



QSR AVAILABLE

16 SE US Highway 19
Crystal River, FL 34429

DEMOGRAPHICS

	3 mile	5 mile	10 min drive time
Population	12,078	23,918	13,114
Average HH Income	\$125,442	\$107,068	\$103,798
Est. Total Employees	6,633	10,141	8,183
Est. Median Age	54.9	56.2	55.1

PROJECT/MARKET HIGHLIGHTS

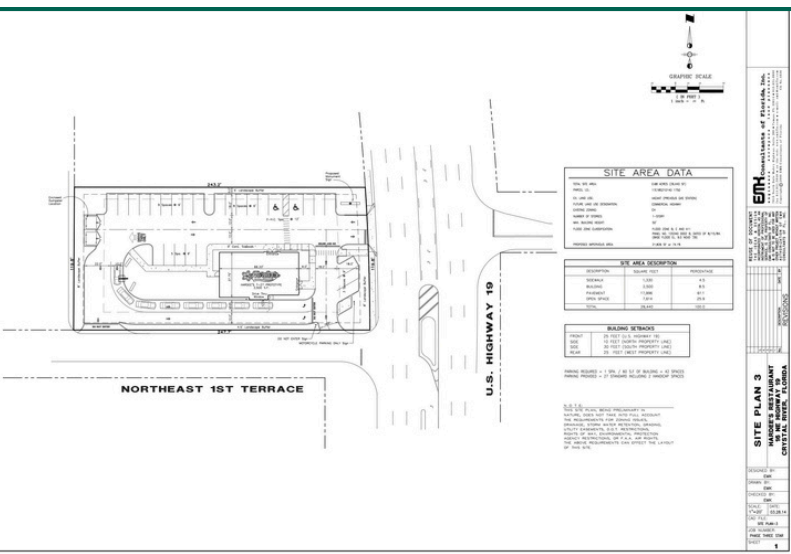
- Existing QSR building with a drive-thru available for lease
- Approx. 0.7 acres
- Building Size: 2,050 sq. ft.+/-, + drive-thru
- 1 mile from Crystal River High School
- Located on US-19 (27,500 vehicles per day AADT), and 1/4 mile south of FL-44 (31,500 vehicles per day AADT)
- Crystal River is renowned for its scalloping and high population of manatees (one of the few places in the world where you can swim with manatees)
- This property is directly on US 19/Hwy 98, adjacent to a tour operator and in close proximity to several other guides, charter boat operators, and the natural springs parks
- Year Built: 2015 | Zoning: PD
- **THIS IS AN OPEN AND OPERATING RESTAURANT. PLEASE DO NOT DISTURB TENANT, EMPLOYEES OR GUESTS.**

FOR MORE INFORMATION CONTACT:

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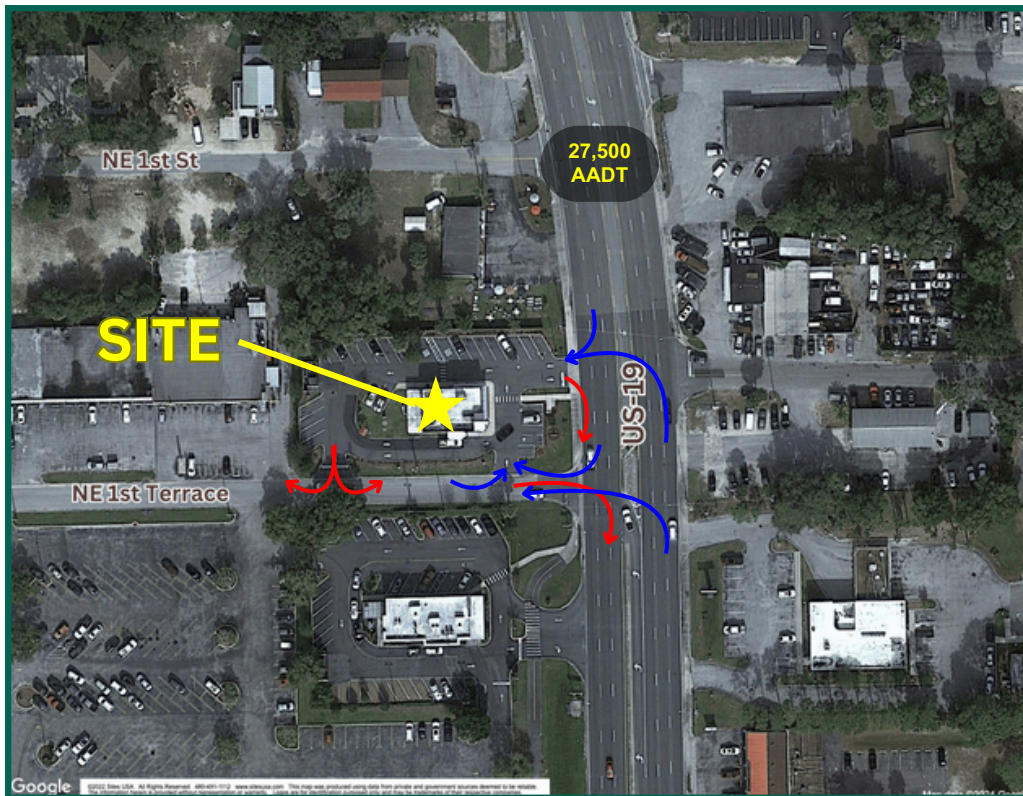
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PARTNER **XTEAM**
RETAIL ADVISORS

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