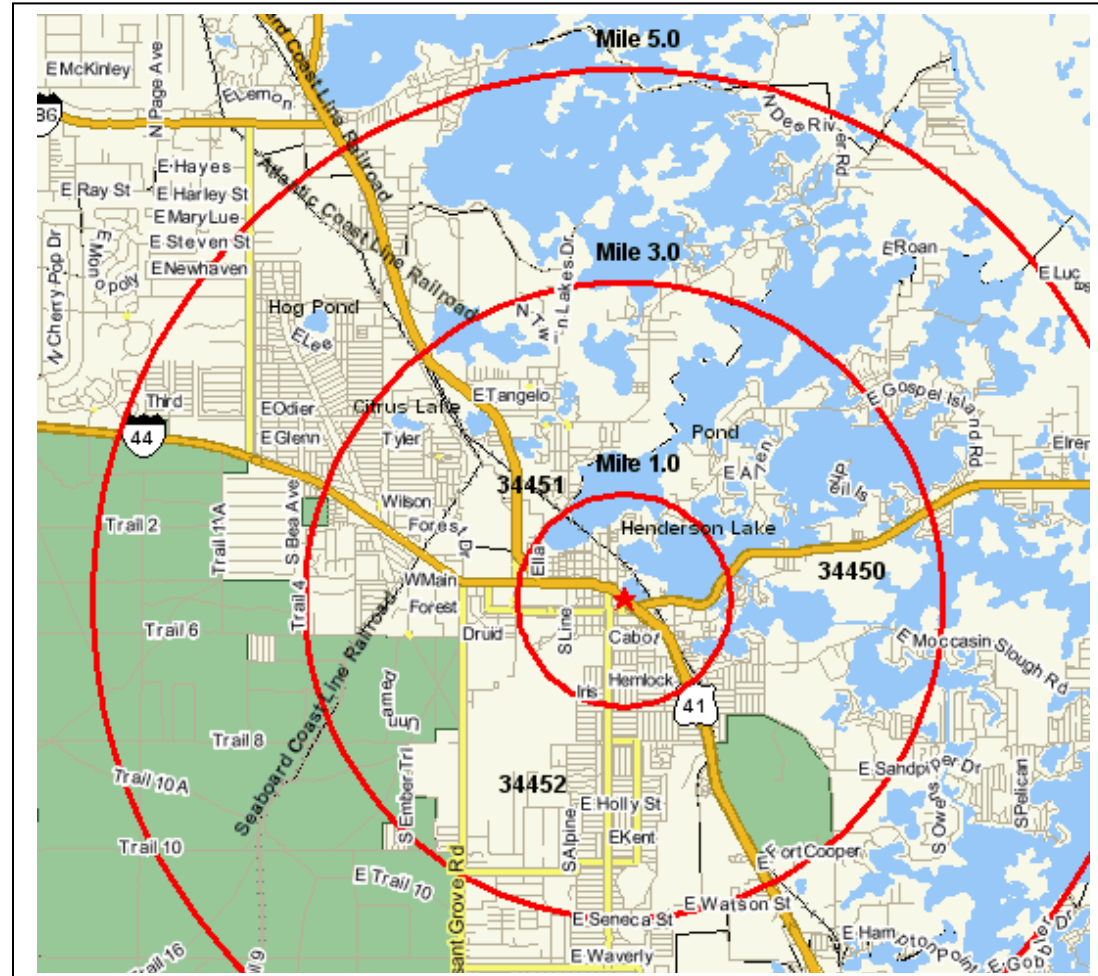


2009 Demographics:	1 mile	3 miles	5 miles
Total Population	4,032	17,202	31,559
Median Household Income	\$28,275	\$32,473	\$33,790
Average Household Income	\$49,846	\$56,217	\$55,904
Per Capita Income	\$25,084	\$26,042	\$25,496
White Population	86.71%	90.63%	91.63%
Black Population	7.14%	4.23%	3.70%
Hispanic or Latino Population	7.09%	5.94%	5.07%
Asian or Pacific Islander	0.94%	0.81%	0.79%
American Indian/Alaska Native	0.52%	0.34%	0.35%



Malachite Group LTD
Real Estate Investment & Management

48 E Old Country Rd., Suite 203
Mineola, New York 11501
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Citrus Plaza

225 US Highway 41 South, Inverness, FL 34450
(Between Poe Steet and Stowe Street)

Featured Tenants



EVERGREEN
CHINESE BUFFET

B&W REXALL DRUGS

Property Highlights:

- Anchor tenants include Save-A-Lot Grocery Store, B&W Rexall Drug Store & Family Dollar.
- 56,562 square feet of leasable space.
- Excellent visibility
- Minutes from Route 44



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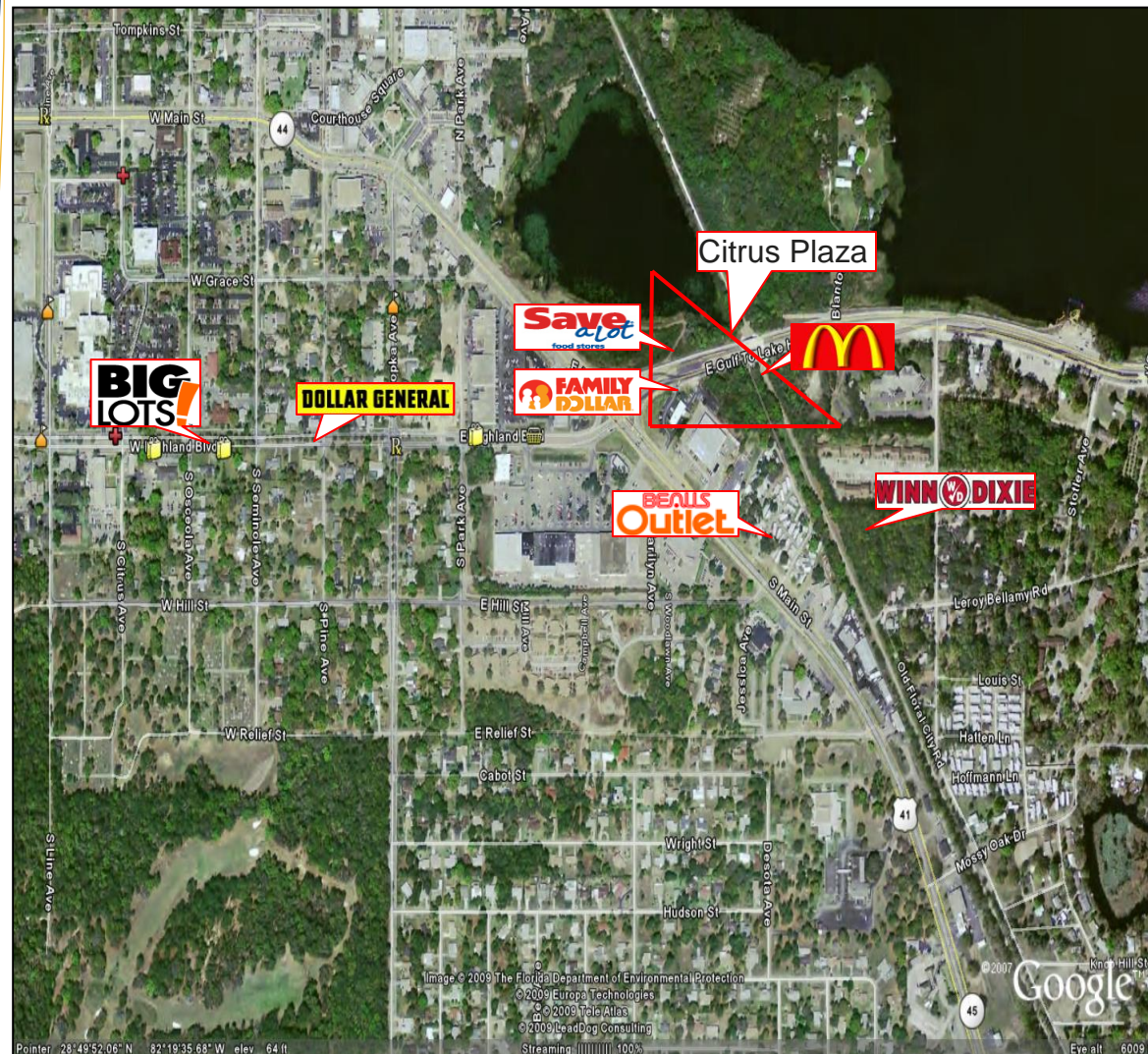
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*See important information on back.

CITRUS PLAZA maps



AERIAL VIEW



CITRUS PLAZA site plan

