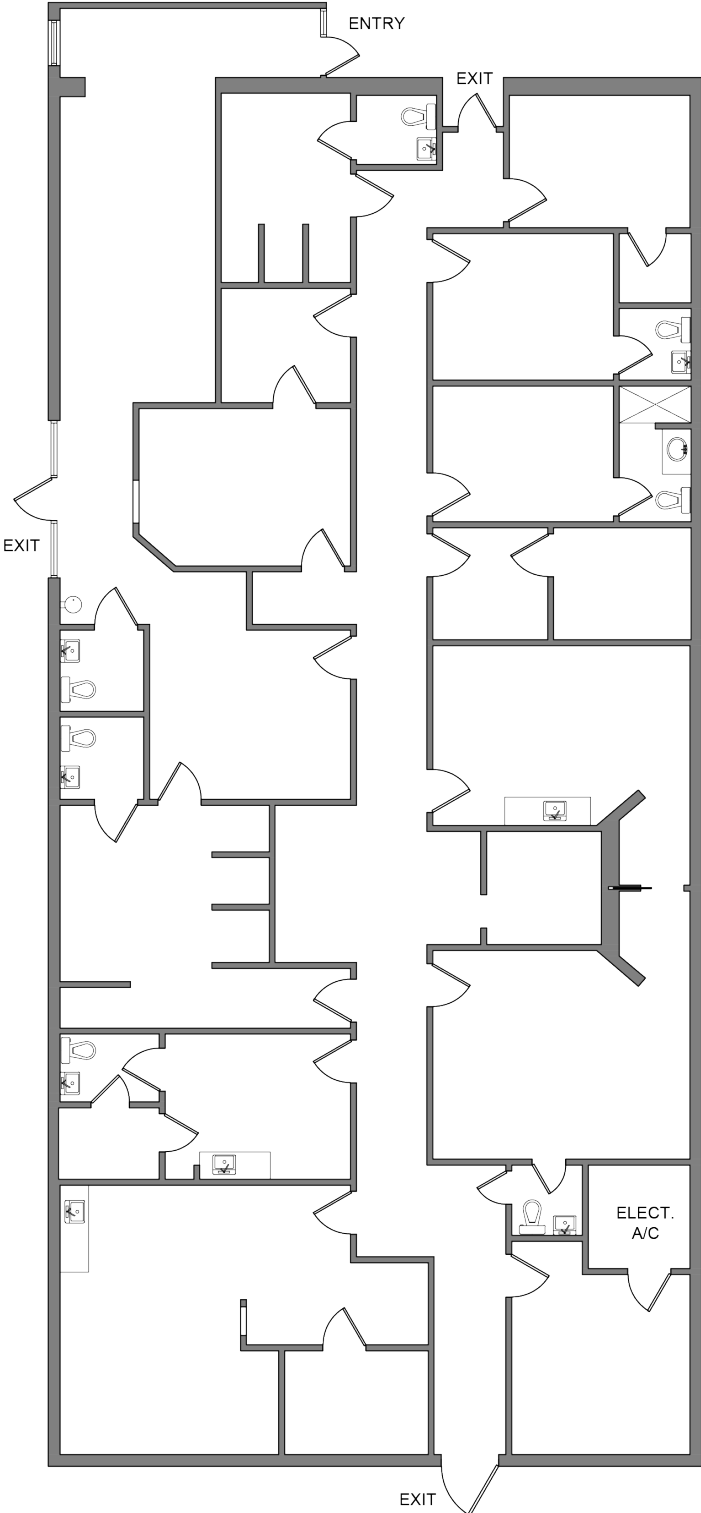
Floor Plans

Suite 514: 1,339 SF



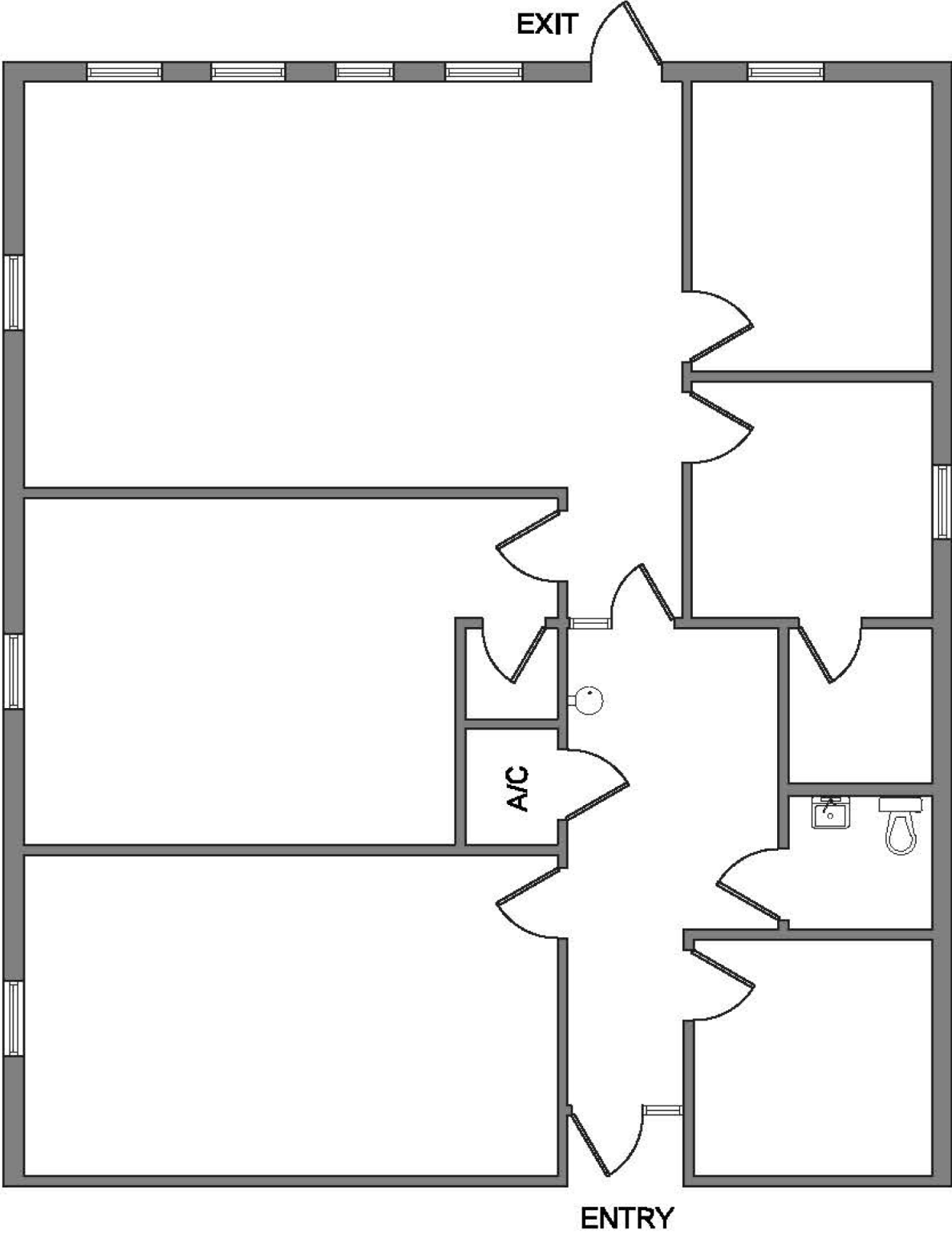
Floor Plans

Suite 520 A: 4,408 SF



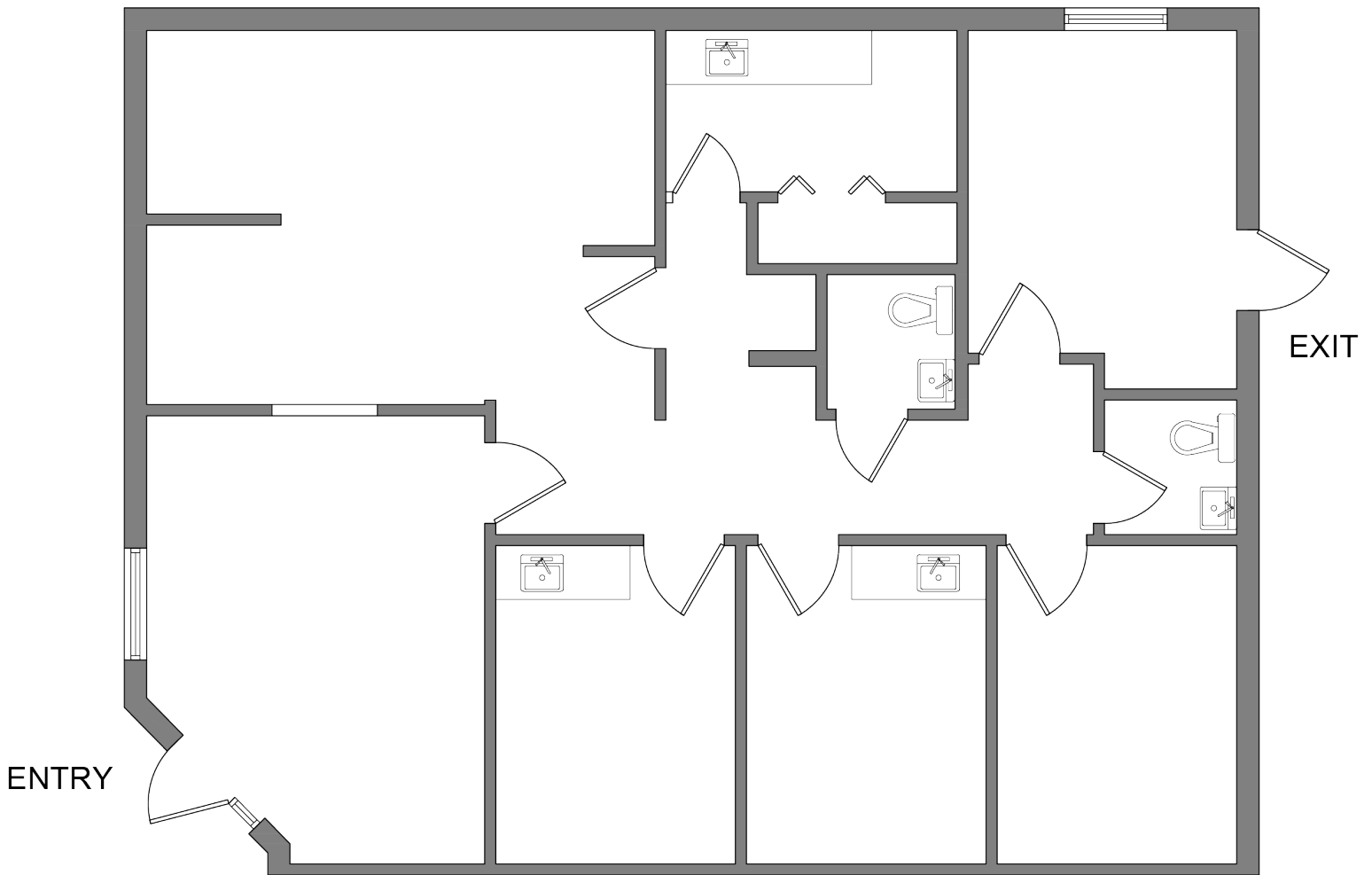
Floor Plans

Suite 520 B: 1,820 SF



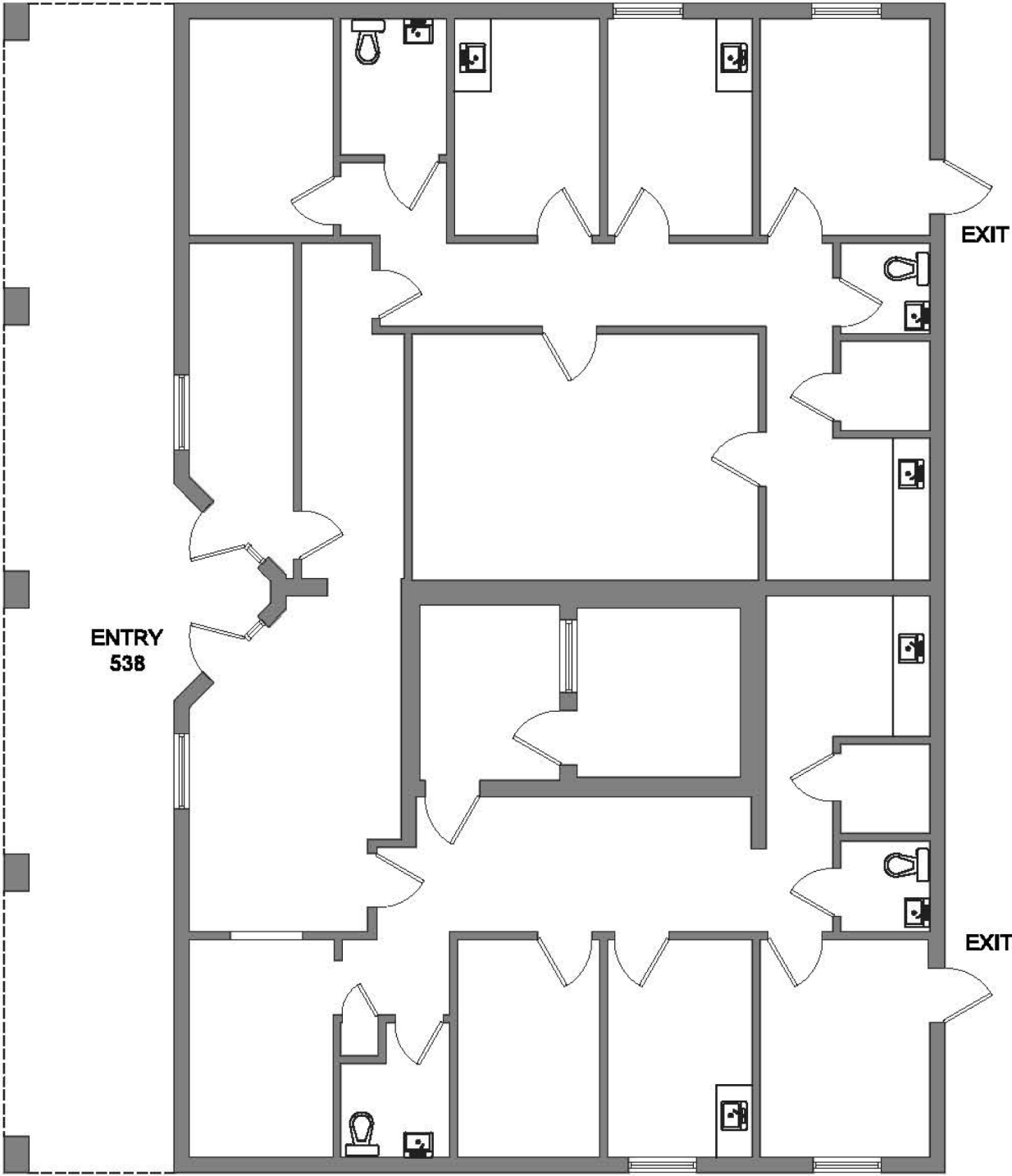
Floor Plans

Suite 532: 1,336 SF



Floor Plans

Suite 536/538: 2,693 SF





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