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For Lease

Mixed-Use Development

US Hwy 98 & Penn Drive • Crystal River, FL 34429

Property Highlights

- 51.2-acre mixed use land available in Crystal River along US Hwy 19 / Suncoast Blvd
- Proposed grocery / anchor pads available
- 14.5 AC – proposed wholesale anchor
- 18.2 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 1,973 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 2025)



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INFOGRAPHICS
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POPULATION

	3 MI.	10,520
	5 MI.	26,189
	7 MI.	42,867
	10 MI.	88,526

AVERAGE HH INCOME

	3 MI.	\$80,192
	5 MI.	\$75,863
	7 MI.	\$83,825
	10 MI.	\$85,605

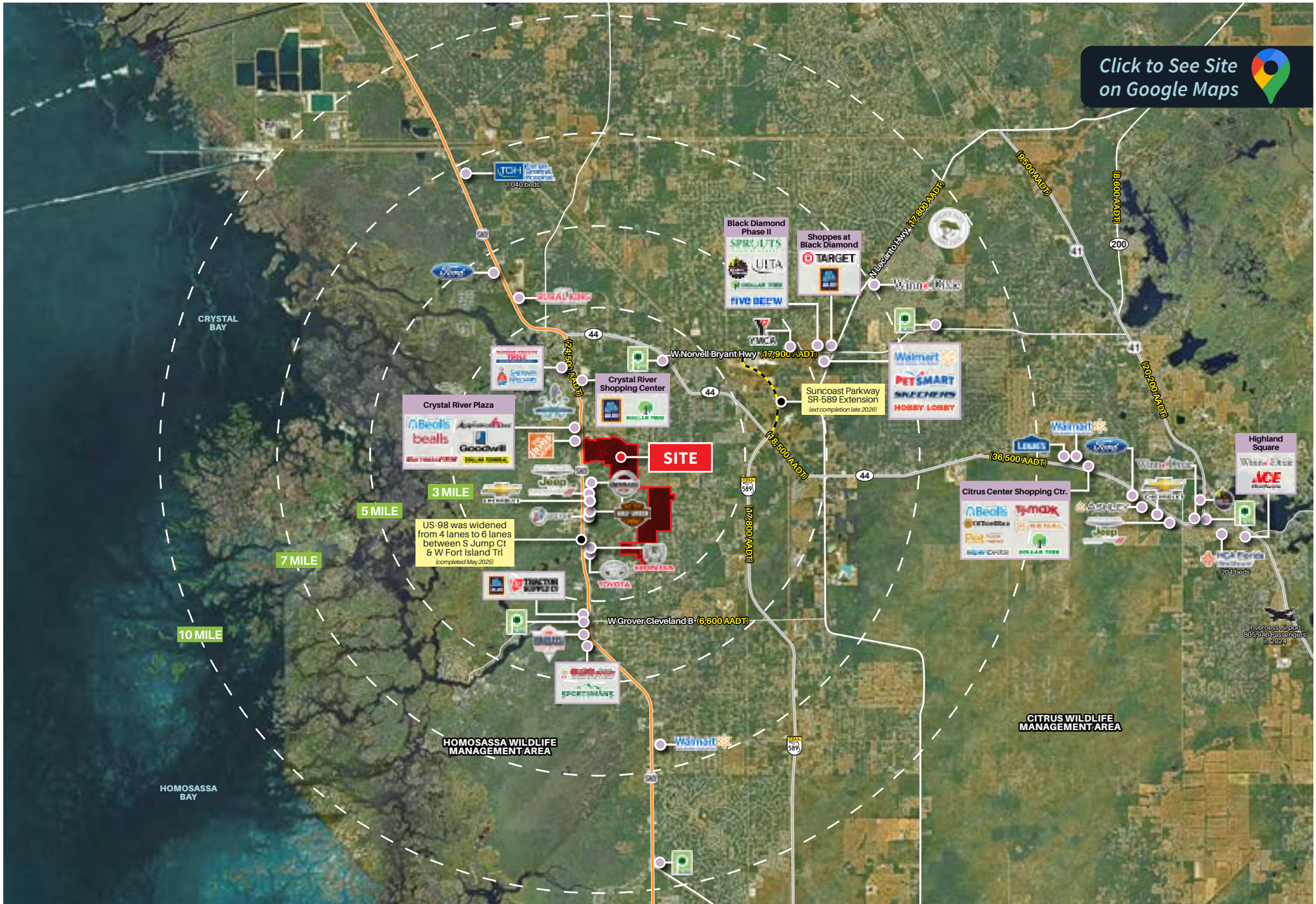
HOUSEHOLDS

	3 MI.	5,011
	5 MI.	12,223
	7 MI.	19,457
	10 MI.	40,437

MEDIAN AGE

	3 MI.	59.7
	5 MI.	58.7
	7 MI.	58.6
	10 MI.	60.3

Market Retailers



Schools & Residential Developments



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