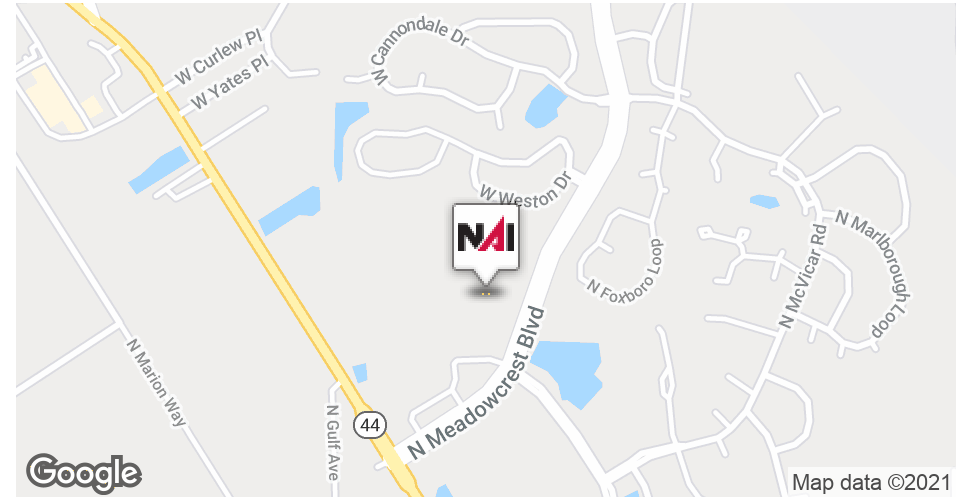


FOR LEASE
\$5.17 SF/YR (MG)



Property Highlights

- 32,500sf in two multi-unit buildings
- PDR zoning on 4.53 acres, YB 1985
- Citrus County Property Alt Key 2425458
- Great visibility and accessibility
- Near retail, office and Citrus County Municipal
- Large parking area
- 1.3 miles east of W Gulf to Lake Hwy (Hwy 44)

Demographics	3 Miles	5 Miles	10 Miles
Total Households	4,590	10,699	37,048
Total Population	11,314	25,923	86,950
Average HH Income	\$49,950	\$52,748	\$52,282



James Day

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Legend	
■	Available
■	Unavailable

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Commercial Real Estate Services, Worldwide.

Vantage Point

1560-1598 N Meadowcrest Blvd, Crystal River, FL 34429

Lease Information

Lease Type:	MG	Lease Term:	36 months
Total Space:	3,250 SF	Lease Rate:	\$5.17 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ 1568-1570	Available	3,250 SF	Modified Gross	\$5.17 SF/yr	Office, restroom and large open areas. Air conditioned.
■ 1572	Trident Emergency Education	1,625 SF	Modified Gross	-	5 offices, restroom and small warehouse. Air conditioned.
■ 1578	-	1,625 SF	Modified Gross	-	Small office area, restroom and warehouse space with roll up door. All air conditioned.
■ 1586	-	1,625 SF	Modified Gross	-	Small office area, restroom and warehouse space with roll up door. All air conditioned.
■ 1592	-	1,625 SF	Modified Gross	-	Small office area, restroom and warehouse space with roll up door. All air conditioned.
■ 1560-1562	Rehab Partners	3,250 SF	Modified Gross	-	-
■ 1564	Glenda Faye Photography	1,625 SF	Modified Gross	-	-
■ 1566	Citrus Builder	1,625 SF	Modified Gross	-	-
■ 1574	-	1,625 SF	Modified Gross	-	Unit has a reception area, 2 offices, 1 restroom and warehouse space.
■ 1576	Split Endz Hair Salon	1,625 SF	Modified Gross	-	-
■ 1580-1582	United Way of Citrus County	3,250 SF	Modified Gross	-	-
■ 1584	Cardiff Construction	1,625 SF	Modified Gross	-	-
■ 1588	LACA Corp	1,625 SF	Modified Gross	-	-
■ 1590	Pediatric / Internal Medicine Spec	1,625 SF	Modified Gross	-	-

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Suite	Tenant	Size	Type	Rate	Description
■ 1594-1598	-	4,875 SF	Modified Gross	-	-

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