



CHIEFLAND RETAIL SPACE OPPORTUNITY

1480 NW 25 AVE
CHIEFLAND, FL 32626

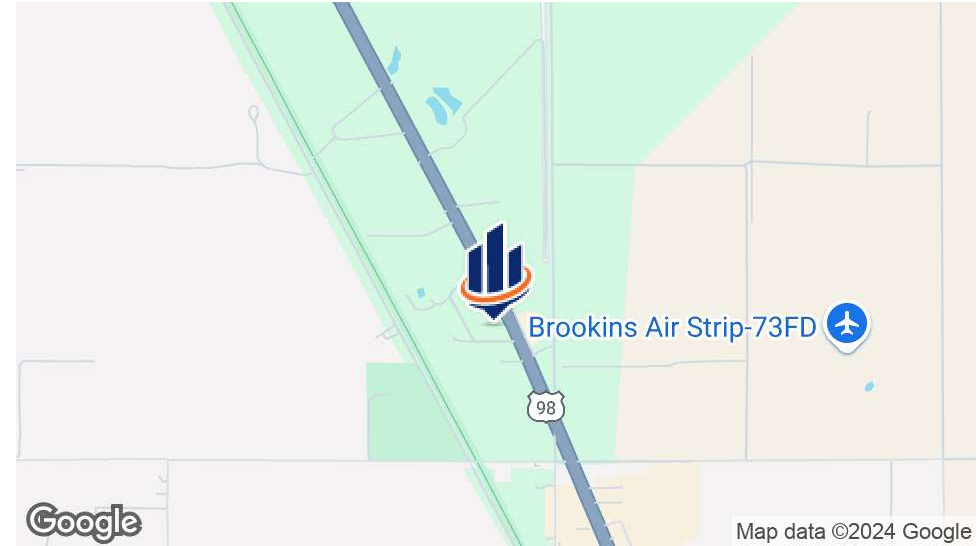
Gary Ralston, CCIM, SIOR, CRE, CPM, CRRP, FRICS
863.738.2246
gary.ralston@svn.com

David Lapham
517.990.4907
david.lapham@svn.com

Trace Linder
863.287.3281
trace.linder@svn.com

Sid Bhatt, CCIM, SIOR
704.930.8179
sid.bhatt@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	\$2,300,000
Building Size:	15,324 SF
Lot Size:	2.41 Acres
Price / SF:	\$150.09
Year Built:	2002
Renovated:	2006
Zoning:	C-2
Traffic Count:	14,200
APN:	0755501100

PROPERTY OVERVIEW

Explore the potential of this premium retail property, boasting a spacious 15,324 SF building ideally situated in the prime Chiefland area. Constructed in 2002 and renovated in 2006, this property offers a modern and well-maintained space, perfect for a range of retail or free-standing building ventures. With its strategic location, ample parking, and high visibility, this property presents an exceptional opportunity for investors seeking an excellent space in a thriving market.

PROPERTY HIGHLIGHTS

- Spacious 15,324 SF retail building
- Prime location in Chiefland area
- High visibility for retail or free-standing building ventures
- Ample parking for customers and staff
- Well-maintained and move-in ready

Property Details



LOCATION INFORMATION

Building Name	Chiefland Retail Space Opportunity
Street Address	1480 NW 25 Ave
City, State, Zip	Chiefland, FL 32626
County	Levy

BUILDING INFORMATION

Building Size	15,324 SF
Year Built	2002
Year Last Renovated	2006
Roof	Metal
Free Standing	Yes
Number of Buildings	1
Exterior Walls	Modular Metal

PARKING & TRANSPORTATION

Number of Parking Spaces	50
--------------------------	----

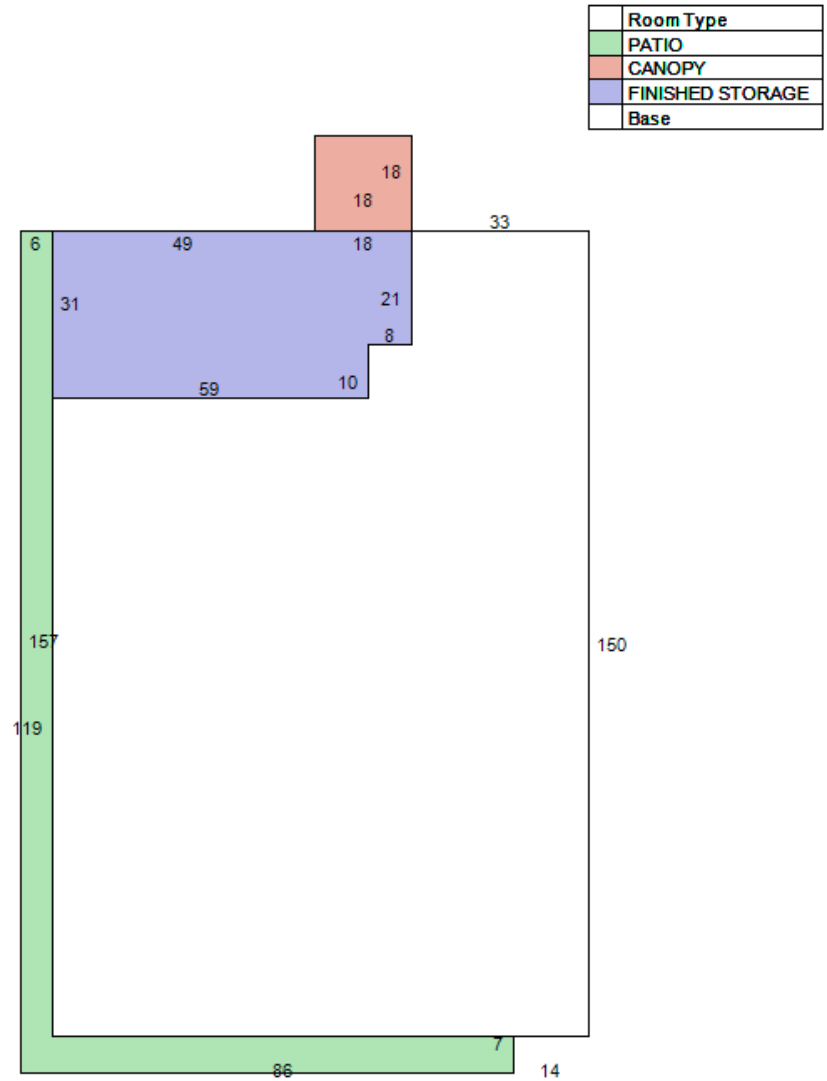
PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	C-2
Lot Size	2.41 Acres
APN #	0755501100
Lot Frontage	249 ft
Lot Depth	281 ft
Corner Property	Yes
Traffic Count	14200
Traffic Count Frontage	249

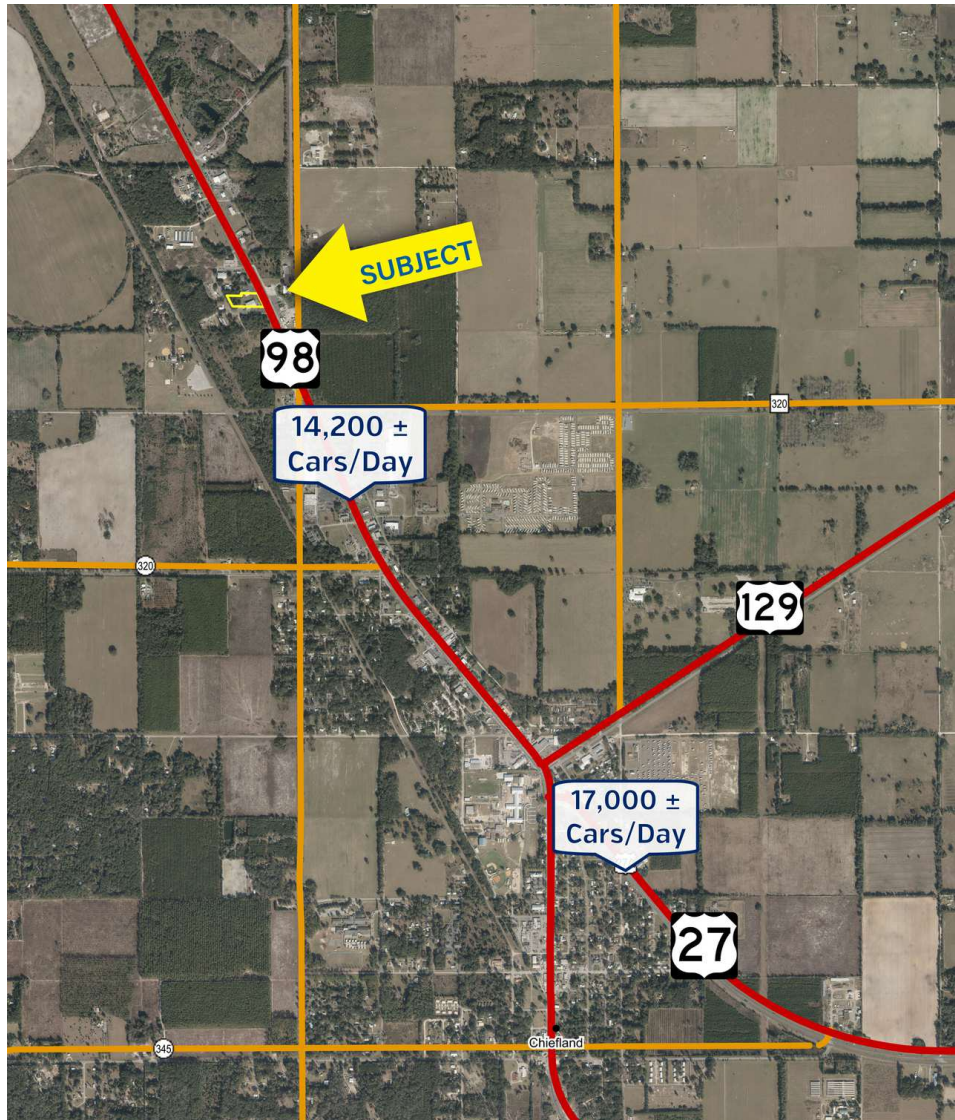
UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes

Building Footprint



Location Description



LOCATION DESCRIPTION

This property offers a fantastic opportunity for businesses looking to establish a presence in the heart of Chiefland, FL. Located just minutes from downtown, this property enjoys high visibility and easy accessibility, making it a prime location for retail, service, or commercial ventures.

The property's strategic position near major highways, including US Highway 98 and US Highway 27, ensures consistent traffic flow and convenient access for both local customers and travelers. Whether you're looking to expand your retail footprint or establish a new enterprise, this property provides the ideal blend of location, convenience, and potential for growth.



14,200 ±
Cars/Day





14,200 ±
Cars/Day

A white speech bubble with a blue border containing the text "14,200 ± Cars/Day".

Neighborhood Map



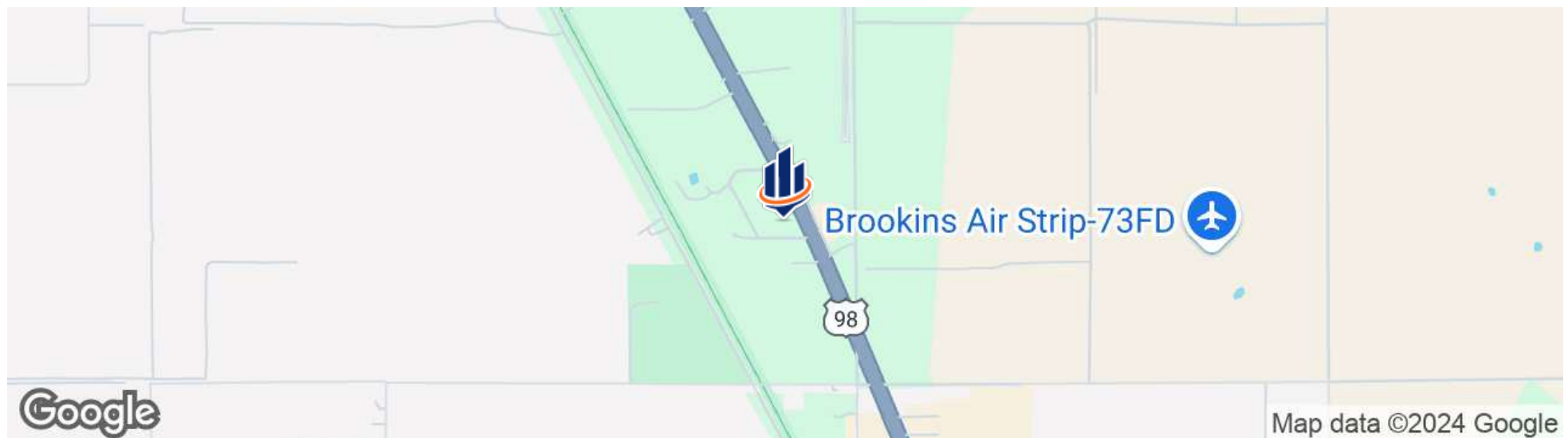
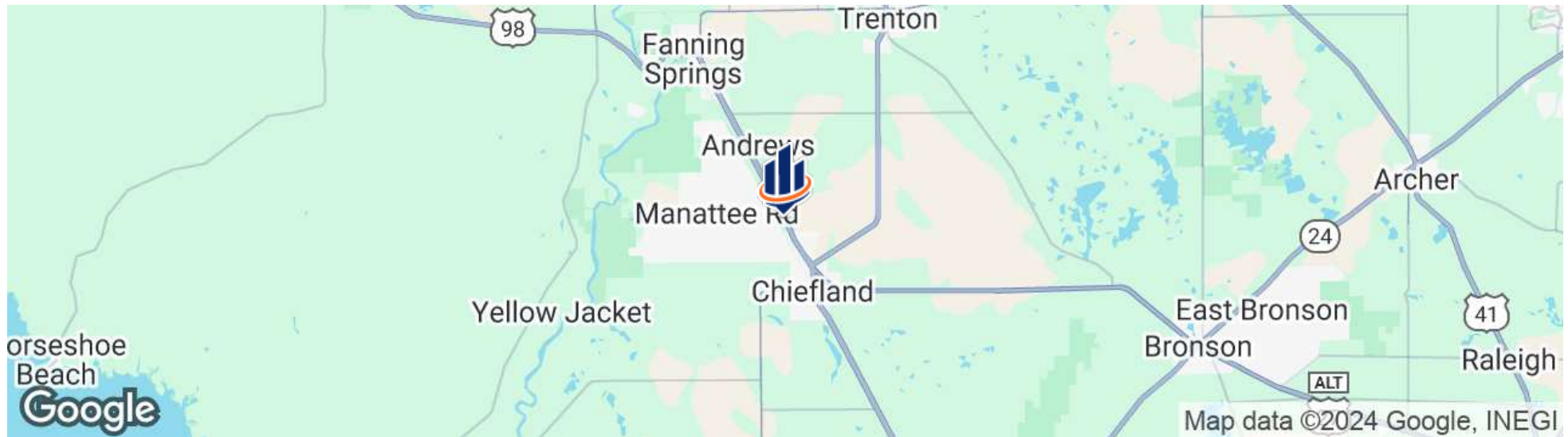
Market Area Map



Google

Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

Regional & Location Maps



Benchmark Demographics



	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Zip Code	Chiefland	Levy County	Gainesville MSA	FL	US
Population	210	4,967	8,926	2,455	9,593	16,977	9,295	2,407	45,706	2,884,681	22,779,514	338,440,954
Households	72	2,017	3,697	944	3,957	6,591	3,950	980	19,094	1,067,827	9,084,882	130,716,571
Families	45	1,276	2,368	584	2,536	4,247	2,536	600	12,106	716,148	5,826,884	83,629,781
Average Household Size	2.92	2.46	2.41	2.60	2.42	2.50	2	2.46	2.38	2.65	2.45	2.53
Owner Occupied Housing Units	52	1,481	2,814	666	3,025	5,071	3,033	592	15,540	653,249	6,029,935	84,133,084
Renter Occupied Housing Units	20	536	883	278	932	1,520	917	388	3,554	414,578	3,054,947	46,583,487
Median Age	43.0	44.0	45.1	41.3	45.4	45.1	47.2	38.3	48.3	38.6	43.5	39.3
Housing Unit/Household Ratio	1.19	1.23	1.19	1.28	1.22	1.22	1.23	1.28	1.18	1.15	1.19	1.12
Adjusted Population	224	5,447	9,494	2,809	10,454	18,535	10,206	2,754	47,925	2,970,719	24,122,879	
Income												
Median Household Income	\$52,735	\$42,024	\$42,062	\$45,166	\$41,318	\$46,567	\$42,852	\$46,094	\$50,460	\$75,807	\$74,715	\$79,068
Average Household Income	\$70,352	\$60,728	\$58,044	\$67,744	\$57,665	\$63,413	\$58,272	\$67,448	\$64,297	\$106,712	\$105,305	\$113,185
Per Capita Income	\$29,480	\$25,149	\$24,055	\$27,336	\$23,914	\$25,948	\$24,763	\$27,461	\$26,872	\$39,567	\$42,078	\$43,829
Trends: 2024 - 2029 Annual Growth Rate												
Population	0.19%	0.69%	0.94%	0.50%	0.96%	0.87%	0.76%	0.31%	0.91%	1.40%	0.93%	0.38%
Households	0.55%	0.92%	1.19%	0.65%	1.21%	1.08%	1.03%	0.58%	1.20%	1.44%	1.15%	0.64%
Families	0.44%	0.89%	1.15%	0.61%	1.17%	1.06%	0.94%	0.40%	1.15%	1.41%	1.12%	0.56%
Owner HHs	1.49%	1.99%	2.13%	1.82%	2.14%	2.02%	1.92%	2.38%	1.96%	2.03%	1.66%	0.97%
Median Household Income	4.93%	3.56%	3.60%	4.36%	3.56%	3.52%	3.10%	4.19%	2.45%	3.11%	3.25%	2.95%

- Over 16,000 people with a median age of 45.1 within a 15-minute drive from the property.
- Median household income of over \$52,000 within a 1-mile radius from the property.

Benchmark Demographics



1 Mile 3 Miles 5 Miles 5 Mins 10 Mins 15 Mins Zip Code Chiefland Levy County Gainesville MSA FL US

Households by Income

<\$15,000	15.30%	14.70%	14.60%	17.90%	14.40%	13.30%	13.50%	19.00%	13.40%	7.40%	8.40%	8.60%
\$15,000 - \$24,999	11.10%	14.90%	15.50%	10.90%	15.90%	13.90%	14.40%	12.60%	13.00%	5.00%	6.60%	6.30%
\$25,000 - \$34,999	8.30%	11.80%	11.30%	11.30%	11.90%	10.60%	12.00%	7.40%	9.50%	7.00%	7.40%	6.70%
\$35,000 - \$49,999	12.50%	15.50%	15.40%	13.20%	15.50%	14.90%	16.70%	13.90%	13.50%	10.60%	11.00%	10.10%
\$50,000 - \$74,999	13.90%	14.60%	15.20%	14.40%	14.50%	15.10%	14.70%	17.20%	20.40%	19.30%	16.90%	15.70%
\$75,000 - \$99,999	19.40%	13.50%	13.80%	13.50%	13.60%	16.80%	15.60%	11.00%	13.80%	14.00%	13.60%	12.80%
\$100,000 - \$149,999	11.10%	10.50%	10.70%	12.10%	10.80%	10.10%	9.60%	12.70%	11.30%	16.80%	17.20%	17.60%
\$150,000 - \$199,999	2.80%	2.00%	2.00%	2.50%	2.00%	3.30%	2.10%	2.10%	2.80%	8.90%	8.60%	9.50%
\$200,000+	4.20%	2.40%	1.50%	4.00%	1.40%	2.10%	1.40%	4.10%	2.30%	10.90%	10.40%	12.60%

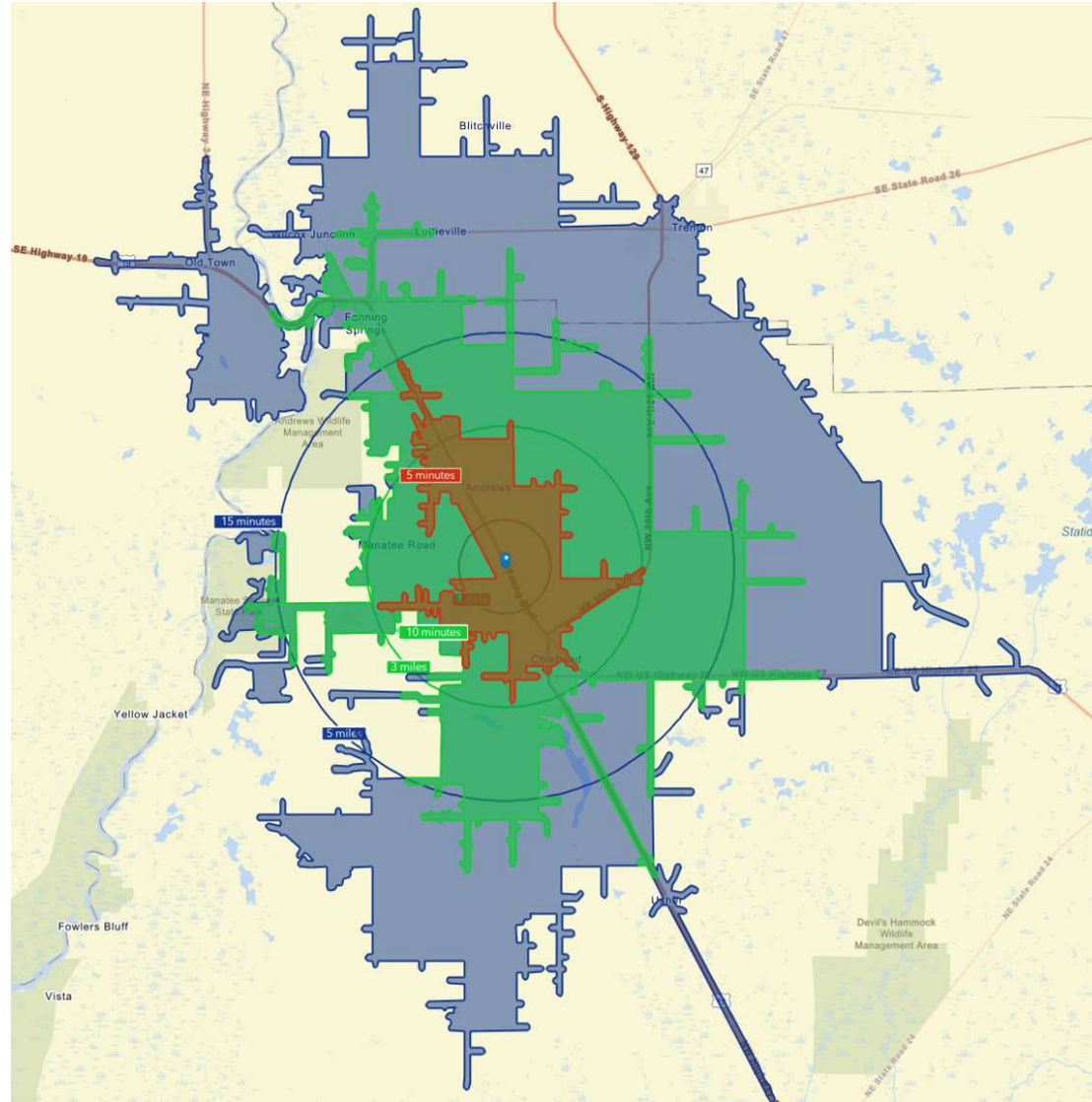
Population by Age

0 - 4	6.70%	5.90%	5.50%	6.40%	5.40%	5.30%	5.30%	6.80%	4.90%	5.10%	4.70%	5.50%
5 - 9	6.20%	5.80%	5.60%	6.20%	5.60%	5.50%	5.30%	6.60%	5.30%	5.50%	5.10%	5.80%
10 - 14	5.30%	5.90%	6.00%	6.10%	6.10%	5.90%	5.60%	7.00%	5.70%	5.90%	5.40%	6.00%
15 - 19	6.70%	6.50%	6.40%	6.70%	6.30%	6.10%	6.00%	6.60%	5.70%	6.70%	5.80%	6.40%
20 - 24	5.70%	5.50%	5.10%	5.70%	5.00%	5.20%	5.20%	6.30%	4.70%	7.10%	6.10%	6.80%
25 - 34	11.50%	11.30%	10.70%	12.10%	10.50%	10.70%	10.40%	13.10%	9.70%	14.60%	12.30%	13.50%
35 - 44	10.00%	10.30%	10.70%	10.80%	10.70%	11.10%	9.90%	10.70%	10.50%	13.90%	12.50%	13.30%
45 - 54	12.00%	11.10%	11.20%	11.30%	11.10%	11.40%	11.10%	10.70%	11.40%	12.70%	12.10%	12.10%
55 - 64	12.90%	13.80%	13.90%	13.00%	14.00%	14.20%	15.00%	12.70%	15.30%	11.80%	13.30%	12.30%
65 - 74	12.90%	13.20%	13.70%	11.80%	13.80%	13.30%	14.20%	10.70%	15.40%	9.50%	12.30%	10.40%
75 - 84	8.10%	8.60%	8.70%	7.70%	8.80%	8.70%	9.60%	7.10%	9.10%	5.30%	7.70%	5.70%
85+	1.90%	2.40%	2.50%	2.20%	2.60%	2.50%	2.40%	1.70%	2.40%	1.80%	2.70%	2.00%

Race and Ethnicity

White Alone	78.70%	79.00%	81.10%	77.30%	82.00%	82.30%	81.60%	67.60%	78.50%	48.40%	56.50%	60.30%
Black Alone	9.50%	10.10%	8.00%	10.50%	7.00%	7.00%	8.50%	20.10%	8.80%	15.60%	15.00%	12.50%
American Indian Alone	0.90%	0.40%	0.40%	0.50%	0.40%	0.40%	0.40%	0.50%	0.60%	0.50%	0.50%	1.10%
Asian Alone	1.90%	1.40%	1.10%	2.00%	1.10%	0.80%	1.00%	2.50%	0.70%	4.90%	3.20%	6.40%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.20%
Some Other Race Alone	2.40%	1.90%	2.20%	2.20%	2.30%	2.60%	1.80%	2.30%	3.60%	11.80%	7.60%	8.80%
Two or More Races	6.60%	7.00%	7.20%	7.50%	7.20%	6.80%	6.60%	7.10%	7.70%	18.70%	17.20%	10.70%
Hispanic Origin (Any Race)	6.20%	5.90%	6.60%	6.40%	6.80%	7.00%	0.00%	7.40%	10.30%	33.70%	27.60%	19.60%

Drive Time Map



Additional Photos





GARY RALSTON, CCIM, SIOR, CRE, CPM, CRRP, FRICS

Managing Director/ Senior Advisor

gary.ralston@svn.com

Direct: 877.518.5263 x400 | Cell: 863.738.2246

PROFESSIONAL BACKGROUND

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Partner and Senior Advisor of SVN Saunders Ralston Dantzler Real Estate in Lakeland, FL – the premier commercial services provider in Central Florida.

Gary is a recognized subject matter expert on retail and commercial properties, a successful real estate developer, investor, and group investment sponsor.

From the early 1990s through 2004, Gary was the president and member of the board of directors at Commercial Net Lease Realty, Inc. [NYSE:NNN] - the industry leader in single-tenant, net-leased, corporate real estate. During that time, he guided the company's growth from less than \$15 million in real estate assets to over \$1.5 billion.

Gary holds many designations including the Certified Commercial Investment Member [CCIM], Society of Industrial and Office Realtors [SIOR], Specialist in Real Estate Securities [SRS], Certified Property Manager [CPM], Counselor of Real Estate [CRE], Certified Leasing Specialist [CLS], Certified Development, Design, and Construction Professional [CDP], Certified Retail Property Executive [CRX], Certified Retail Real Estate Professional [CRRP] and Fellow of the Royal Institute of Chartered Surveyors [FRICS]. He is also a Florida licensed real estate broker and certified building contractor.

Gary is a senior instructor for the CCIM Institute and a member of the board of directors of CCIM Technology. He is also a member of the Urban Land Institute [ULI], the International Council of Shopping Centers [ICSC], and the Commercial Real Estate Development Association [NAIOP].

Gary holds a Master's in Real Estate and Construction Management from the University of Denver. He is also an adjunct faculty member at Florida Southern College and the University of Florida. Gary was inducted as a Hoyt Fellow [<http://hoytgroup.org/hoyt-fellows/>] in 2001. Gary is a member of the Business Panel of the Federal Reserve Bank of Atlanta.



DAVID LAPHAM

Associate Advisor

david.lapham@svn.com

Direct: 877.518.5263 x491 | Cell: 517.990.4907

PROFESSIONAL BACKGROUND

David Lapham is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

With a focus on Florida's sod industry, David brings a fresh and innovative approach to the profession. Originally from Michigan, David relocated to Florida in 2008 and began an impactful journey in land management and technology.

At the age of 17, David enlisted in the Army, an experience that has profoundly shaped his work ethic and leadership style. The military instilled in him a strong sense of discipline and adaptability, traits he later applied to his academic and professional pursuits.

David's educational journey led him to Southeastern University, where he earned a degree in Communications. This education, combined with his military experience, has been instrumental in developing his exceptional communication skills, which are essential for relationship-building within the real estate industry.

However, David truly shines at the intersection of technology and agriculture. With a background in software engineering, he has been able to effectively apply technological solutions within the sod industry. Through these advancements, David streamlined operations and brought a new level of efficiency and insight into sod management practices.

David's contributions within the sod industry are not just enhancing current practices but are also paving the way for future advancements. As an advisor at SVN, David will continue making waves within Florida's land and commercial real estate industry.

David specializes in:

- Sod Farms



TRACE LINDER

Associate Advisor

trace.linder@svn.com

Direct: **877.518.5263 x463** | Cell: **863.287.3281**

FL #SL3562516

PROFESSIONAL BACKGROUND

Trace Linder is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Recreational & Hunting Land
- Ranch & Agricultural Land
- Commercial & Industrial



SID BHATT, CCIM, SIOR

Senior Advisor

sid.bhatt@svn.com

Direct: 877.518.5263 x484 | Cell: 704.930.8179

PROFESSIONAL BACKGROUND

Sid Bhatt, CCIM, SIOR is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate operating out of Tampa, Florida.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM [Certified Commercial Investment Member] designation in 2010 and the SIOR [Society of Industrial & Office Realtors] in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

- Industrial
- Retail
- Office



ONE OF AMERICA'S BEST BROKERAGES



One of America's
Best Brokerages



APEX 2022 Top
National Producer



Most Influential
Business Leaders



Largest Commercial
Real Estate Brokers
in Tampa Bay



Ranked 210 on Inc.
5000 Regional List

Disclaimer



The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, Arkansas 72701
479.582.4113

©2024 Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, and residential development. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, a forestry division, international partnerships, and extensive expertise in conservation easements. Located in Florida, Georgia, and Alabama, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

