



**Bishop Beale Duncan**  
COMMERCIAL REAL ESTATE

1101 Northeast 5th Street  
Crystal River, FL 34429

## FREESTANDING PROFESSIONAL BUILDING

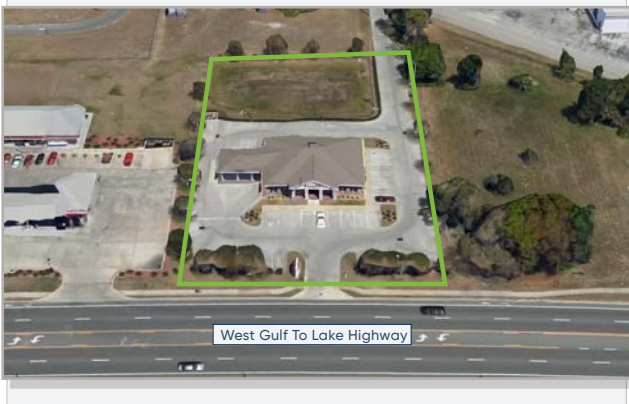


## FOR SALE

- + Sale Price: \$879,000
- + Building Size: 3,360 SF
- + Zoning: Commercial
- + Year Built: 2000

## Highlights

- Former Regional Credit Union Branch
- Ideal For: Bank, Professional Office or High-Visibility Retail
- 4 Full-Size Drive-Thru Teller Lanes with Infrastructure in Place
- Lanes Can be Transformed into 4 Covered Parking Spaces
- Prominent Monument Signage + Opportunity for Building Signage
- 28 Designated Parking Spaces



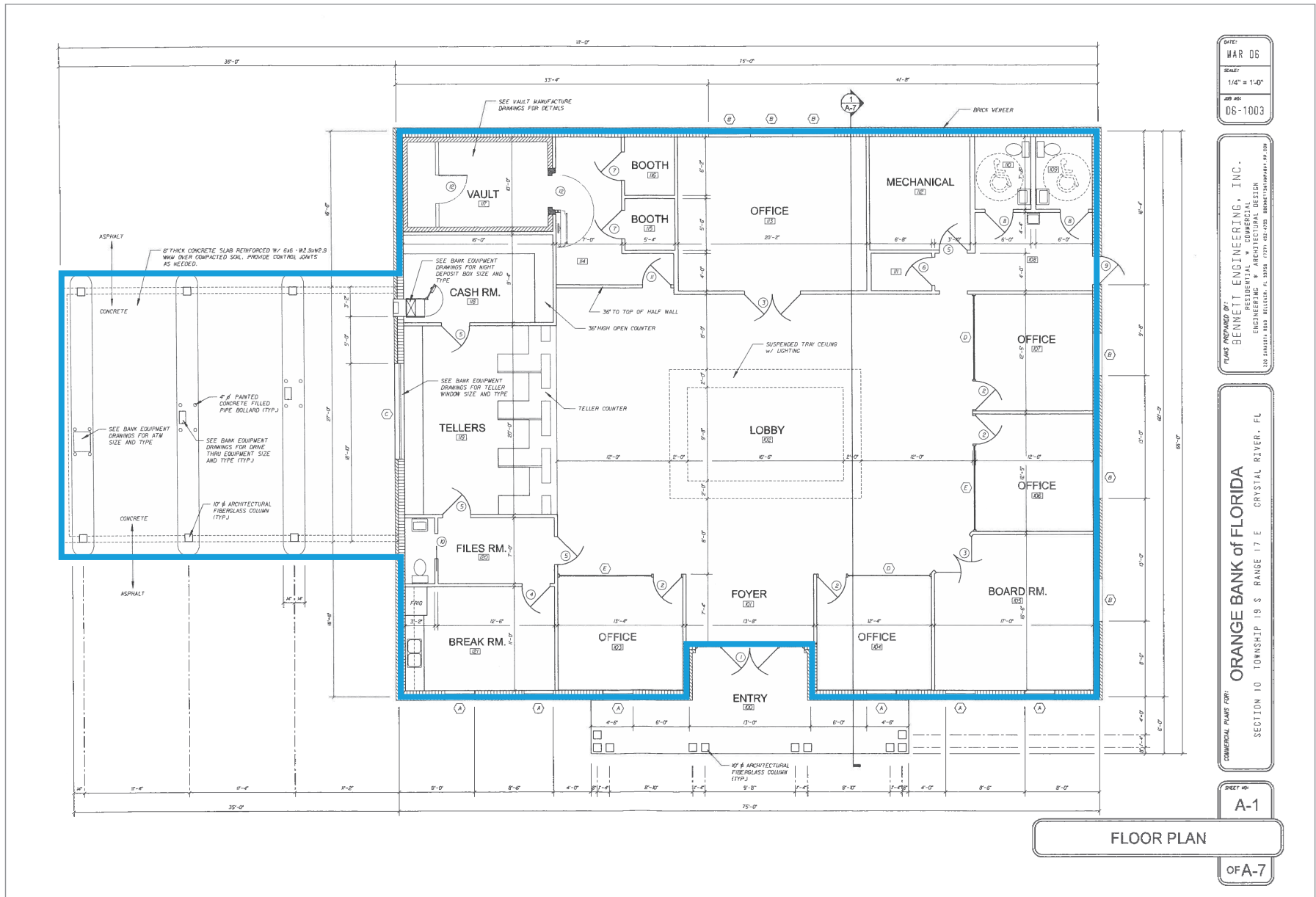
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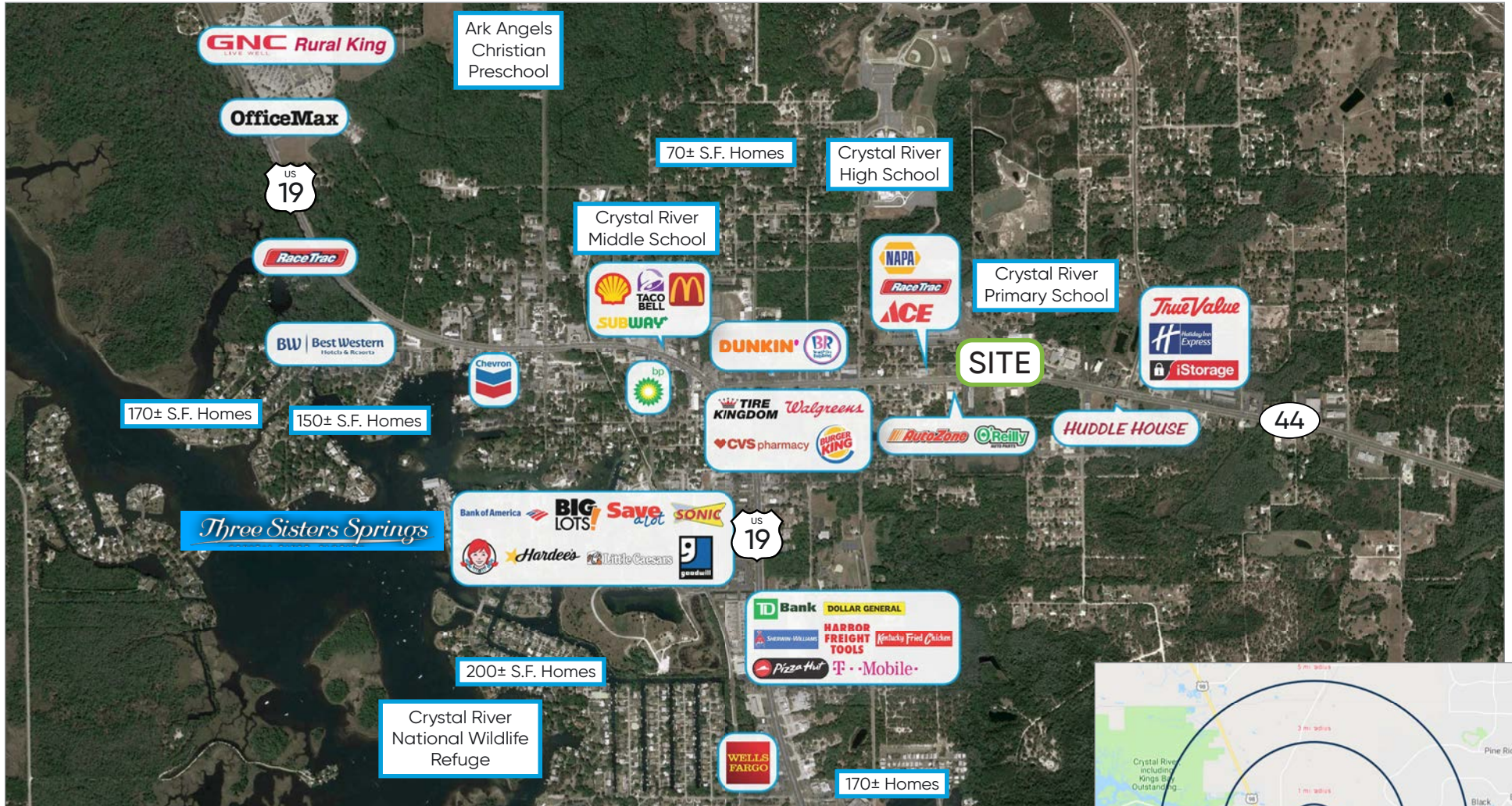
# Floor Plan







# Demographics & Merchant Aerial



Radius	Population	HH Income	Businesses	Employees
1-Mile	2,261	\$44,953	424	3,185
3-Mile	11,571	\$62,931	989	7,623
5-Mile	22,323	\$64,823	1320	10,500

