

RETAIL FOR SALE

CRYSTAL RIVER RETAIL FOR SALE

180 N SUNCOAST BLVD, CRYSTAL RIVER, FL 34429



SALE PRICE: \$1,995,000

KW COMMERCIAL TAMPA PROPERTIES

5020 W Linebaugh Ave #100
Tampa, FL 33624



Each Office Independently Owned and Operated

PRESENTED BY:

ALEX LUCKE, CCIM
Commercial Director
O: (813) 264-7754
C: (727) 410-2896
alexlucke@kwcommercial.com
#SL3351552

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DISCLAIMER

180 NORTH SUNCOAST BOULEVARD



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EXECUTIVE SUMMARY

180 NORTH SUNCOAST BOULEVARD

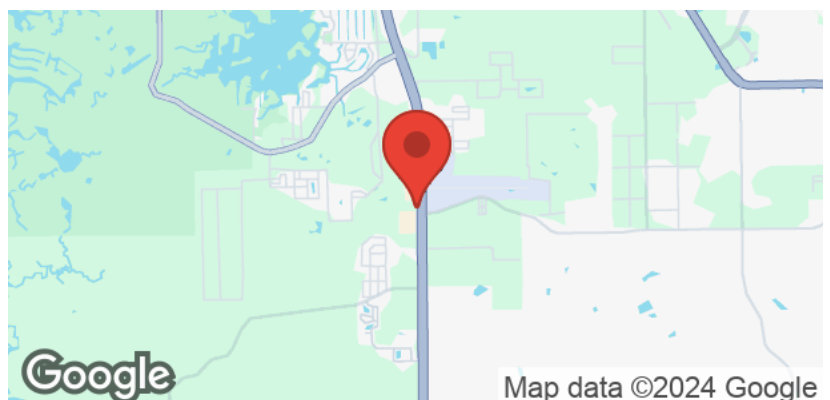


OFFERING SUMMARY

PRICE:	\$1,995,000
BUILDING SF:	5,534 SF
PRICE / SF:	\$360.50
LOT SIZE:	1.42 Acres (6.23 Total Acres With Wetlands)
PARKING:	43 Spaces
YEAR BUILT:	2003
ACCESS:	Multiple Points of Ingress/Egress
ZONING:	CH - High Intensity Commercial
FRONTAGE:	241 Feet
TRAFFIC COUNT:	27,000 AADT
SIGNAGE:	Pylon
SIGNAL INTERSECTION:	Yes

PROPERTY OVERVIEW

KW Commercial Tampa Properties is proud to represent for sale 180 N Suncoast Blvd, Crystal River, FL 34429 (the "Property"). The Property spans 5,534 square feet on 1.42 acres with 43 parking spaces. This second-generation bank was previously home to Truist. On the interior, you'll find 8 large offices, a teller counter, employee kitchen, 2 restrooms, and a large bank vault. The site has A+ visibility on highly trafficked US Hwy 98 (27,000 AADT), a large pylon sign, and multiple points of ingress/egress coming north and south at a lighted intersection. The parcel size and location, just 5 minutes from downtown Crystal River, could also be suitable for redevelopment. It's strategically positioned next to the Crystal River Shopping Plaza and major retailers such as Home Depot, Chili's, Applebee's, and Bealls. For additional information, please contact the listing broker.



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PROPERTY PHOTOS

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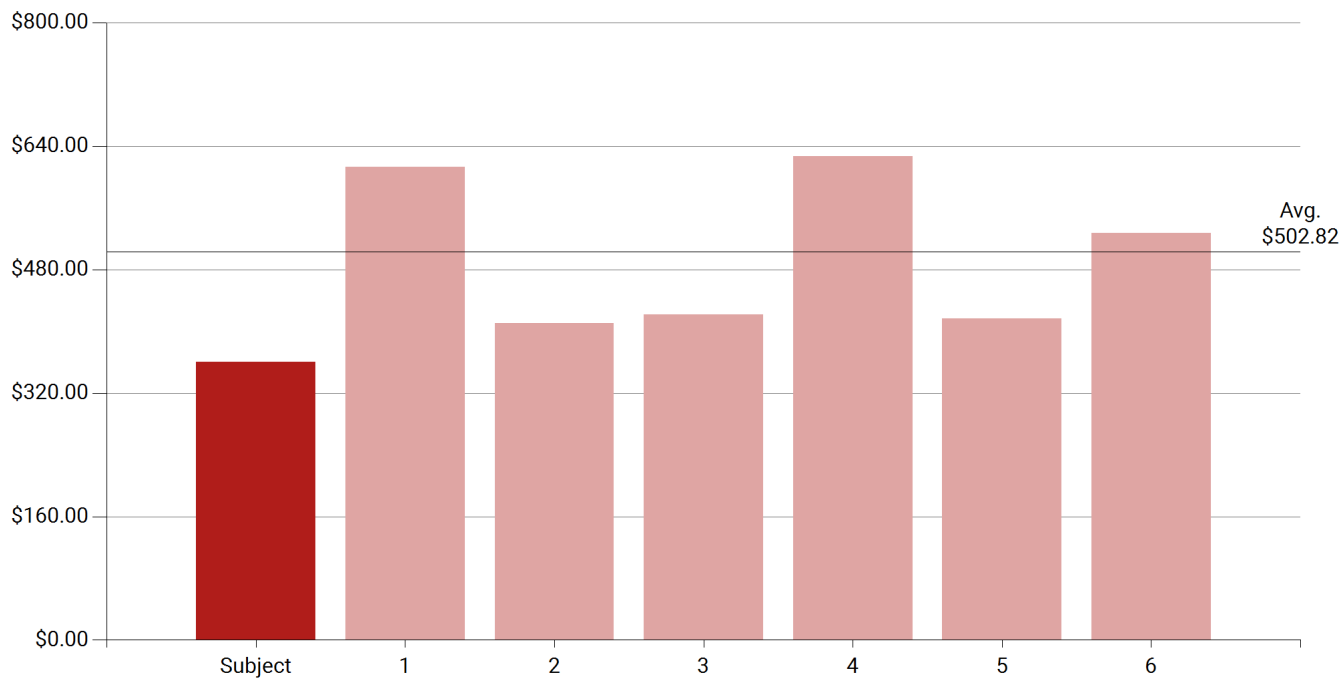
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RECENT SALE COMPARABLES

180 NORTH SUNCOAST BOULEVARD



Price per SF



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RECENT SALE COMPARABLES

180 NORTH SUNCOAST BOULEVARD



S



Sale Price	\$1,995,000
Spaces	1
Rentable SF	5,534
Price/SF	\$360.50
Acres	6.230
Year Built	2003

Crystal River Retail For Sale

180 North Suncoast Boulevard, Crystal River, FL 34429

1



Sale Price	\$3,040,000
Rentable SF	4,955
Price/SF	\$613.52
Acres	1.210
Year Built	2008
Sale Date	2/8/2024

2615 East Highway 50

2615 East Highway 50, Clermont, FL 34711

2



Sale Price	\$2,100,000
Rentable SF	5,112
Price/SF	\$410.80
Sale Date	12/29/2023

3510 Northeast 14th Street

3510 Northeast 14th Street, Ocala, FL 34470

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3



Sale Price	\$2,000,000
Rentable SF	4,741
Price/SF	\$421.85
Acres	1.0
Year Built	2002
Sale Date	12/21/2023

7805 Gunn Highway

7805 Gunn Highway, Tampa, FL 33626

4



Sale Price	\$3,100,000
Rentable SF	4,945
Price/SF	\$626.90
Acres	2.930
Year Built	1993
Sale Date	10/19/2023

10715 U.S. 441

10715 U.S. 441, Belleview, FL 34420

5



Sale Price	\$2,000,000
Rentable SF	4,798
Price/SF	\$416.84
Acres	1.460
Year Built	1988
Sale Date	6/17/2022

21708 State Road 54

21708 State Road 54, Lutz, FL 33549

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6



Sale Price	\$1,950,000
Rentable SF	3,700
Price/SF	\$527.03
Acres	0.90
Year Built	2003
Sale Date	4/8/2022

1511 International Parkway

1511 International Parkway, Lake Mary, FL 32746

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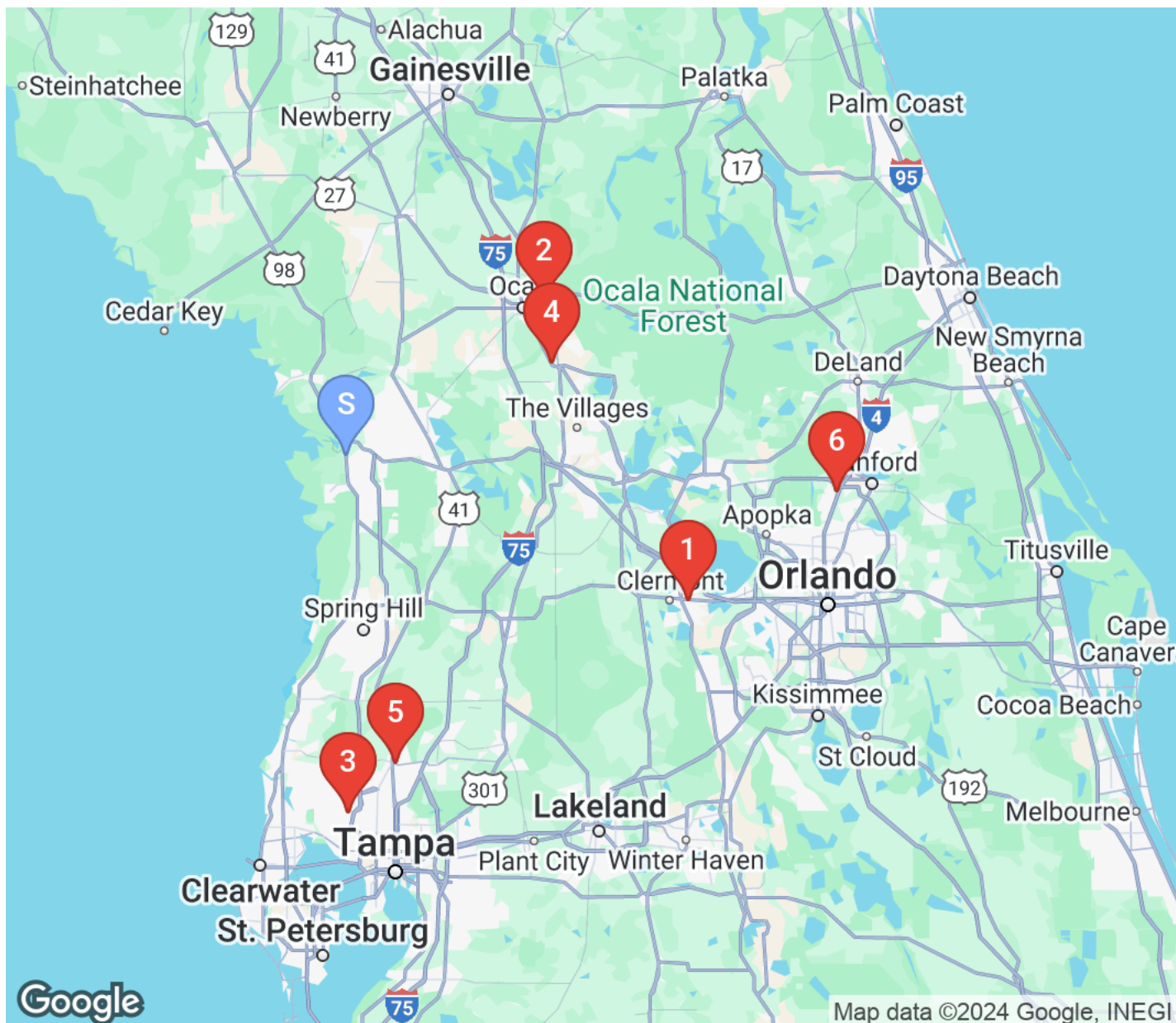
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S 180 North Suncoast Boulevard
Crystal River, FL, 34429
\$1,995,000

3 7805 Gunn Highway
Tampa, FL, 33626
\$2,000,000

6 1511 International Parkway
Lake Mary, FL, 32746
\$1,950,000

1 2615 East Highway 50
Clermont, FL, 34711
\$3,040,000

4 10715 U.S. 441
Bellevue, FL, 34420
\$3,100,000

2 3510 Northeast 14th Street
Ocala, FL, 34470
\$2,100,000

5 21708 State Road 54
Lutz, FL, 33549
\$2,000,000

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LOCATION MAPS

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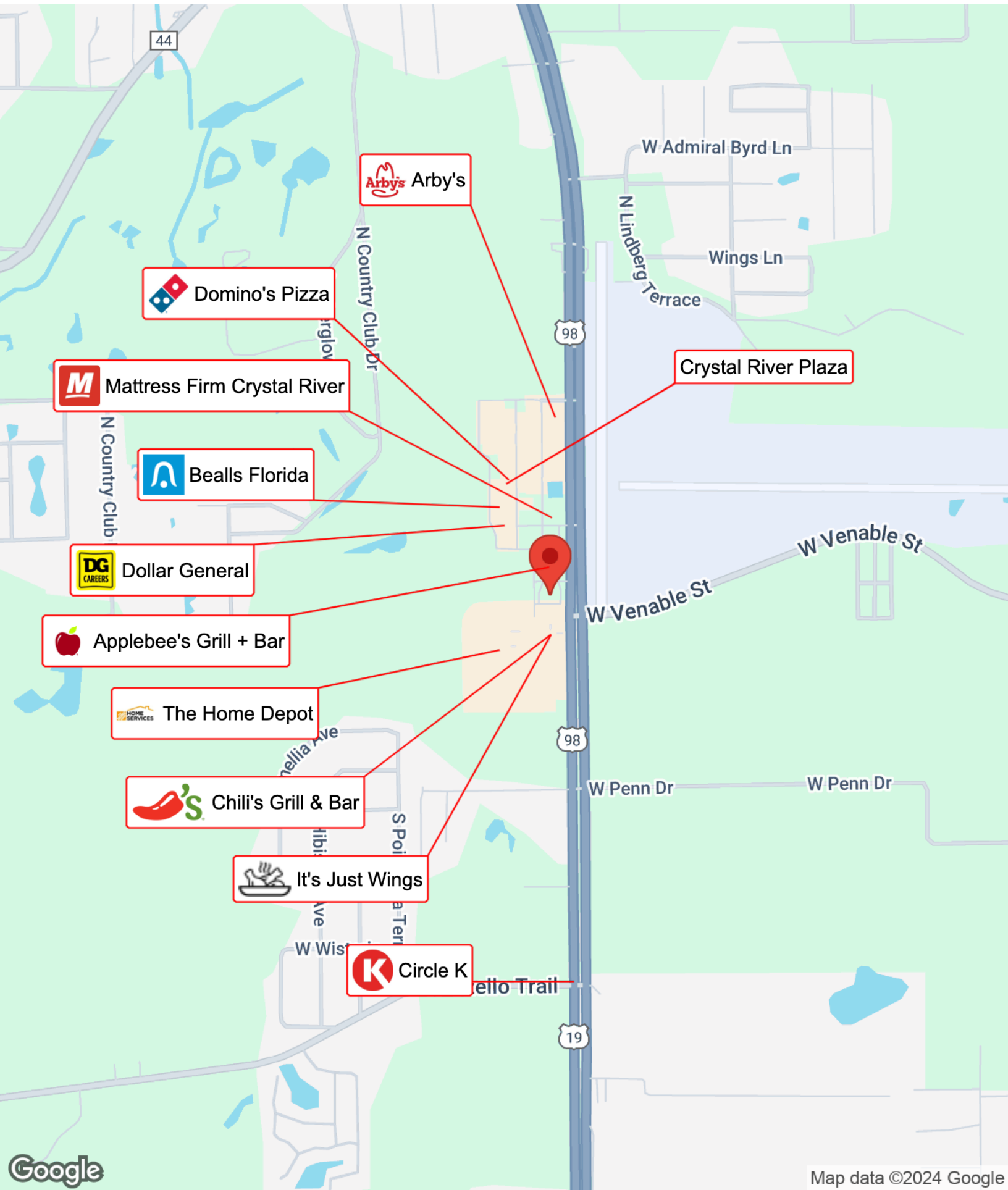
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BUSINESS MAP


180 NORTH SUNCOAST BOULEVARD




 Arby's

 Domino's Pizza

 Mattress Firm Crystal River

 Bealls Florida

 Dollar General

 Applebee's Grill + Bar

 The Home Depot

 Chili's Grill & Bar

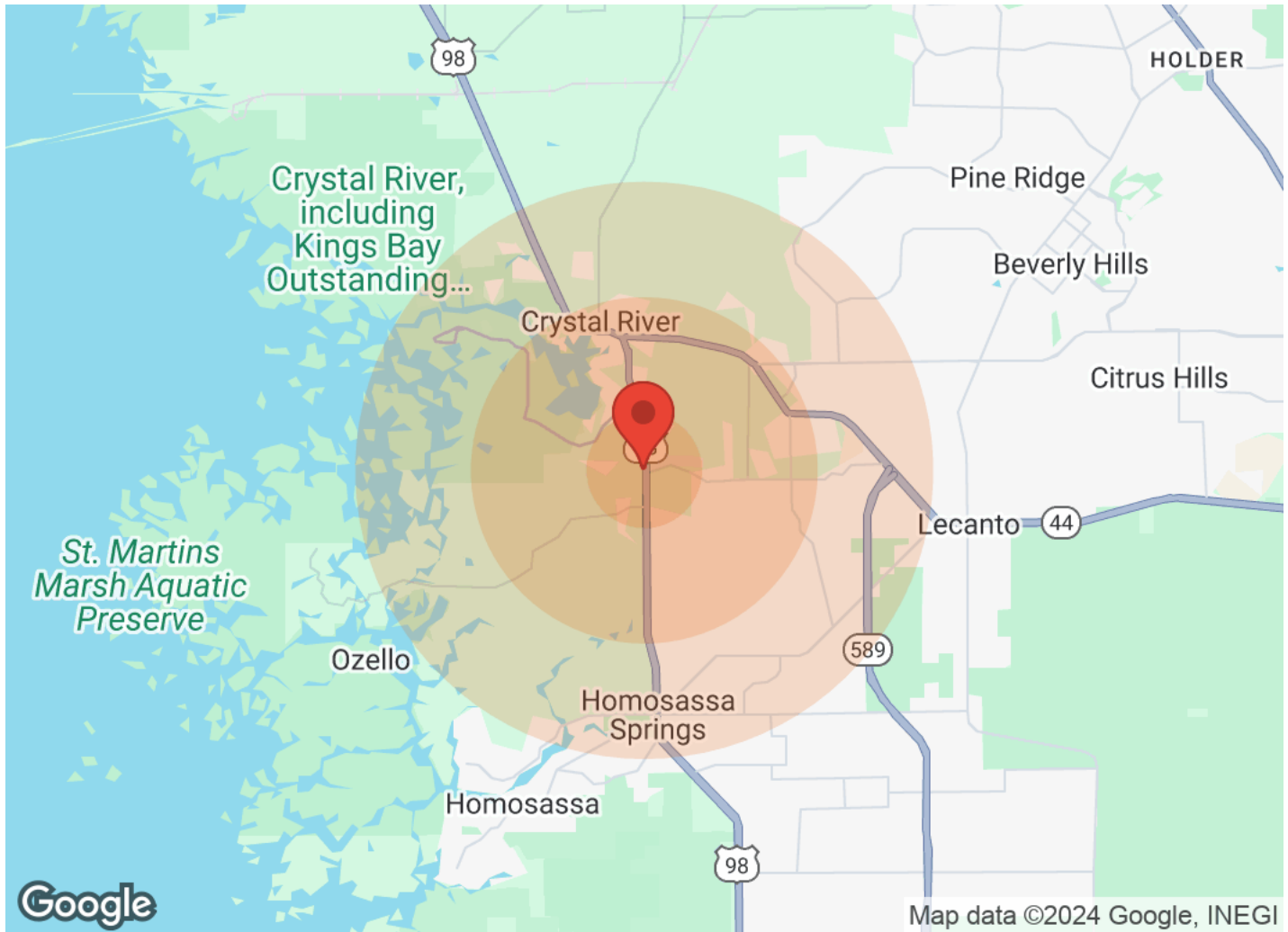
 It's Just Wings

 Circle K

Crystal River Plaza

DEMOGRAPHICS

180 NORTH SUNCOAST BOULEVARD



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	N/A	4,201	9,309	Median	N/A	\$32,137	\$33,466
Female	N/A	4,568	10,323	< \$15,000	N/A	773	1,636
Total Population	N/A	8,769	19,632	\$15,000-\$24,999	N/A	529	1,142
				\$25,000-\$34,999	N/A	750	1,797
Age				\$35,000-\$49,999	N/A	687	1,688
Ages 0-14	N/A	1,249	2,593	\$50,000-\$74,999	N/A	453	1,287
Ages 15-24	N/A	1,011	2,039	\$75,000-\$99,999	N/A	346	695
Ages 25-54	N/A	2,961	6,225	\$100,000-\$149,999	N/A	123	329
Ages 55-64	N/A	1,079	2,430	\$150,000-\$199,999	N/A	N/A	40
Ages 65+	N/A	2,469	6,345	> \$200,000	N/A	73	102
				Housing			
Race				Total Units	N/A	4,777	11,065
White	N/A	8,385	18,984	Occupied	N/A	3,883	9,158
Black	N/A	260	368	Owner Occupied	N/A	3,031	7,205
Am In/AK Nat	N/A	1	1	Renter Occupied	N/A	852	1,953
Hawaiian	N/A	N/A	N/A	Vacant	N/A	894	1,907
Hispanic	N/A	201	384				
Multi-Racial	N/A	180	390				

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PROFESSIONAL BIO

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Alex Lucke is a licensed Real Estate Sales Associate in the State of Florida and a Certified Commercial Investment Member, CCIM. As a Commercial Director at KW Commercial, he provides his clients with tailored full-service real estate solutions that maximize value, delivered with a commitment to excellence.

Alex brokers transactions within the Industrial, Office, Retail, and Multifamily product types. In 2020, he received his CCIM designation which is held by less than 10% of commercial brokers nationwide. He's an ethical member of many local and national boards including FGCAR, GTAR, NAR, and CCIM. Throughout his career, he's proud to have serviced a variety of clients including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Caterings & Events, and numerous local small businesses.

Outside of real estate, Alex enjoys spending time with his wife, Jacqueline, who is a Podiatric Surgeon. They both attended the University of Florida and enjoy watching football, playing golf, and traveling.

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CONTACT BROKER FOR ADDITIONAL INFORMATION

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