

GROUND UP REDEVELOPMENT

CRYSTAL RIVER COMMONS - ±9.60 ACRES

579 SE US HIGHWAY 19, CRYSTAL RIVER, FL 34429



GROCE/RETAIL ANCHOR SPACES AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

ROBERT NUCHERENO
ASSOCIATE
robertnucheren@katzretail.com
(716) 867-5222

JENNIFER HOUSTON
SENIOR DIRECTOR
jenniferhouston@katzretail.com
(561) 400-4675

PROPERTY OVERVIEW

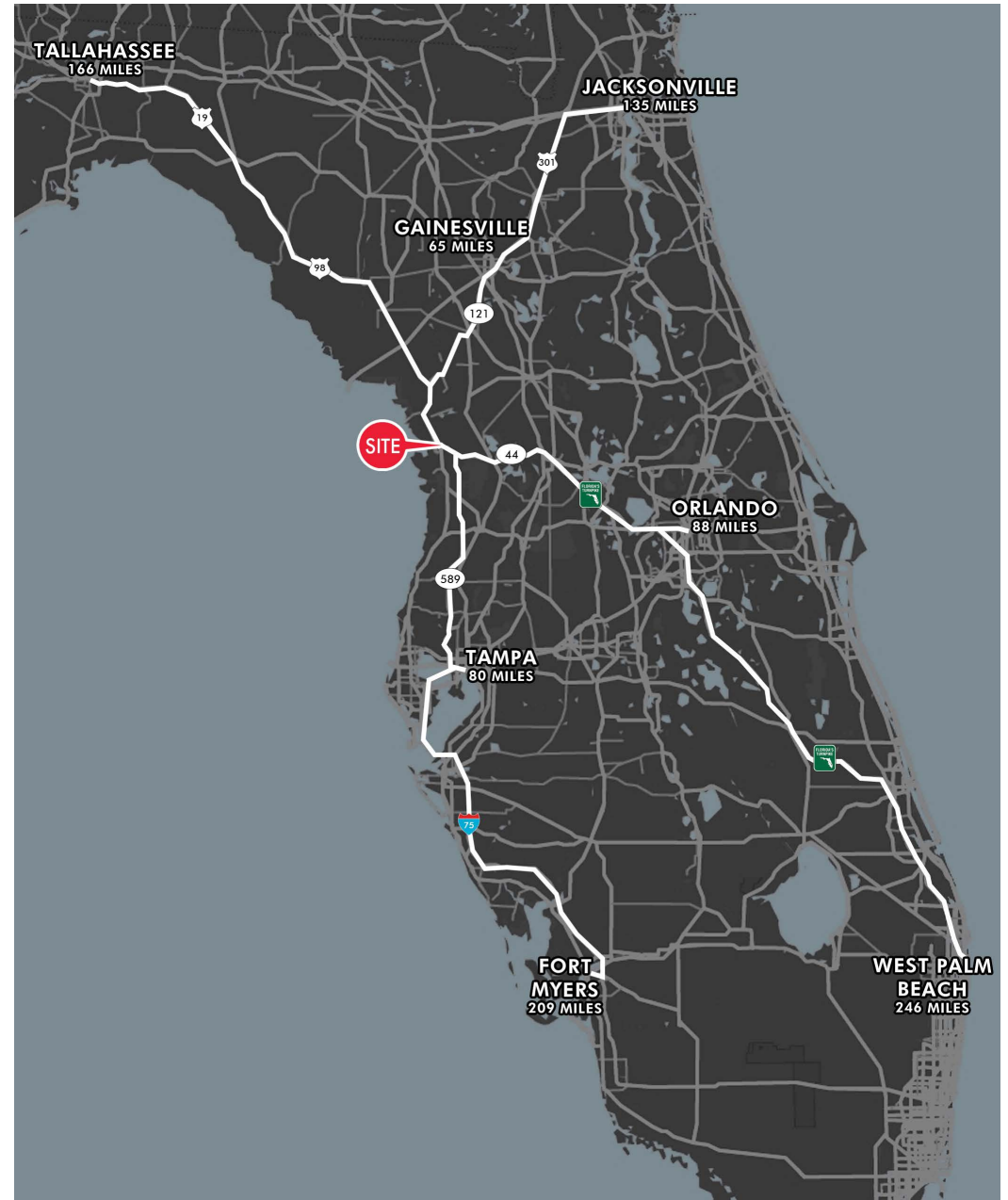
Crystal River, FL

HIGHLIGHTS

- ±94,000 SF flexible Grocer and Retail opportunities
- Outparcel with drive-thru available
- Ample parking
- Prime frontage on US Highway 19, with 27,500 VPD
- 5 minutes from Crystal River Airport - CGC, 70 minutes to Tampa International Airport and 105 minutes to Orlando International Airport
- Just south of the new Crystal River Mall redevelopment and Crystal Ridge PUD to the east
- Across the street from the world famous Three Sisters Springs and King Bay
- \$10 million revitalization to King's Bay River Walk coming soon
- Home of the Manatee which brings visitors from all over the world year round

DEMOGRAPHICS

	10 Minutes	15 Minutes	20 Minutes
POPULATION	12,639	23,282	49,574
HOUSEHOLDS	5,872	10,748	22,315
DAYTIME EMPLOYEES	11,063	20,455	43,740
AVERAGE HH INCOME	\$83,493	\$78,798	\$80,232



579 SE US HIGHWAY 19 | EXECUTIVE SUMMARY



579 SE US HIGHWAY 19 | CONCEPT PLAN



CRYSTAL RIVER MALL REDEVELOPMENT
300 APARTMENTS
80 TOWNHOMES
RETAIL

CRYSTAL SPRINGS
Publix DOLLAR GENERAL

ALDI TARGET
the Y 7 ELEVEN

CIRCLE K

Walgreens
BIG LOTS! Save a lot
West Marine

CVS pharmacy

CRYSTAL RIVER COMMONS
9.60 ACRES PRIME DEVELOPMENT SITE

SITE

HARBOR FREIGHT DOLLAR GENERAL

Walmart
ROSS DRESS FOR LESS
PET SMART Calver's
McDonald's Arby's

Wawa
Wendy's

Hampton by HILTON

CRYSTAL RIVER SHOPPING CENTER
Winn-Dixie DOLLAR TREE

CRYSTAL RIVER PLAZA
Bealls bealls Florida

Applebee's GRILL & BAR

THE HOME DEPOT

Badcock HOME OF FURNITURE & MORE

SUNCOAST BOULEVARD - 27,500 AADT

MOTOR HARLEY-DAVIDSON CYCLES
NISSAN
CHRYSLER
CHEVROLET



CRYSTAL RIDGE
345 ACRES
957 SINGLE FAMILY HOMES

FAMILY HOME CENTER
LIVE OAK HOMES FACTORY OUTLET



579 SE US HIGHWAY 19 | MARKET AERIAL



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