

CRYSTAL RIVER PLAZA

430 N. Suncoast Blvd., Crystal River, FL 34429

SPACE FOR LEASE

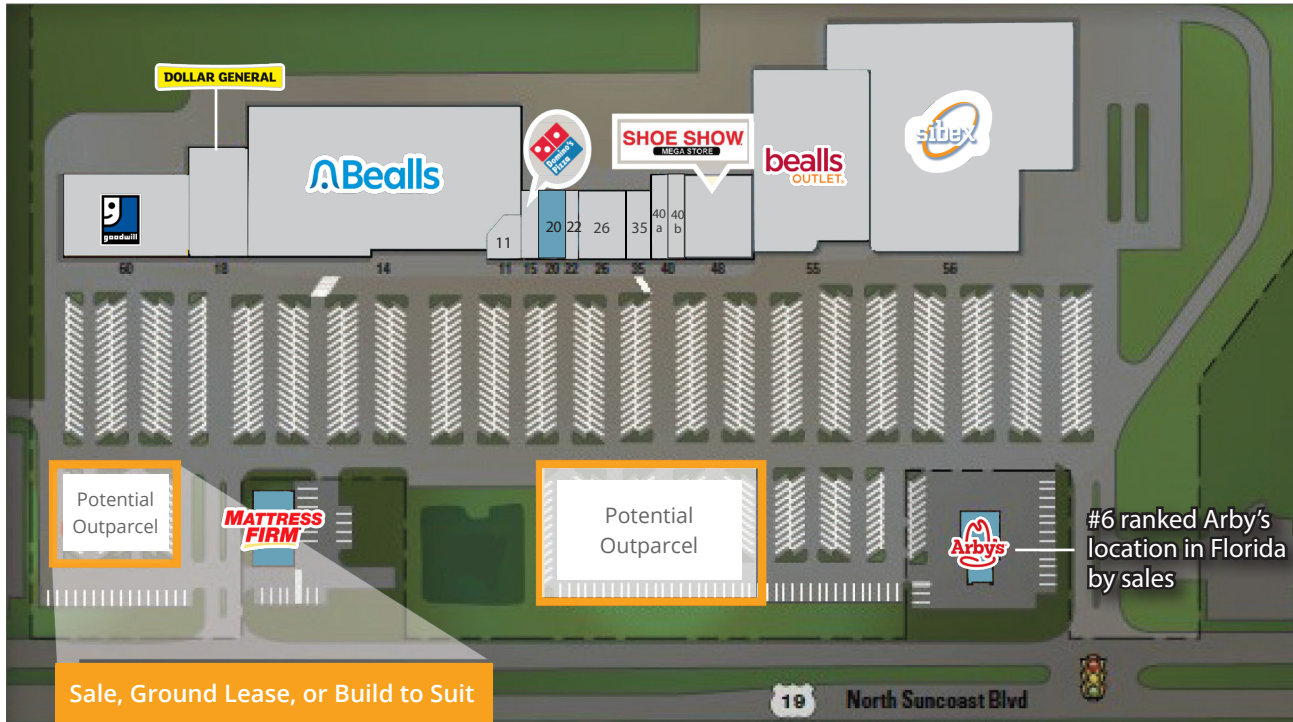


PROPERTY OVERVIEW

- » Retail space for lease: 2,240 SF
- » Outparcels available for sale, ground lease, or build-to-suit
- » Anchored by Bealls, Bealls Outlet, Dollar General, Sibex Electronics, and Shoe Show Megastore
- » Prime location on US-19 (North Suncoast Blvd.) in Crystal River, approximately 75 miles north of Tampa
- » Excellent visibility along US-19, with a daily traffic count of 32,500 vehicles
- » Shared cross-access with Home Depot which draws 1 million annual visits
- » Surrounded by national and regional retailers including Winn-Dixie, Dollar Tree, Save-A-Lot, and Big Lots

DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	11,360	26,462	43,768
Households	5,444	12,301	19,973
Daytime Pop.	13,382	25,733	40,390
Ave. HH Income	\$108,947	\$98,768	\$99,849



Unit	Tenant	Sq Ft
56	Sibex Electronics	54,936
55	Bealls Outlet	22,856
48	Shoe Show	8,006
40a	19 Nails	2,000
40b	Aloha Pools	2,000
35	Kelly's Half Shell	2,240
26	Appliance 4 Less	4,268
22	Phoever Asian Cuisine	1,210
20	Available	2,240
15	Domino's	1,588
11	LA Smoke Shop	1,771
14	Bealls	55,612
18	Dollar General	9,014
60	Goodwill	15,000

Sale, Ground Lease, or Build to Suit

