



**LOCATION:**

Intersection of North Suncoast Blvd (US 19/98) and Ozello Trail (FL 494) and bounded on the north by W. Venable Street.

**FACTS:**

**GLA:** Up to 160,500 SF w/ several outparcels

**Size:** 30 acres – Retail  
 130 acres – Commercial/Institutional  
 110 acres – Residential/Other

**Traffic:** US 19/98 25,000 CPD (2015)  
 Venable 8,500 CPD (2015)

**Uses:** Commercial, Retail, Institutional, Residential, Medical, Educational

**Year Built:** 2019 Delivery

**COMMUNITY:**

- Crystal River is located north of Tampa with an easy commute via the Suncoast Parkway.
- Easy access to Central and North Florida via US 19/98, SR44, I-75, Florida Turnpike, US 41, and the Suncoast Parkway (Orlando-Tampa-Tallahassee).
- This area is part of the Tampa-St. Petersburg marketing area, the 13<sup>th</sup> largest in the United States.
- Crystal River is the second largest city in Citrus County and is the geographic center of Florida.
- The area is known as the “Nature Coast” and experiences substantial eco-tourism with more than **165,000 visitors annually**.

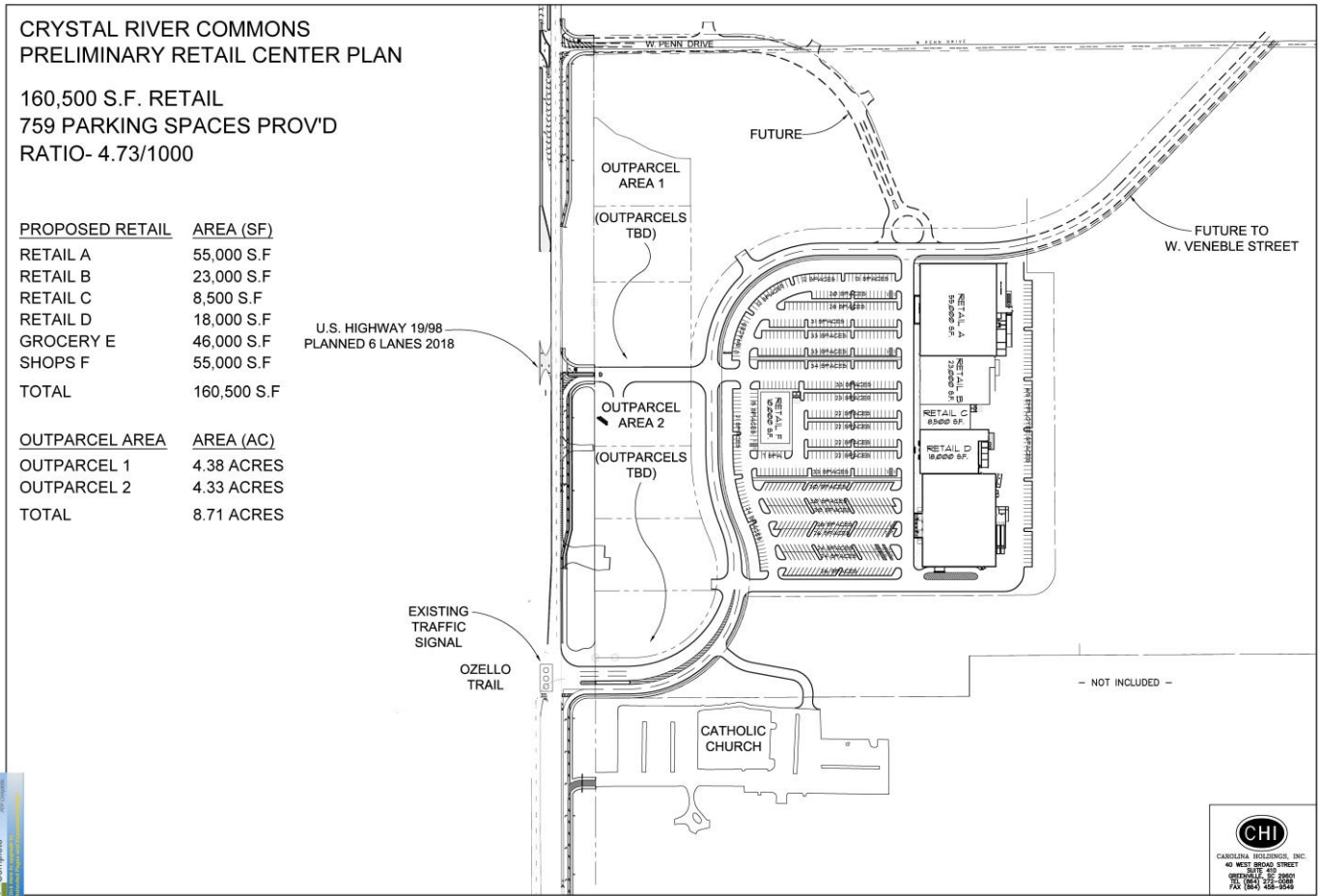
**NEIGHBORHOOD / AREA CHAIN RETAIL / DINING:**

Home Depot	Bealls	Regal Cinema	Rural King
Office Max	Winn-Dixie	Chili's	Applebee's
McDonald's	Wendy's	Burger King	Subway

**DEMOGRAPHICS:**

2017 Estimates	10 Mile Radius	15 Mile Radius
Population	75,655	120,700
Avg. Household Income	\$53,466	\$54,231
No. of Households	34,261	53,958
Population Growth 2000-2017	25%	24%

**SITE PLAN:**



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