



# Crystal River Mall

Five commercial outparcels  
US Highway 19 N  
Crystal River, FL

**BRITNEY MROCZKOWSKI, CCIM**  
Associate,  
Retail & Land Services  
+1 813 871 8520  
britneym@colliers.com

**MARK EILERS**  
Exec. Managing Director,  
Land Services  
+1 813 871 8533  
mark.eilers@colliers.com



**COLLIERS INTERNATIONAL**  
TAMPA BAY FLORIDA  
One Urban Centre  
4830 West Kennedy Boulevard  
Suite 300  
Tampa, FL 33609  
www.colliers.com

Crystal River Preserve State Park

Crystal River Airport  
3.79 Miles →

## KEY FEATURES/HIGHLIGHTS

- > US 19 N., in front of the Crystal River Mall in Crystal River, Citrus County, Florida
- > Five parcels total; ranging from 0.91 to 8.067 acres
- > Each parcel is zoned commercial and surrounds the mall with full ingress/egress. The parcels are partially developed with utilities stubbed at site and retention in-place
- > Crystal River, utilities stubbed at site
- > 21,000 ADT (US 19)

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## FOR SALE > Crystal River Mall Outparcels

### PARCEL PRICING & DEVELOPMENT OPTIONS

Land	Size	Zoning*	Price
Parcel A1	3.43±/149,367	CH	\$375,000 (\$109,361 AC/\$2.50 SF)
Parcel A2	6.56±/285,318	CH	\$570,000 (\$86,916 AC/\$2.00 SF)
Parcel B	2.41±/104,848	CH	\$260,000 (\$108,018 AC/\$2.50 SF)
Parcel C	0.91±/39,639	CH	\$99,000 (\$108,791 AC / \$2.50)
Parcel D	8.07±/351,398	CH	\$700,000 (\$86,773 AC / \$2.00 SF)

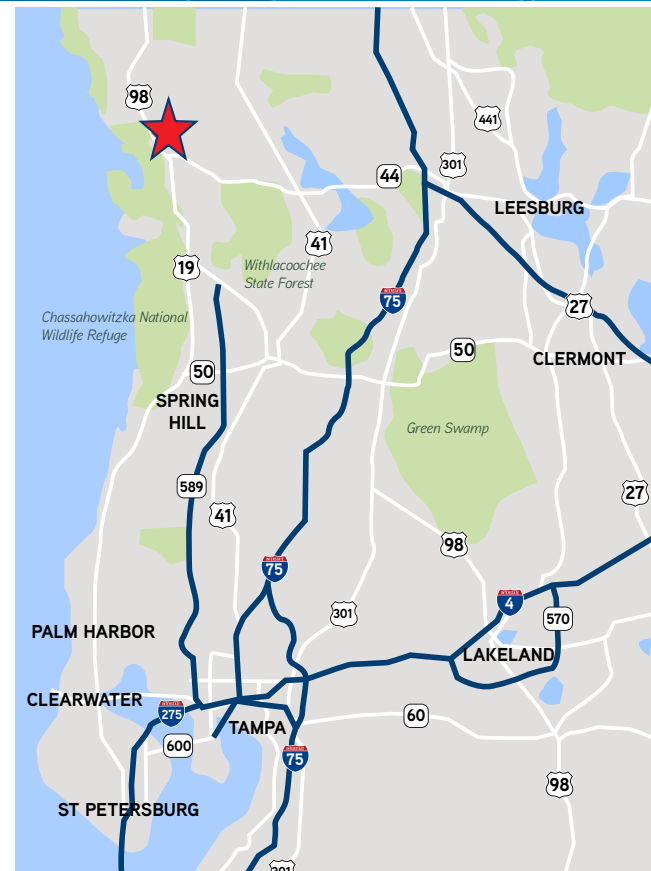
### CRYSTAL RIVER HIGHLIGHTS

Crystal River is considered part of the Nature Coast of Florida and is approximately 60 miles north of Tampa, 35 miles west of The Villages and 50 miles south of Ocala. Known for its crystal clear waters and manatees, Crystal River is situated around Kings Bay, which is fed by a cluster of 50 springs designated as a first-magnitude system.

### AREA DEMOGRAPHICS

	5-Mile	15-Mile	25-Mile
Population Growth, 2015-2020	0.18%	0.16%	0.27%
Total Population	15,906	113,517	207,979
Median Age	55.7	56.6	56.9
Average Household Income	\$57,239	\$52,259	\$50,890

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### CONTACT US

MARK EILERS  
Associate  
Retail & Land Services  
813.871.8520  
[britneym@colliers.com](mailto:britneym@colliers.com)

MARK EILERS  
Executive Managing Director  
Land Services  
813.871.8533  
[mark.eilers@colliers.com](mailto:mark.eilers@colliers.com)

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