

CRYSTAL RIVER PLAZA OUTPARCELS

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

FOR SALE, GROUND LEASE, OR BUILD TO SUIT



PROPERTY HIGHLIGHTS

- » Outparcels available for sale, ground lease, and build to suit
- » Adjacent to the #4 ranking Arby's location in Florida by number of visits (source: Placer.ai)
- » Located on US-19 (North Suncoast Blvd.) in Crystal River, approximately 60 miles north of Tampa
- » Center offers cross access with Home Depot
- » Site has excellent visibility on US-19 which sees 29,000 cars per day
- » Co-tenants include Bealls, Bealls Outlet, Dollar General, Sibex Electronics, and Shoe Show Megastore

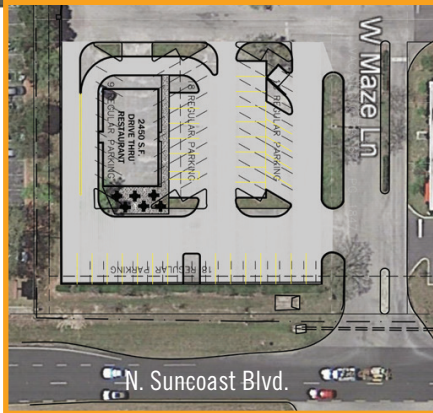
DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	10,833	25,580	41,324
Households	5,044	11,740	18,697
Daytime Population	14,019	26,892	42,248
Ave. HH Income	\$61,632	\$56,417	\$61,180

SITE PLAN



Sale, Ground Lease, or Build to Suit



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	Available	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

