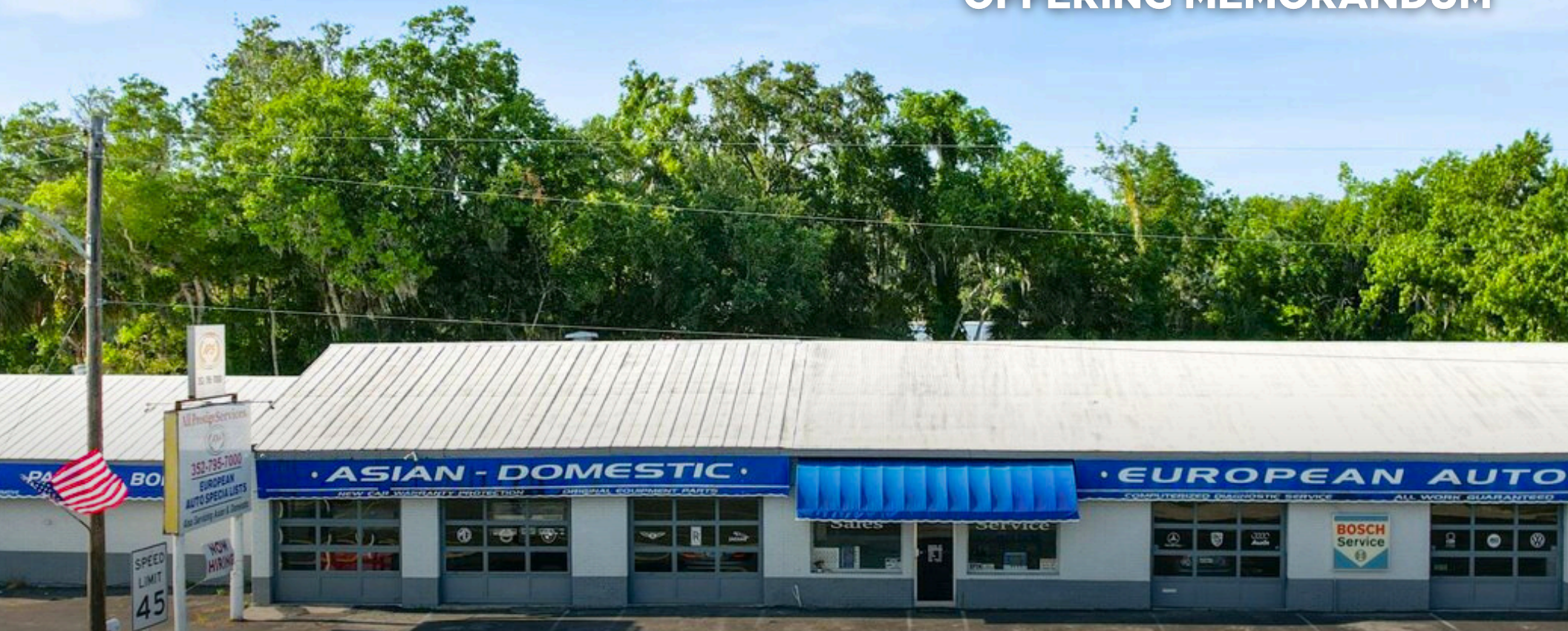


# OFFERING MEMORANDUM



## 309 NW US Highway 19

CRYSTAL RIVER, FL 34428

### Automotive Body Shop For Sale

# MAVREALTY

# 309 NW US Highway 19

## CONTENTS

### 01 Executive Summary

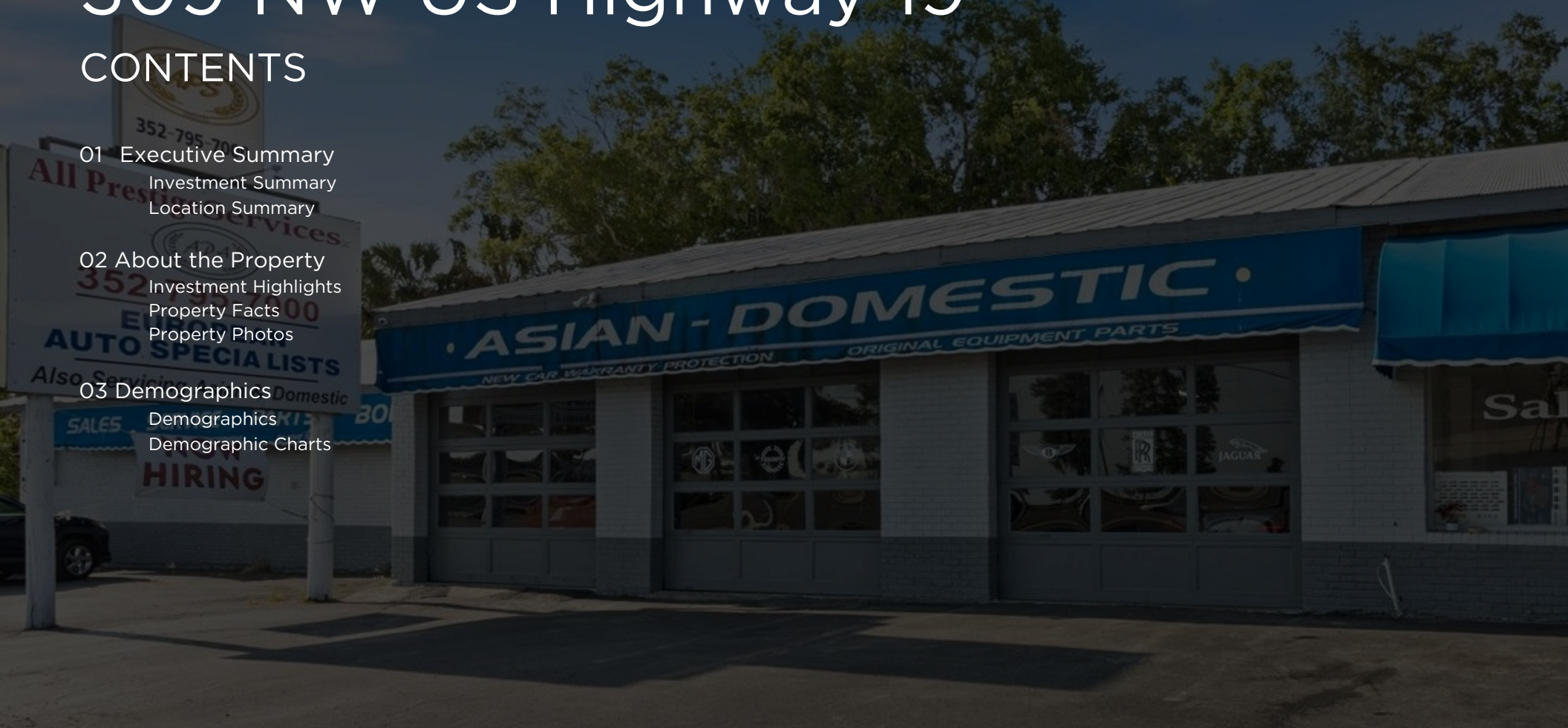
Investment Summary  
Location Summary

### 02 About the Property

Investment Highlights  
Property Facts  
Property Photos

### 03 Demographics

Demographics  
Demographic Charts



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**MAV**REALTY

[www.mavrealty.com](http://www.mavrealty.com)



01

- Executive Summary
- Investment Summary
- Location Summary
- Aerial Map

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## OFFERING SUMMARY

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ADDRESS	309 NW Us Highway 19 Crystal River FL 34428
COUNTY	Citrus County
APN	17E-18S-21-0060-00000-0610

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## FINANCIAL SUMMARY

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PRICE	\$950,000 (\$1,330,000 for Real Estate & Business)
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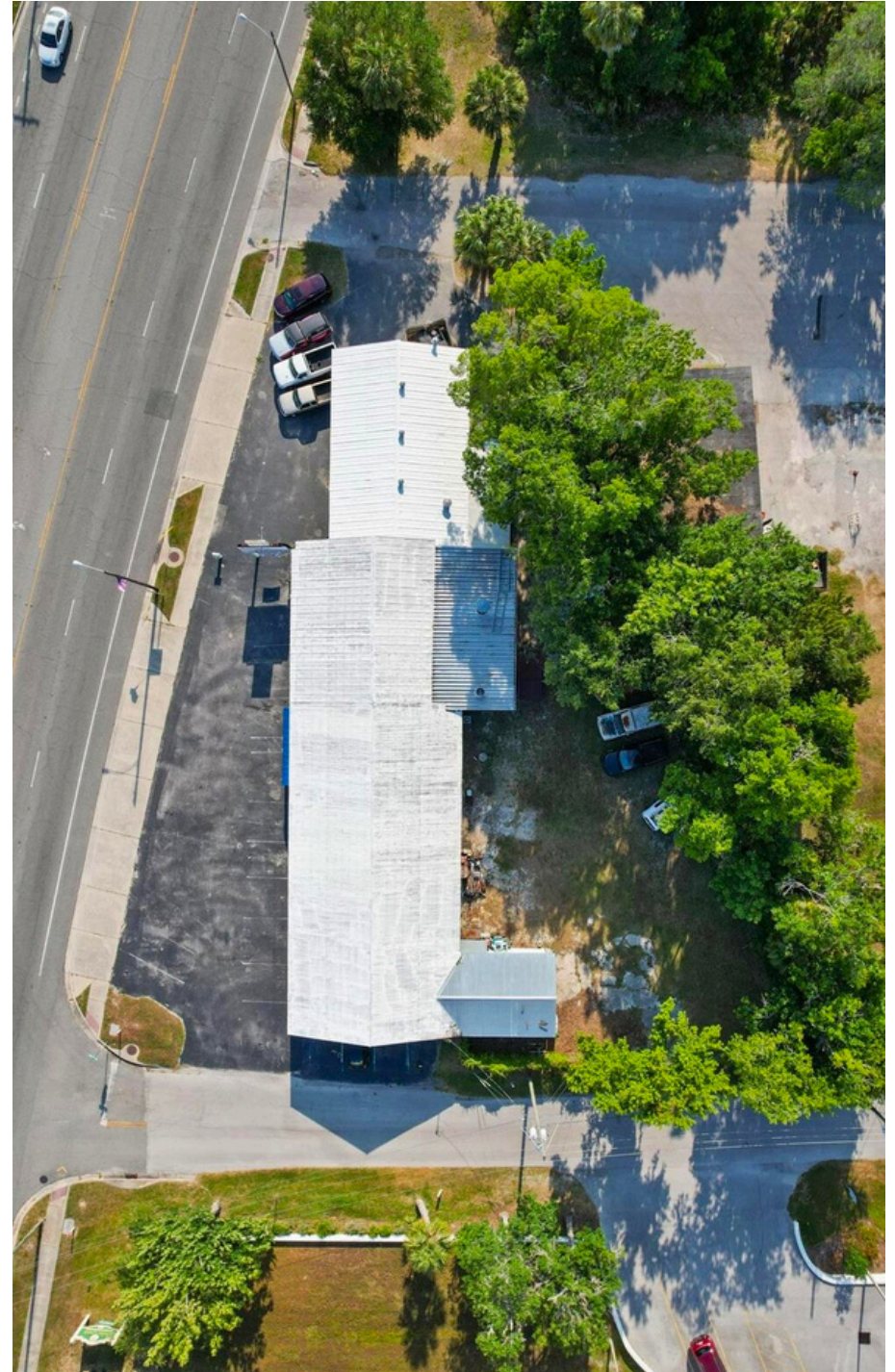
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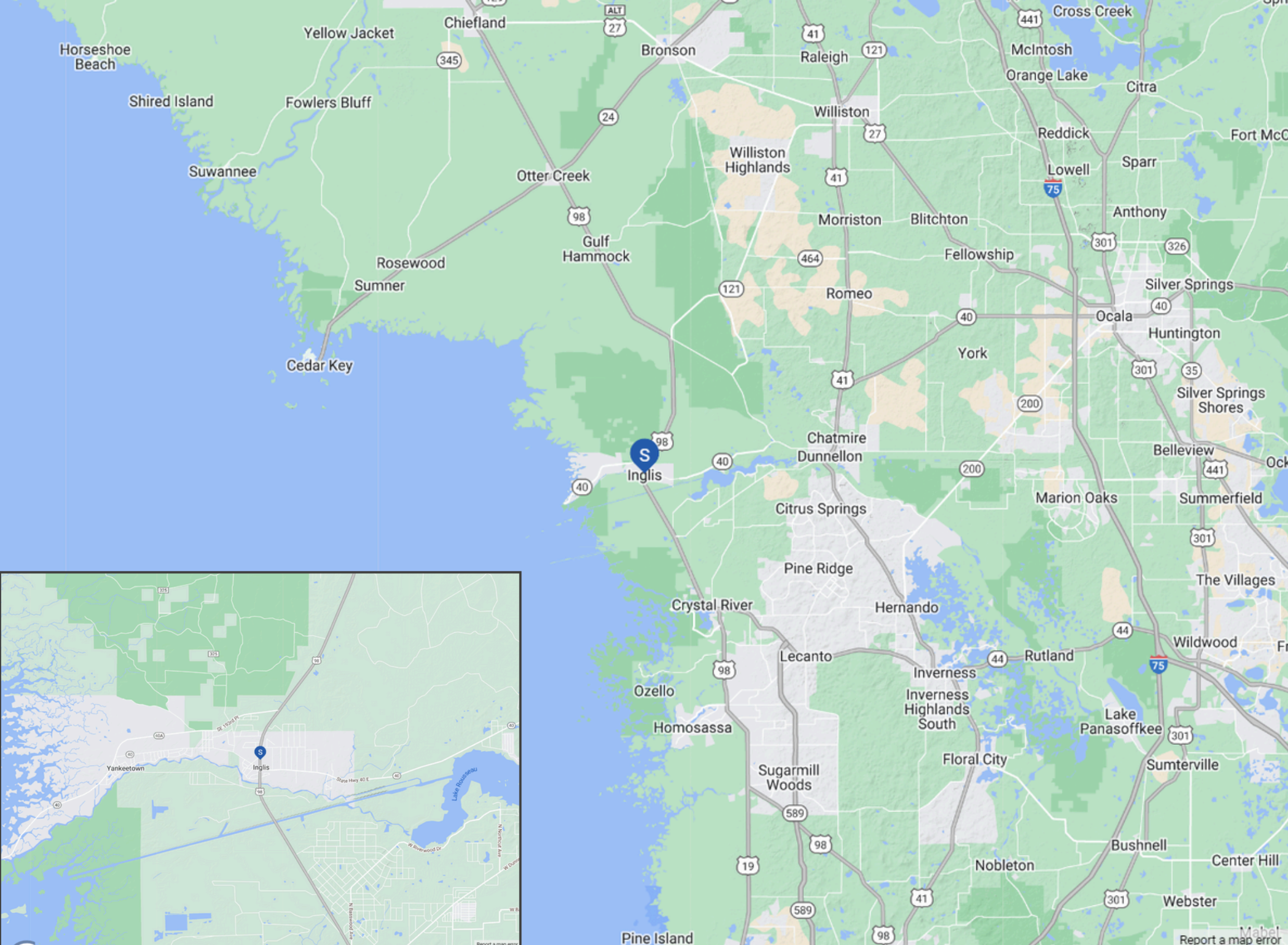
## DEMOGRAPHICS

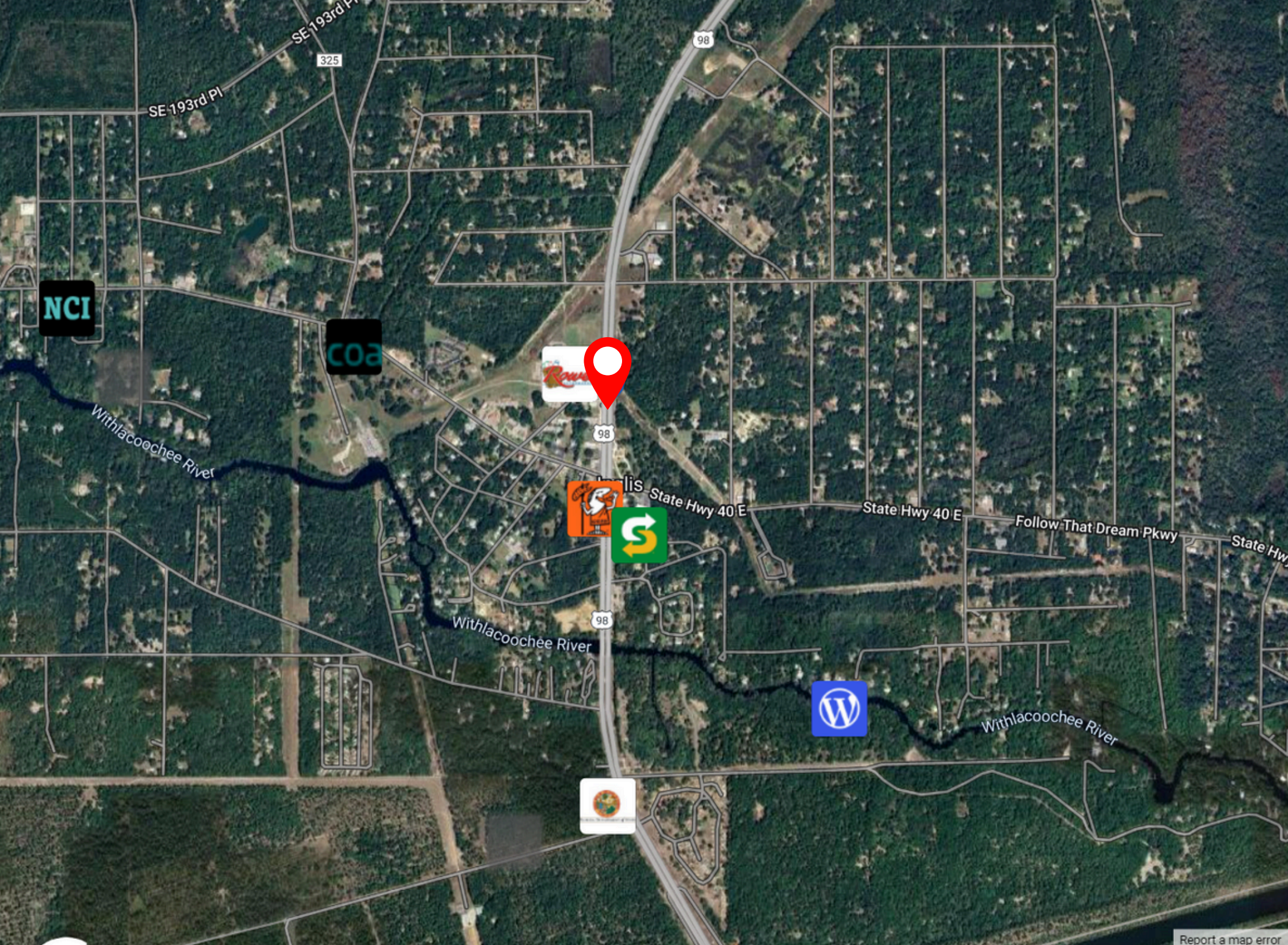
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	1 MILE	3 MILE	5 MILE
2023 Population	1,407	3,303	5,076
2023 Median HH Income	\$36,230	\$37,934	\$39,940
2023 Average HH Income	\$51,163	\$55,253	\$58,702

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NCI

coa



Report a map error



02

About the Property  
Investment Highlights  
Property Facts  
Property Photos



## ABOUT 309 NW US HIGHWAY 19

Great business opportunity on HWY US-19 - established in Crystal River 1991! Bosch Service Center specializes in European vehicles; also servicing Asian & Domestic cars. Equipment for diagnosing & coding, proper special tools to do all repairs including four-wheel alignment. Active body shop on site (currently leased Month-to-month). Perfect for an investor or owner user.

## INVESTMENT HIGHLIGHTS

- On main artery US-19
- Great Investment (keep tenants) or ready for business
- Large downtown corner lot

## PROPERTY FACTS

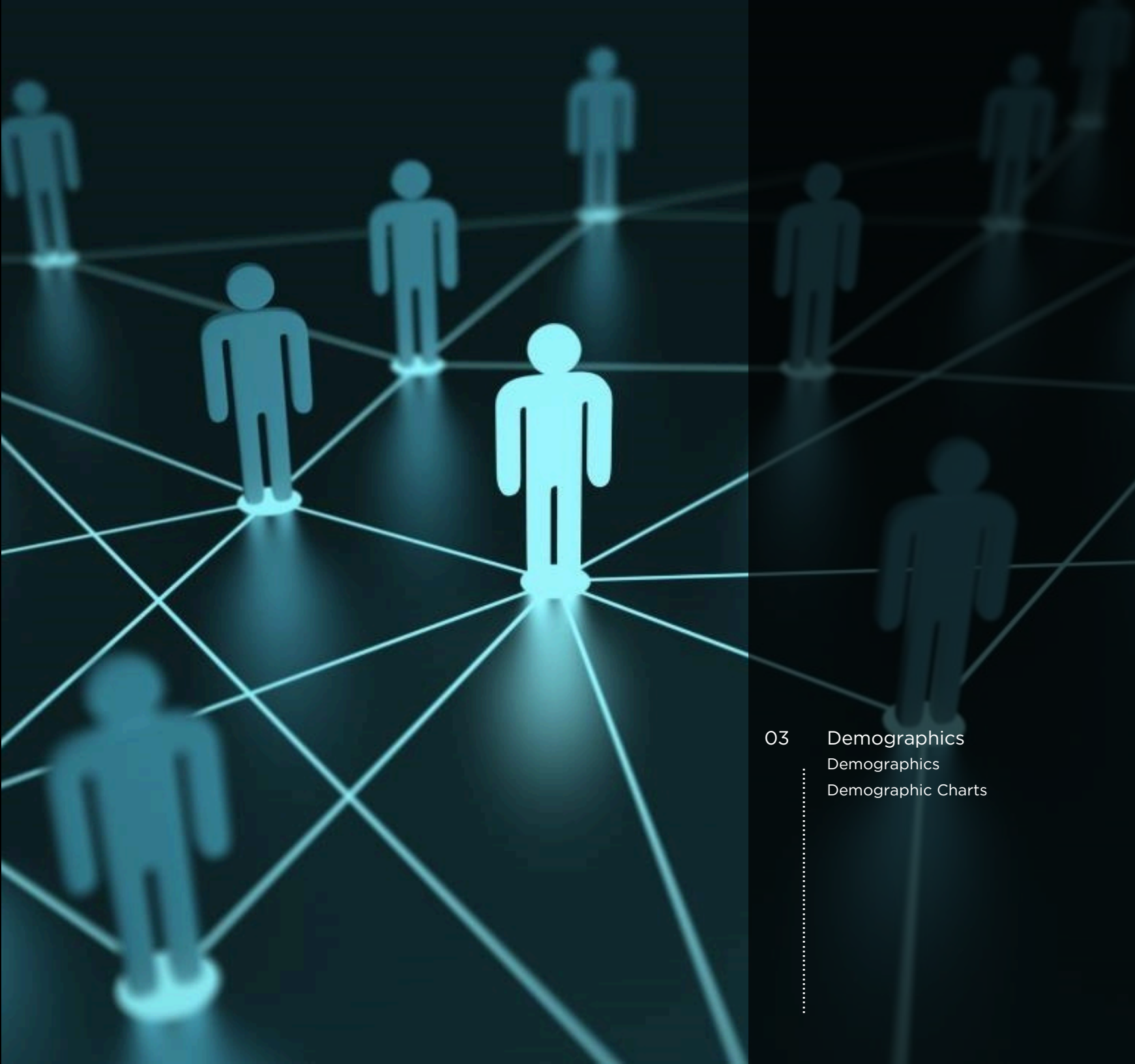
- Property Type - Retail
- Property Subtype - Auto Repair
- Building Size - 6,371 SF
- Building Class - C
- Year Built - 1954
- Tenancy - Single
- Building Height - 1 Story
- Loading Docks - 6 Exterior
- Building FAR - 0.25
- Land Acres - 0.59 AC
- Zoning - CH - Highway Commercial
- Parking - 12 Spaces (1.67 Spaces per 1,000 SF Leased)











03

Demographics  
Demographics  
Demographic Charts

POPULATION				1 MILE	3 MILE	5 MILE
2000	Population	2010	Population	1,267	2,935	4,260
2023	Population	2028	Population	1,148	2,756	4,181
2023	African American	2023		1,407	3,303	5,076
	American Indian	2023	Asian	1,446	3,372	5,208
	Hispanic	2023	Other Race	17	40	60
	White	2023	Multiracial	4	11	16
	Population: Growth Rate			9	18	26
				64	151	237
				20	48	81
				1,287	3,015	4,623
				70	172	271
				2.75 %	2.05 %	2.55 %
2023 HOUSEHOLD INCOME				1 MILE	3 MILE	5 MILE
	less than \$15,000			135	286	405
	\$15,000-\$24,999			104	221	320
	\$25,000-\$34,999			89	215	348
	\$35,000-\$49,999			70	172	269
	\$50,000-\$74,999			130	251	362
	\$75,000-\$99,999			45	131	233
	\$100,000-\$149,999			90	225	367
	\$150,000-\$199,999			8	17	27
	\$200,000 or greater			0	11	29
	Median HH Income			\$36,230	\$37,934	\$39,940
	Average HH Income			\$51,163	\$55,253	\$58,702

HOUSEHOLDS				1 MILE	3 MILE	5 MILE
2000	Total Housing			691	1,668	2,482
2010	Total Households			543	1,229	1,883
2023	Total Households			670	1,527	2,359
2028	Total Households			694	1,572	2,441
2023	Average Household Size			2.07	2.14	2.14
2000	Owner Occupied Housing			488	1,084	1,602
2000	Renter Occupied Housing			111	220	298
2023	Owner Occupied Housing			473	1,141	1,840
2023	Renter Occupied Housing			197	386	519
2023	Vacant Housing			103	441	749
2023	Total Housing			773	1,968	3,108
2028	Owner Occupied Housing			504	1,200	1,935
2028	Renter Occupied Housing			189	373	506
2028	Vacant Housing			101	440	749
2028	Total Housing			795	2,012	3,190
2023-2028:	Households: Growth Rate			3.55 %	2.90 %	3.45 %

Source: esri

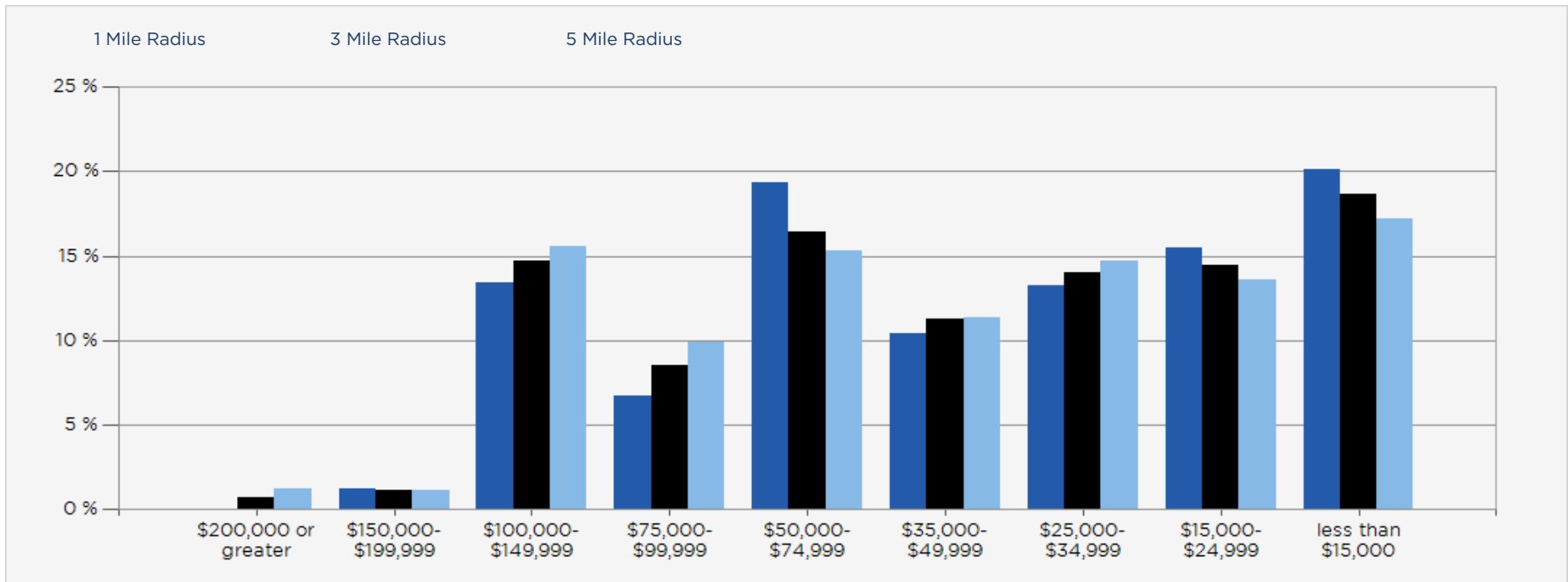
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	43	100	163
2023 Population Age 35-39	48	111	170
2023 Population Age 40-44	73	170	255
2023 Population Age 45-49	80	178	260
2023 Population Age 50-54	110	247	356
2023 Population Age 55-59	115	269	405
2023 Population Age 60-64	150	363	577
2023 Population Age 65-69	222	500	751
2023 Population Age 70-74	139	349	558
2023 Population Age 75-79	62	181	307
2023 Population Age 80-84	42	102	161
2023 Population Age 85+	28	65	108
2023 Population Age 18+	1,223	2,888	4,455
2023 Median Age	57	58	59

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$35,000	\$36,910	\$40,872
Average Household Income 25-34	\$48,096	\$49,825	\$54,247
Median Household Income 35-44	\$47,264	\$49,343	\$53,986
Average Household Income 35-44	\$57,132	\$65,549	\$72,174
Median Household Income 45-54	\$50,490	\$49,495	\$51,751
Average Household Income 45-54	\$54,631	\$58,771	\$64,193
Median Household Income 55-64	\$36,814	\$39,622	\$42,880
Average Household Income 55-64	\$50,847	\$55,560	\$60,209
Median Household Income 65-74	\$37,306	\$39,379	\$40,916
Average Household Income 65-74	\$53,022	\$56,822	\$59,318
Average Household Income 75+	\$42,473	\$45,887	\$47,597

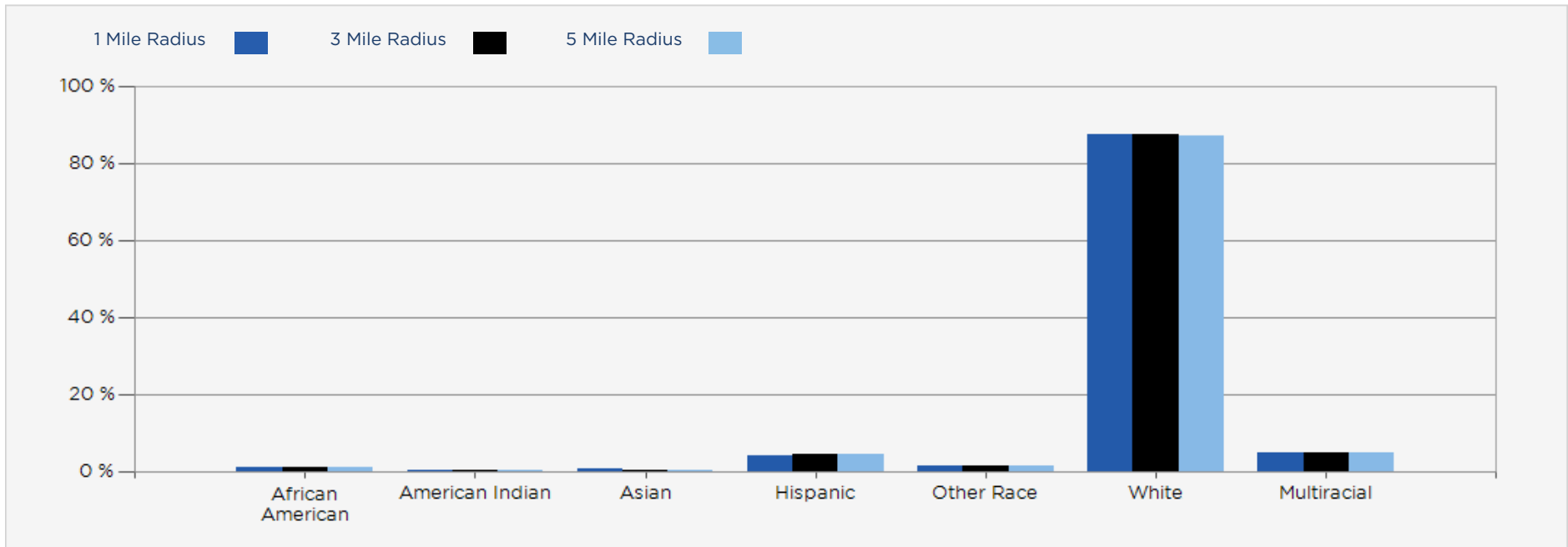
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	42	97	160
2028 Population Age 35-39	50	116	182
2028 Population Age 40-44	75	174	262
2028 Population Age 45-49	87	190	280
2028 Population Age 50-54	103	228	328
2028 Population Age 55-59	108	250	379
2028 Population Age 60-64	139	333	524
2028 Population Age 65-69	232	516	780
2028 Population Age 70-74	152	378	601
2028 Population Age 75-79	78	223	379
2028 Population Age 80-84	56	133	213
2028 Population Age 85+	34	80	133
2028 Population Age 18+	1,263	2,963	4,590
2028 Median Age	59	60	60

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$39,600	\$43,962	\$49,295
Average Household Income 25-34	\$54,095	\$56,333	\$61,607
Median Household Income 35-44	\$51,364	\$56,621	\$64,315
Average Household Income 35-44	\$64,754	\$75,319	\$84,178
Median Household Income 45-54	\$54,154	\$55,380	\$59,008
Average Household Income 45-54	\$62,597	\$68,120	\$74,713
Median Household Income 55-64	\$45,697	\$49,441	\$52,979
Average Household Income 55-64	\$59,265	\$64,653	\$70,684
Median Household Income 65-74	\$47,939	\$50,000	\$51,500
Average Household Income 65-74	\$62,104	\$67,091	\$70,200
Average Household Income 75+	\$49,144	\$53,177	\$55,326

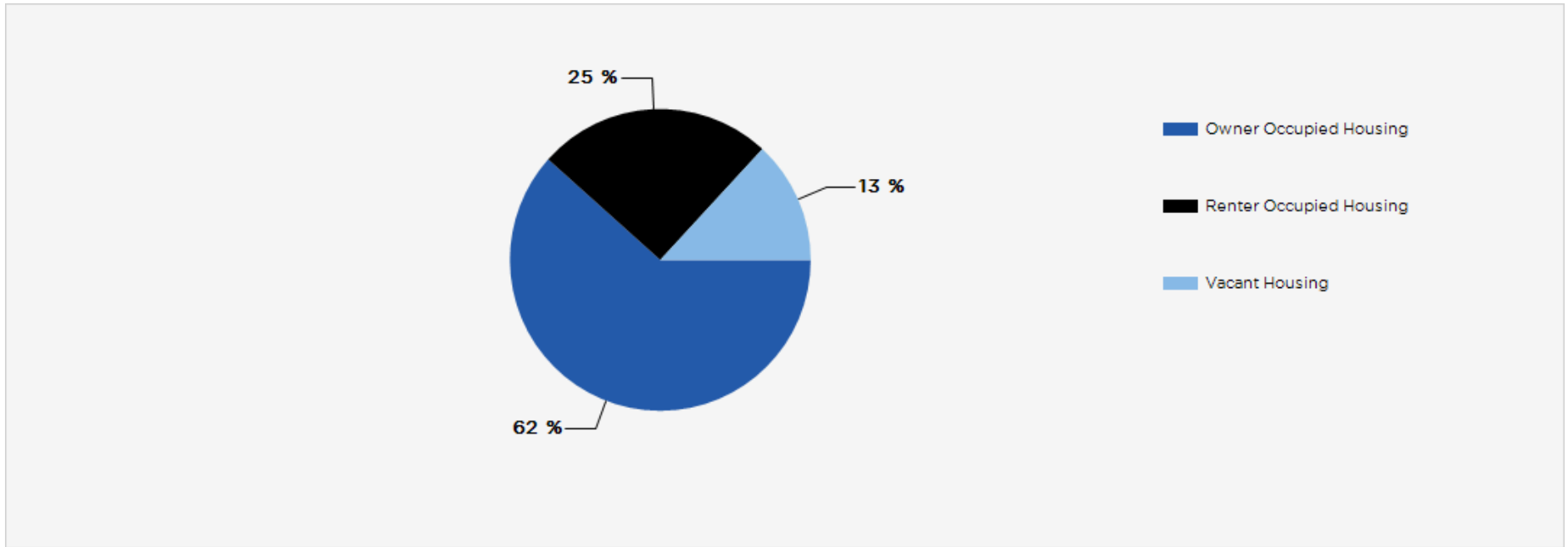
## 2023 Household Income



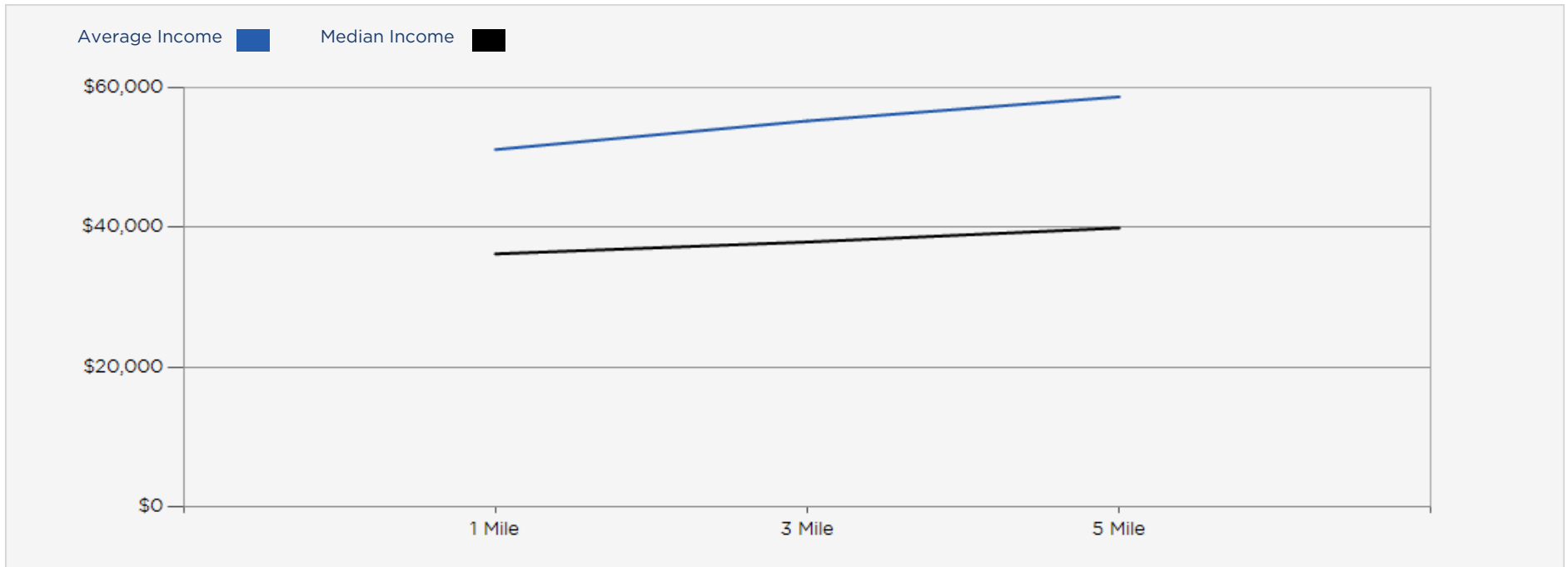
## 2023 Population by Race



## 2023 Household Occupancy - 1 Mile Radius



## 2023 Household Income Average and Median





# 309 NW US HIGHWAY 19

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**MAVREALTY**