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Available

Mixed-Use Development
US Hwy 98 & Penn Dr • Crystal River, FL 34429

Property Highlights

- 57.98-acre mixed use land available in Crystal River along US Hwy 19 / Suncoast Blvd
- Proposed grocery / anchor pads available
- 25.49 AC – proposed wholesale anchor
- 16.58 AC – proposed grocery anchor
- Commercial outparcels available ranging from 0.75 acres to 1.5 acres.
- A large-scale residential development is planned for behind the site, featuring 570 proposed residential units.
- A major transportation upgrade is currently underway on US Hwy 19. The ongoing widening project will expand the highway from 4 lanes to 6 lanes between S Jump Court and W Fort Island Trail. This will significantly improve the traffic flow and support continued growth and development in the area.
- From 2020 to 2025, the population in Crystal River increased by 5.32% and the median household income increased by 11.4%.



Demographics

(ESRI 2024)



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INFOGRAPHICS
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POPULATION

	3 MI.	11,410
	5 MI.	26,533
	7 MI.	43,556
	10 MI.	88,546

AVERAGE HH INCOME

	3 MI.	\$79,046
	5 MI.	\$76,035
	7 MI.	\$84,326
	10 MI.	\$85,576

HOUSEHOLDS

	3 MI.	5,444
	5 MI.	12,296
	7 MI.	19,745
	10 MI.	40,362

MEDIAN AGE

	3 MI.	59.7
	5 MI.	58.7
	7 MI.	58.6
	10 MI.	60.2

Schools & Residential Developments



Leasing Team:



Antonino Poma
Vice President
+1 407 488 4794
antonino.poma@jll.com



Kaylynn Kissenberth
Associate
+1 407 242 4211
kaylynn.kissenberth@jll.com



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