



In Association with ParaSell, Inc.
A Licensed Florida Broker #C32060

Crystal River, Florida

309 NW US-19, Crystal River, FL 34428

[View Map](#)

Offering Memorandum

New 15-Year Absolute NNN Lease
Strong Growth: 6%+ Annual Growth within 1 Mile
Experienced Operator: 17+ Locations in Development
Newly Renovated Site
Direct Frontage to 26,000+ VPD

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Century Partners Real Estate, Inc.

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Price	Cap Rate	NOI
\$1,772,000	6.50%	\$115,200

Investment Highlights

- New 15-Year Absolute NNN Lease.
- Irreplaceable Location: Situated on US-19, a high-traffic corridor with exceptional visibility and accessibility.
- Significant Capital Investment from Tenant: Newly renovated site with modern facilities completed in 2025.

Market Highlights

- Rapidly Growing Market: 4.5% annual growth rate within 3 mile radius.
- Direct frontage on US-19, the primary coastal route with 26,796 VPD.
- Local market features tenancy from several national brands including Publix, WAWA, McDonald's and Home Depot.

Tenant Highlights

- Auto Glass Brands, is a strong regional auto glass operator in Florida with 17+ locations in development.
- Strong guarantor with over 30 years of operating history.



Lease Summary

Tenant Name	Auto Glass Brands, LLC
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Start	Close of Escrow
Lease End	15 Years from Close of Escrow
Term	15 years
Options	2, 5-Year

Physical Description

Address	309 NW US-19 Crystal River, FL 34428
Building Size	6,371 SF
APN	17E-18S-21-0060-00000-0610
Land Size	0.59 Acres
Year Built/Renovated	1954/2025
Parking Spaces/Ratio	15/2.35

Price

\$1,772,000

Cap Rate

6.50%

NOI

\$115,200

Period	Rent/Year	Rent/Month	Rent/SF	Cap Rate
Years 1 - 5	\$115,200	\$9,600	\$1.51	6.50%
Years 6 - 10	\$126,720	\$10,560	\$1.66	7.15%
Years 11 - 15	\$139,392	\$11,616	\$1.82	7.87%
Option 1	\$153,331	\$12,778	\$2.01	8.65%
Option 2	\$168,664	\$14,055	\$2.21	9.52%





Coastal Heritage Museum



Marketplace at
Manatee Springs



Crystal River
City Hall


Cedar Creek
ASSISTED LIVING RESIDENCE





Crystal River Fire
Department

Dock Side Gift Shoppe & Boutique



Subject
Property

NW US-19
26,000 VPD



Aerial



Crystal Square



Coastal Heritage Museum



Marketplace at Manatee Springs

Crystal River City Hall



Crystal River Fire Department

NW US-19 - 26,000 VPD

Subject Property



Aerial

Local market features tenancy from several national brands including Publix, WAWA, McDonald's and Home Depot



Crystal River Middle School

DUNKIN'



BB
EST 1926



Coastal Heritage Museum



Crystal Square

Residential Area

Marketplace at Manatee Springs

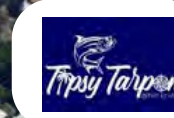
Crystal River City Hall



Crystal River Fire Department

Subject Property

Bayside
Real Estate





8512 N Florida Avenue, Tampa, FL 33604

Price
\$1,576,642

Cap Rate
6.85%

PSF
\$394



4901 N Armenia Avenue, Tampa, FL 33603

Price
\$4,650,000

Cap Rate
6.45%

PSF
\$569



5421 N US Hwy 98, Lakeland, FL 33809

Asking Price
\$2,693,152

Cap Rate
6.25%

PSF
\$345



About Nation's Auto Glass

Located in the vibrant Tampa Bay area of Florida, Nation's Auto Glass is a rapidly growing automotive service provider offering expert windshield repair and replacement services. As a tenant in the local commercial real estate market, Nation's Auto Glass stands out for its impressive growth trajectory, with plans to open 17 locations by the end of 2025. This expansion reflects the company's commitment to meeting the increasing demand for quality auto glass services in the region. With its reputation for excellence and dedication to customer satisfaction, Nation's Auto Glass is poised to become a prominent fixture in the Tampa Bay automotive industry.

#1

#1 Auto Glass Repair
in Tampa, FL



Founded in
1989



17 Locations in
Development

About Crystal River, Florida

Crystal River, Florida, nestled in Citrus County, is a thriving community celebrated for its natural beauty, outdoor recreation, and strong economic potential. Known as the "Home of the Manatee," Crystal River is one of the few places globally where visitors can swim with manatees in their natural habitat, particularly in the warm springs of Kings Bay.

The Crystal River National Wildlife Refuge, dedicated to protecting the endangered West Indian manatee, draws nature enthusiasts and eco-tourists year-round. Beyond its ecological appeal, the area offers a wealth of outdoor activities, including kayaking, fishing, and birdwatching, thanks to its pristine waterways, lush landscapes, and proximity to the Gulf of Mexico. With a 6.1% annual population growth rate within 1 mile and a 4.7% growth rate within 3 miles of the subject property, Crystal River is experiencing steady expansion, supported by its small-town charm, rich history, and commitment to preserving its natural resources.



Demographic Highlights

\$67,073

Average Household Income (5-mile)

4.7%

Annual Growth (3-mile)

20,068

5-mile Population

2.7%

Annual Growth (5-mile)

Demographics	1-Mile	3-Mile	5-Mile
Population (2024)	2,178	10,636	20,068
Average Household Income	\$66,435	\$67,400	\$67,073
Households	1,037	5,008	9,231

Major Employers in Crystal River



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