

± 160,500 SF PROPOSED RETAIL SPACE WITH SEVERAL OP'S
INTERSECTION OF N. SUNCOAST BLVD. & OZELLO TRL. | CRYSTAL RIVER, FL



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HIGHLIGHTS

- ±160,500 SF of proposed retail space with several outparcels on ±17 acres with a 2019 delivery
- Located at the intersection of North Suncoast Boulevard (US 19/98) and Ozello Trail (FL 494) and bounded on the north by West Venable Street
- Crystal River is the geographic center of Florida and is the 2nd largest city in Citrus County
- The area is known as the “Nature Coast” and experiences substantial eco-tourism with more than 165,000 visitors annually
- Parking ratio of 4.73/1,000; 759 parking spaces
- Zoned Commercial PDO (AA/PDO-08-10)
- Immediate area retailers include: 
- Major area employers include: 

DEMOGRAPHICS - CITRUS COUNTY



POPULATION
14,064



DAYTIME EMPLOYEES
121,882



HOUSEHOLDS
64,487



AVG HOUSEHOLD INCOME
\$55,668

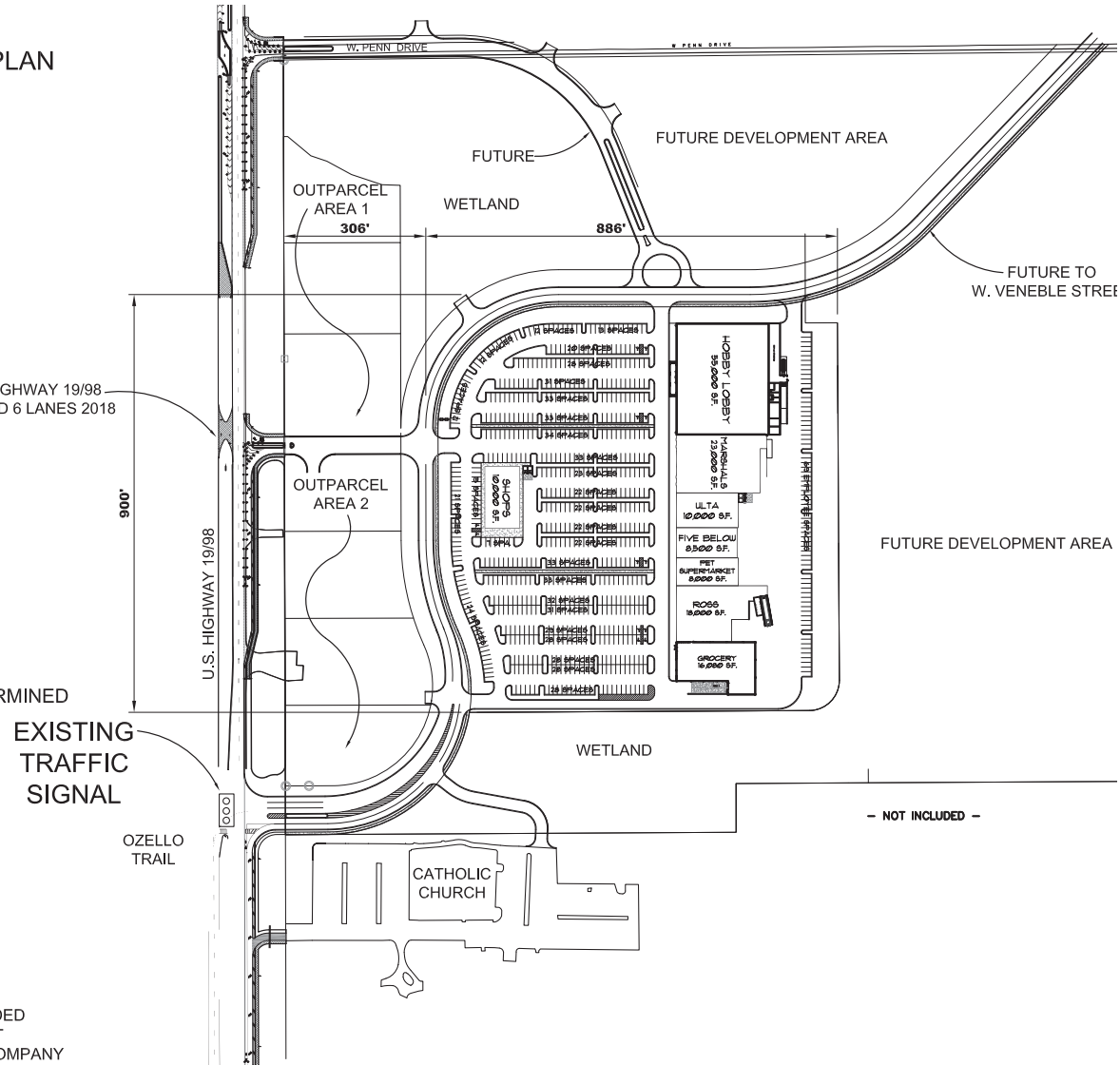
CRYSTAL RIVER COMMONS PRELIMINARY RETAIL CENTER PLAN

148,580 S.F. RETAIL
778 PARKING SPACES PROV'D
RATIO- 5.23/1000

PROPOSED RETAIL	AREA (SF)
HOBBY LOBBY	55,000 S.F.
MARSHALS	23,000 S.F.
ULTA	10,000 S.F.
FIVE BELOW	8,500 S.F.
PET SUPERMARKET	8,000 S.F.
ROSS	18,000 S.F.
GROCERY	16,080 S.F.
SHOPS	10,000 S.F.
TOTAL	148,580 S.F.

OUTPARCEL AREA	AREA (AC)
OUTPARCEL AREA 1	4.38 ACRES
OUTPARCEL AREA 2	4.33 ACRES
TOTAL	8.71 ACRES

NOTE: ACTUAL OUTPARCELS TO BE DETERMINED



DISCLAIMER

THE STORE NAMES SHOWN ARE INTENDED FOR ILLUSTRATION PURPOSES ONLY. THEY ARE INTENDED TO REFLECT A DESIRED TENANT MIX. THEY DO NOT REPRESENT ANY FORMAL COMMITMENT BY ANY COMPANY



AERIAL | TRADE

**INTERSECTION OF N. SUNCOAST BLVD. & OZELLO TRL.
CRYSTAL RIVER, FL**

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