

**Former Sonic Drive Thru
Available For Lease
310 SE Hwy 19
Crystal River, Florida 34429**

Century21
COMMERCIAL®

JW Morton Real Estate, Inc.



Business For Sale :

- 1576 SF Drive Thru Restaurant
- Built in 2008 of CBS Construction
- 2 ADA Compliant Bathrooms
- 34 Parking Spaces
- 25,015 TPD Traffic Count (Verified)
- .88 Acres
- Zoned Commercial High Intensity
- City Water and Sewer
- Equipment To Convey

Offered at \$ 75,000. NNN

LOCATION! LOCATION! LOCATION!

Prime Drive Thru Restaurant located at the controlled intersection of Located on the South East corner over Hwy 19 and Kings Bay Drive. Subject offers curb cut on Hwy 19 and 2 cuts on Kings Bay Drive. Located just in front of Save A Lot anchored shopping center with junior tenants including Apopka Marine, Big Lots and Little Caesars. Other nationals located within 5 miles include Racetrac, Winn Dixie, Harbor Freight, McDonalds, Taco Bell, Wendy's, Hardees and much more. Located in the City Limits of Crystal River with consumer expenditures for restaurants \$42,291,329 with in 5 miles.

Demographics	3 Mile Radius	5 Mile Radius
Daily Population	15,094	32,031
Average Age	52	56



Elias George Kirallah, Broker Associate
Commercial Real Estate Director
352.400.2635/352-726-6668



CENTURY 21 Commercial Network
JW Morton Real Estate, Inc.
1645 W Main Street
Inverness, Florida 34450

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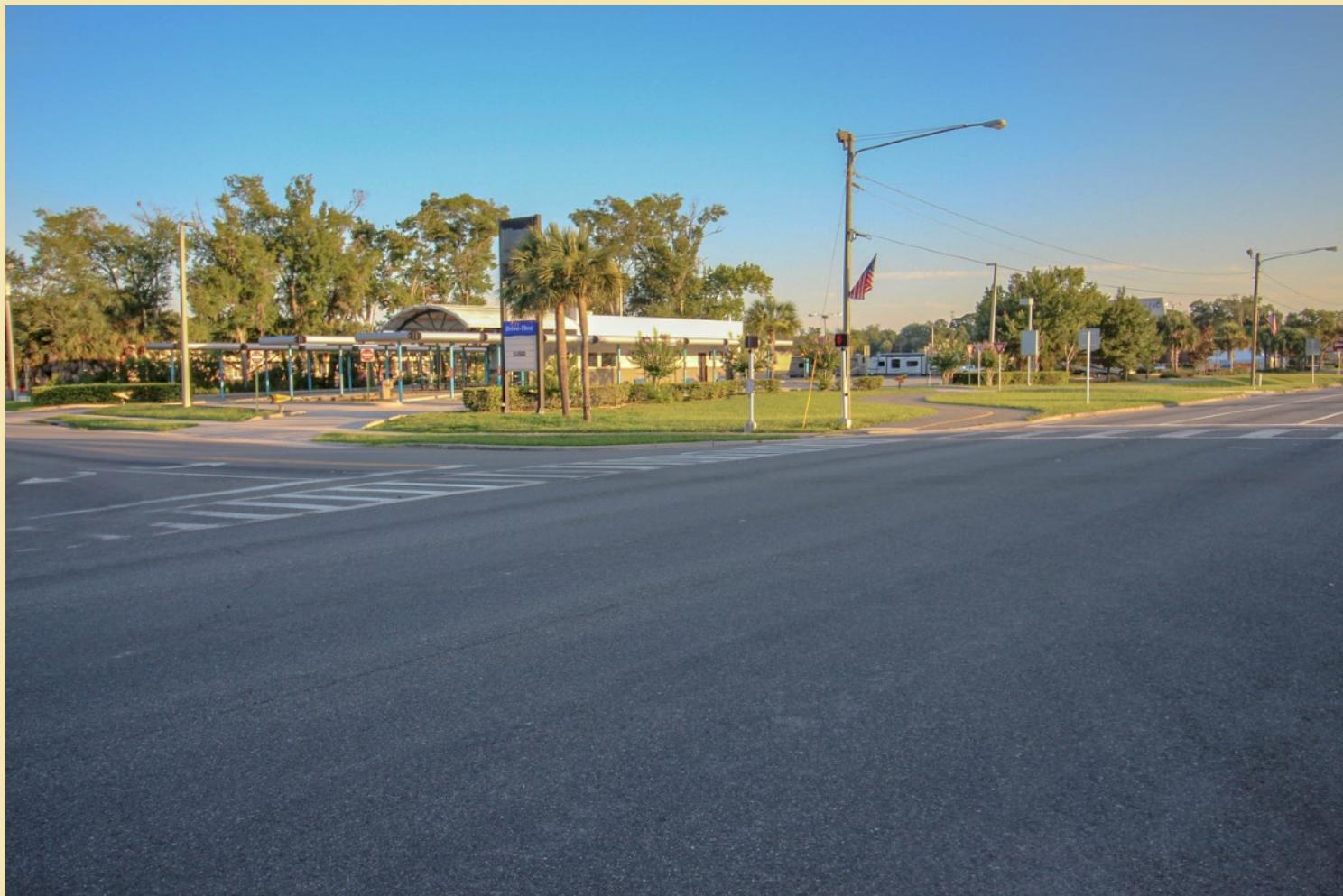
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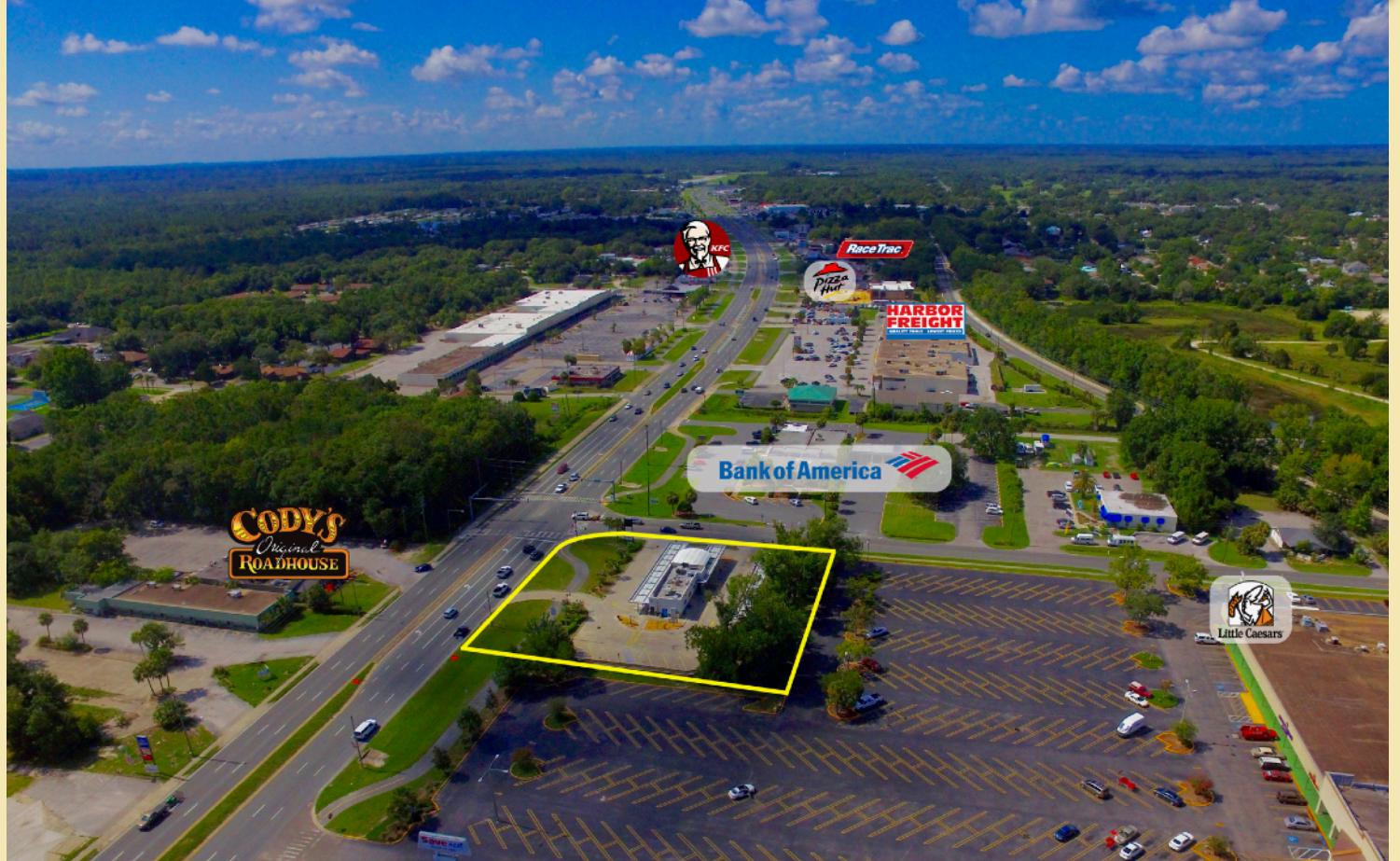
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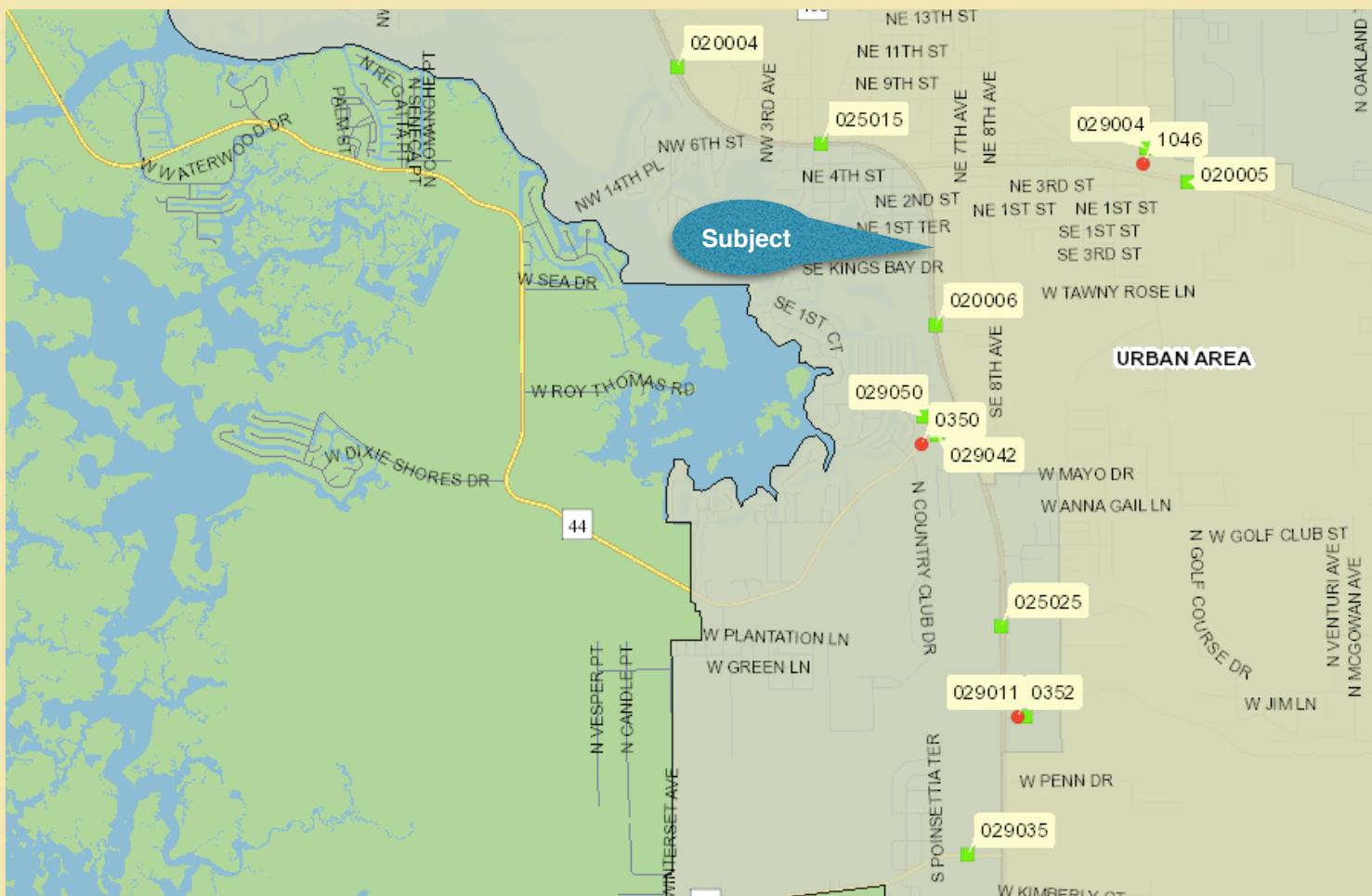




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Traffic Count



Consumer Expenditures

	5 Mile Radius	Citrus County
General Merchandise	\$55,186,832	\$269,770,867
Department Stores	\$53,568,147	\$254,227,794
Super Markets	\$41,147,968	\$259,069,647
Gas Stations/C-Store	\$60,052,454	\$298,311,239
Restaurant	\$12,230,815	\$174,133,152
Hospitality/Tourism	\$10,235,900	\$155,355,689

Population

	Citrus County
Total Population	141,616
Male Population	68,440
Female Population	68,440
Median Age	53
Total House Holds	67,382

THE BRAND AND PROFESSIONAL MATTER SMARTER. BOLDER. FASTER.



THE CENTURY 21 COMMERCIAL® DIFFERENCE

In today's global real estate marketplace, the right advisor can make all the difference between a successful deal and a missed opportunity.

SERVICE EQUALS SUCCESS

Maximizing the value of your transaction is critical as a tenant, owner or investor. You can't afford to entrust your business to anyone other than a true commercial real estate professional. You want someone whose local market knowledge and service will help you get the most out of your deal. No matter where in the world your business takes you, a **CENTURY 21 Commercial®** System member can help you succeed.

The CENTURY 21 Commercial System is comprised of commercial real estate professionals serving clients around the globe. As leaders in their respective markets, **CENTURY 21 Commercial** professionals offer unparalleled local insight, helping you make informed decisions that enhance value across geographic and cultural boundaries.

LOCAL COMMERCIAL

REAL ESTATE PROFESSIONALS

CONNECT ON A GLOBAL SCALE

Whether you are a multinational business that needs to fill space overseas, a partnership interested in acquiring a new location or an investor looking for opportunities in another region, your **CENTURY 21 Commercial®** professional can reach out to his or her colleagues across the way – or across the globe – to provide creative solutions that meet your specific needs.

Backed by over 40 years of real estate experience, **CENTURY 21 Commercial®** professionals have an insider's understanding of the local business environment. They know which properties are available today and which will be available tomorrow, and can draw on relationships with local contacts to make these opportunities a reality.

CENTURY 21 COMMERCIAL NETWORK

PROFESSIONALS' SERVICE SPECIALTIES:

- Office, industrial and retail leasing
- Investment sales for both institutional and private investors
- Corporate services
- Asset and property management n Tenant representation
- Financial services
- Facilities management
- Development services

PROPERTY TYPES SERVICED:

- Office
- Industrial
- Retail
- Hospitality
- Land
- Mixed Use

CENTURY 21 JW Morton Real Estate, Inc. owned by **James W. Morton** has sold over **\$ 1 Billion Dollars** in Real Estate since 1972. **Elias George Kirallah, Broker Associate** has participated in over **\$ 60 Million** in Commercial Real Estate sales and leasing across Central Florida in the last 11 years. With over 8,000 offices and 140,000 sales associates worldwide, CENTURY 21 is the real estate industry leader. For more information about CENTURY 21 Commercial Real

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