

2.8 AC PUBLIX OUTPARCEL

6702 W GULF TO LAKE HWY, Crystal River, FL 34429

RETAIL PROPERTY FOR GROUND LEASE OR BTS

PROPERTY HIGHLIGHTS

- 2.8 acre parcel available for ground lease or BTS
- Outparcel to high traffic Publix anchored center located at the lighted intersection of SR 44 and Norvell Bryant Hwy
- Direct access and frontage along SR 44
- Join area retailers such as Publix, Target, BJ's, Sprouts, Aldi, WaWa, Walmart, Mavis, PetSmart, Texas Roadhouse, Starbucks, McDonald's, Panera, Chipotle, and Five Guys

DEMOGRAPHICS

POPULATION



1 Mile	1,854
3 Mile	13,890
5 Mile	33,016

HOUSEHOLDS



1 Mile	828
3 Mile	6,293
5 Mile	14,928

DAYTIME POPULATION



1 mile	2,149
3 mile	15,071
5 mile	30,515

AVE. HOUSEHOLD INCOME

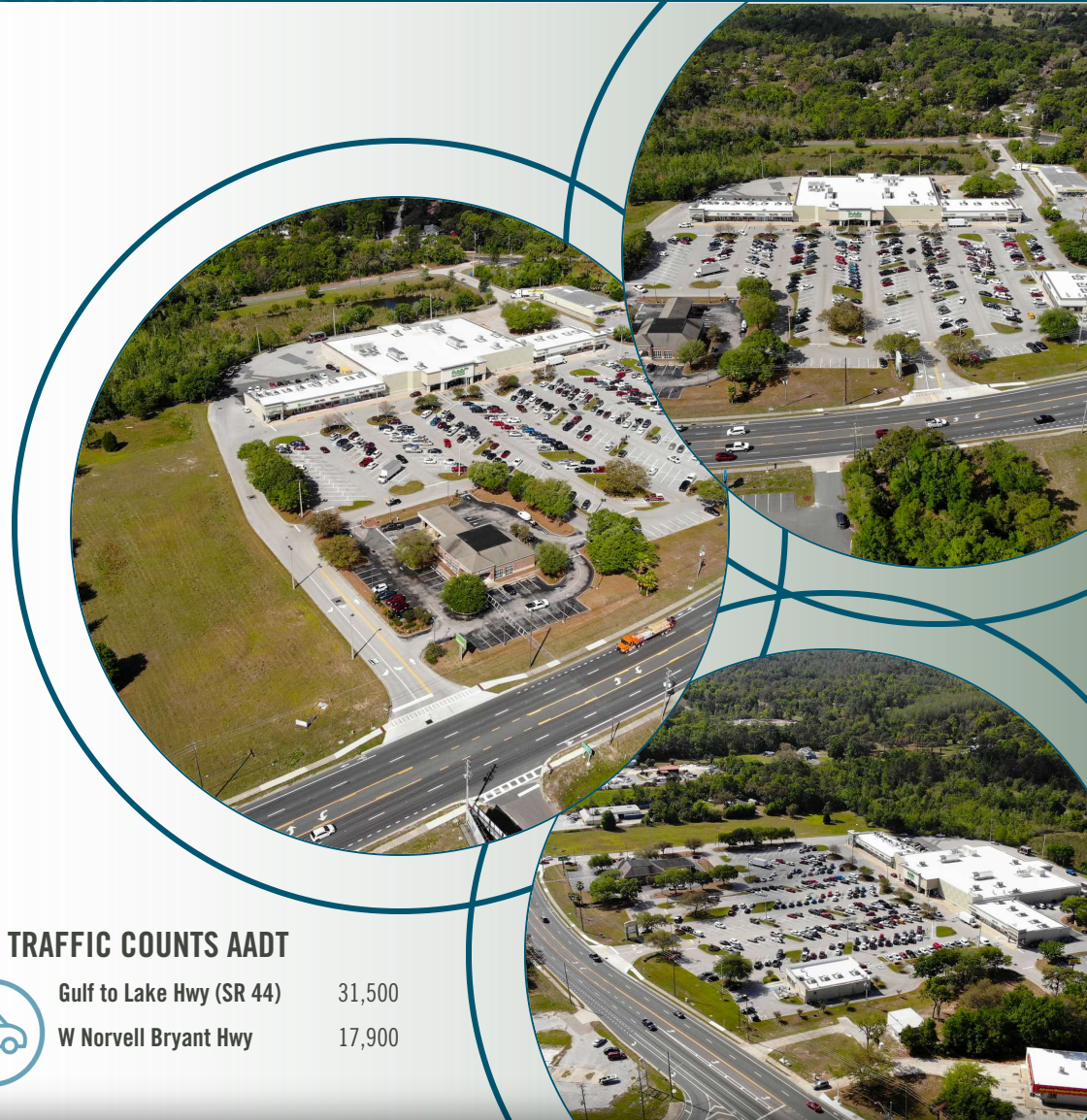


1 Mile	\$71,048
3 Mile	\$92,281
5 Mile	\$105,025

DAILY TRAFFIC COUNTS AADT



Gulf to Lake Hwy (SR 44)	31,500
W Norvell Bryant Hwy	17,900



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