



Premier Commercial Opportunity in Dunnellon, FL - Sale or Lease

20319 E Pennsylvania Ave, Dunnellon, Florida 34432

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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,700,000
Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	14,000 SF
Available SF:	14,000 SF
Lot Size:	0.85 Acres
Number of Units:	1
Price / SF:	\$121.43
Year Built:	1986
Zoning:	B-3

Property Overview

Position your business for success with this exceptional 14,000 SF standalone commercial property, strategically located in the heart of Dunnellon, FL, within thriving Marion County. Zoned B-3, this property offers maximum versatility for a wide range of commercial uses, making it the ideal destination for big box retailers, healthcare providers, auto body services, grocery operations, and logistics/distribution firms.

Property Highlights

- Expansive, Open-Concept Floor Plan
- Contemporary & Professional Design
- Useable sq ft includes 3,500 standalone Warehouse
- Ample On-Site Parking
- Strategic Accessibility
- Versatile Zoning (B-3)
- Available for Sale, Lease, or Option-To-Purchase

COMPLETE HIGHLIGHTS



Key Features & Advantages:

- Expansive, Open-Concept Floor Plan - Tailor the flexible interior to meet operational needs, whether it's a retail showroom, healthcare clinic, automotive center, or warehouse and distribution hub.
- Contemporary & Professional Design - Modern finishes and a professional atmosphere create a welcoming environment that reflects your brand's quality and success.
- Ample On-Site Parking - Generous parking accommodates staff, customers, or delivery vehicles with ease-ideal for high-traffic businesses and service-oriented operations.
- Strategic Accessibility - Immediate access to major highways and transportation corridors ensures efficient connectivity for logistics, patient access, and daily operations.
- Versatile Zoning (B-3) - Permits a wide range of commercial uses: retail, medical, automotive, warehousing, food service, and more.
- Available for Sale, Lease, or Option-To-Purchase

Ideal For:

- Big Box & National Retailers - A high-profile, standalone customizable space for large-scale retail footprint.
- Healthcare & Medical Facilities - Modern space supports clinics, outpatient services, urgent care, and specialty practices.
- Automotive & Body Shops - Perfectly suited for repair centers or service bays, with room for equipment and vehicles.
- Grocery & Food Distribution - Spacious layout with delivery access and consumer-friendly parking.
- Logistics, Fulfillment & Light Industrial - An operational base with space and access for warehousing, inventory, and regional distribution.

PROPERTY DETAILS

Sale Price

\$1,700,000

Lease Rate

\$10.00 SF/yr

Location Information

Building Name

Premier Commercial Opportunity in
Dunnellon, FL - Sale or Lease

Street Address

20319 E Pennsylvania Ave

City, State, Zip

Dunnellon, FL 34432

County

Marion

Building Information

Building Size

14,000 SF

Occupancy %

0%

Ceiling Height

14 ft

Minimum Ceiling Height

10 ft

Number of Floors

1

Year Built

1986

Gross Leasable Area

14,000 SF

Number of Buildings

2

Property Information

Property Type

Retail

Property Subtype

Free Standing Building

Zoning

B-3

Lot Size

0.85 Acres

APN #

3381-008-008

Lot Frontage

160 ft

Lot Depth

2,480 ft

Traffic Count Street

11500

Parking & Transportation

Number of Parking Spaces

21

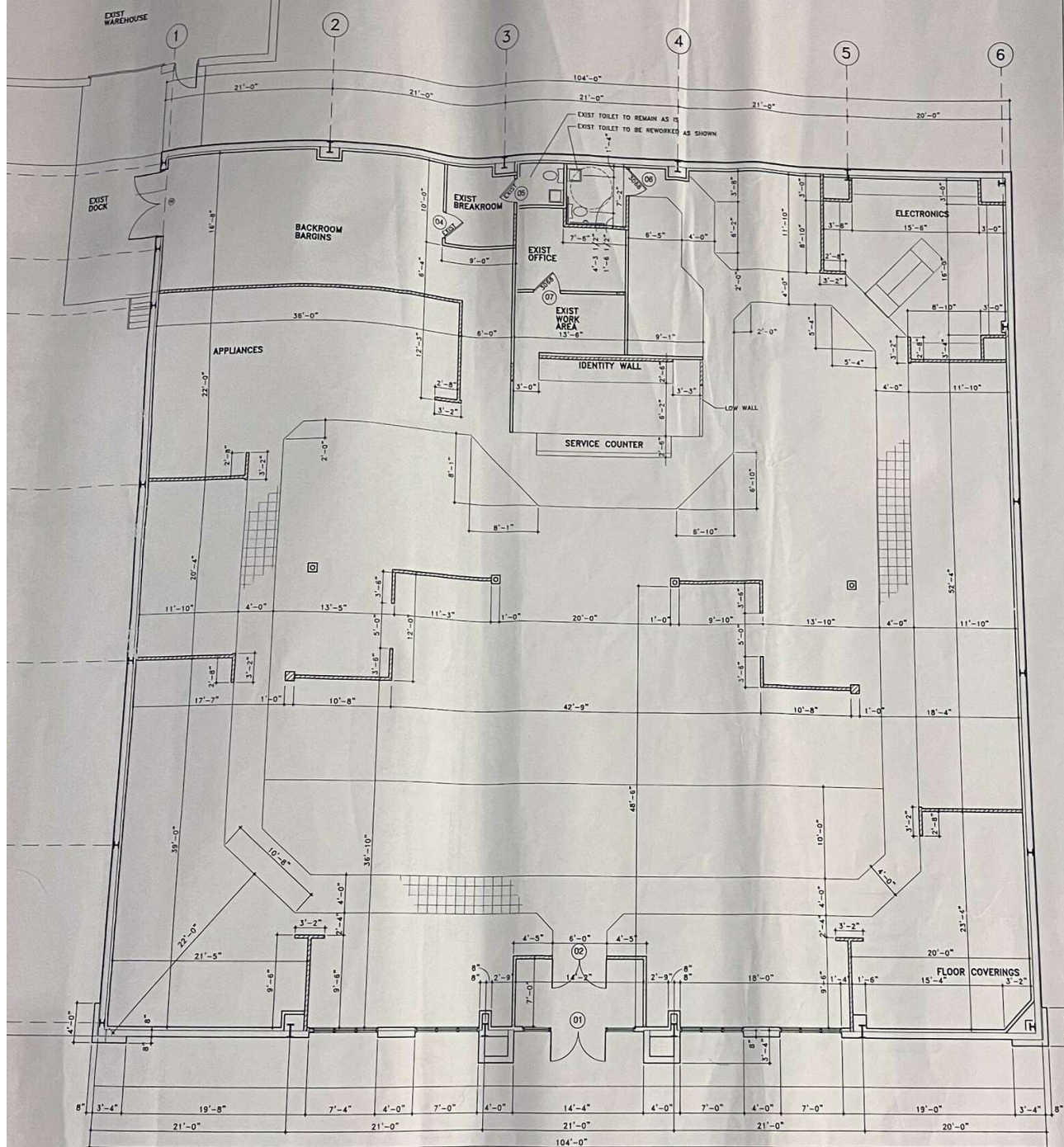
Utilities & Amenities

Central HVAC

Yes

Restrooms

3.0



SEAL

FLOOR PLAN

David P. King, Jr
ARCHITECT

5970 SW FIRST LANE
OCALA, FL 34474
VOICE 352.873.3737
FACSIMILE 873.0737

REGISTRATIONS:
STATE OF FLORIDA AR 12,999
STATE OF GEORGIA 5044

CONTRACTOR

JMW
CONSTRUCTION
SERVICES INC.

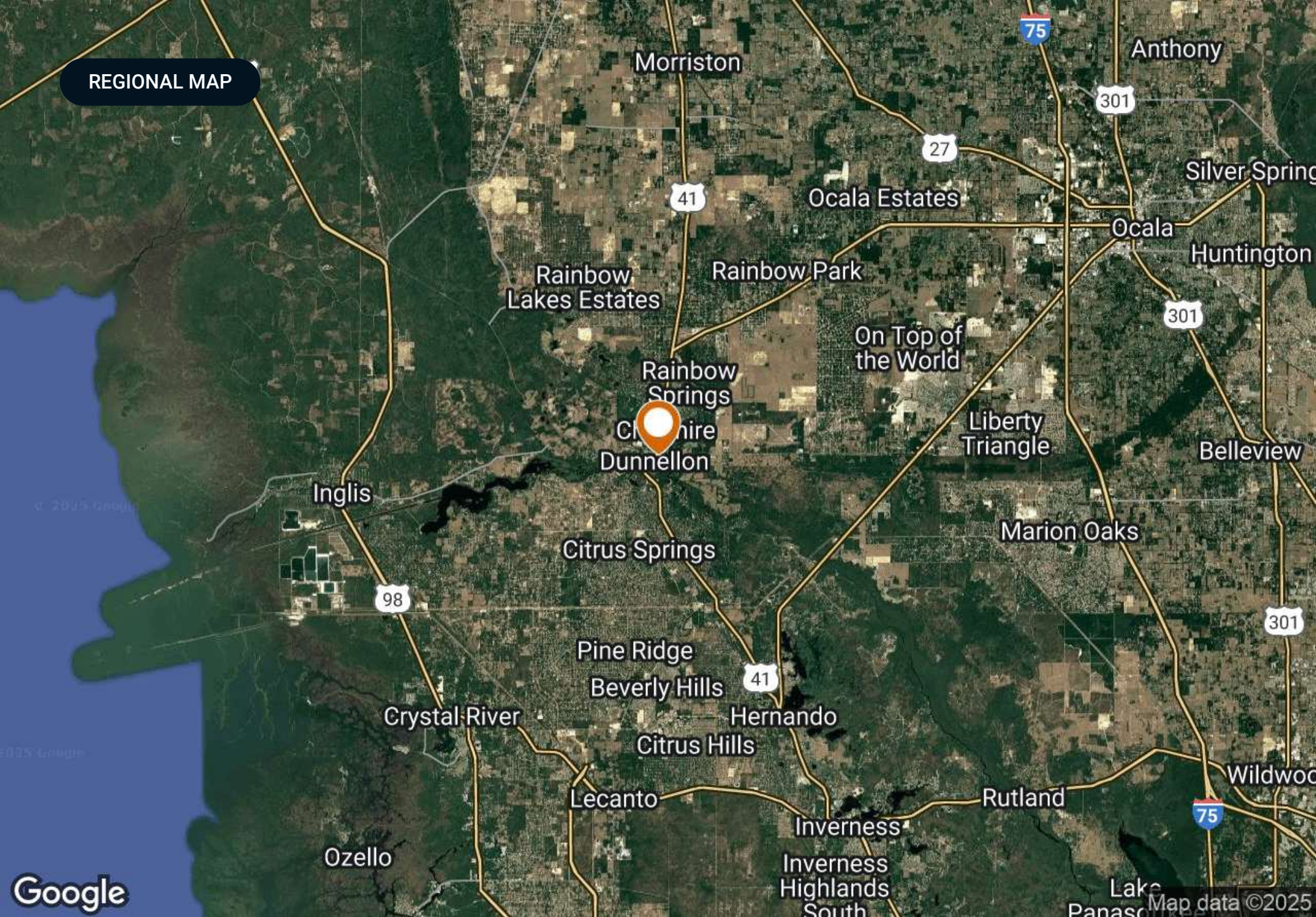
CERTIFIED BUILDING CONTRACTOR
CBC 047829
CELL 352.266.1016
PHONE 352.489.5449
JOHN M WILLIAMS

PROJECT
RENOVATIONS
TO
BADCOCK
FURNITURE
DUNNELLON, FLORIDA

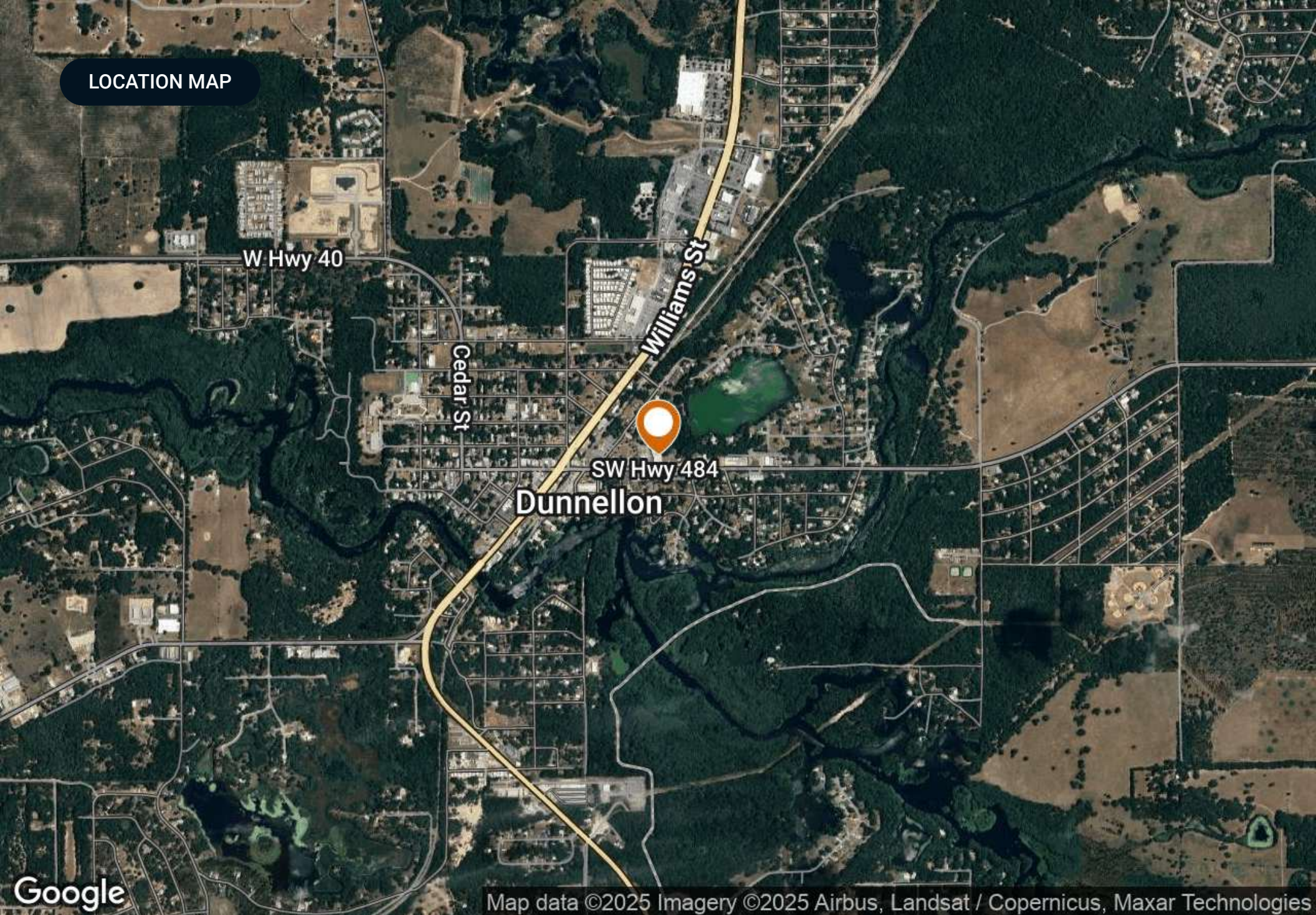
DRAWN BY: _____ DPK
CHECKED BY: _____
APPROVED BY: _____ DPK
ARCHITECT'S PROJECT No.: _____

SHEET TITLE:
FLOOR PLAN

REGIONAL MAP



LOCATION MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

Multi-area Benchmark Report 2.0

20319 E Pennsylvania Ave, Dunnellon, Florida, 34432, 20319 E Pennsylvania Ave, Dunnellon, Florida, 34432, 20319 E Pennsylvania Ave, Dunnellon, Florida, 34432

20319 E Pennsylvania Ave, Dunnellon, Florida, 34432

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes

Prepared by Esri

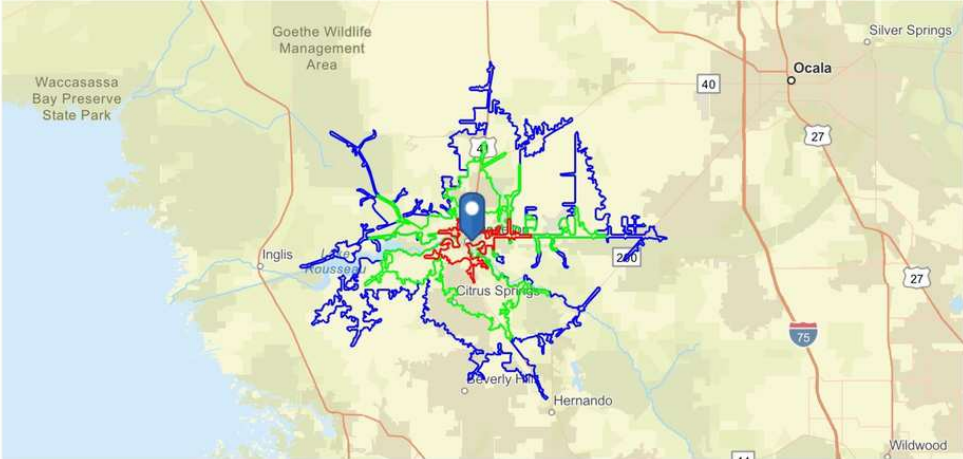
Latitude: 29.04981

Longitude: -82.45713

Benchmark Demographics

20319 E Pennsylvania Ave, Dunnellon, Florida, 34432

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes



Age Segments	5 minute drive	10 minute drive	15 minute drive	ZIP Codes 34432 (Dunnellon)	Counties Marion County	States Florida	United States of America
Population Age 0-4	3.93%	3.95%	3.93%	3.17%	4.37%	4.69%	5.39%
Population Age 5 to 9	4.07%	4.23%	4.31%	3.60%	4.68%	5.03%	5.75%
Population Age 10 to 14	4.06%	4.48%	4.65%	3.58%	4.94%	5.34%	5.98%
Population Age 15 to 19	4.10%	4.13%	4.66%	4.08%	4.99%	5.84%	6.47%
Population Age 20 to 34	11.00%	12.23%	12.65%	10.99%	14.79%	18.43%	20.33%
Population Age 35 to 54	17.10%	18.44%	19.65%	18.01%	20.89%	24.41%	25.20%
Population Age 55 to 74	36.65%	33.54%	33.12%	35.53%	29.37%	25.55%	22.82%
Population Age 75+	19.37%	19.02%	16.99%	21.06%	15.96%	10.74%	8.05%

Household Income	5 minute drive	10 minute drive	15 minute drive	Counties Marion County	States Florida	United States of America
<\$15,000	12.5%	9.3%	9.7%	9.2%	8.0%	8.3%
\$15,000-\$24,999	7.4%	8.7%	8.2%	6.5%	5.8%	5.9%
\$25,000-\$34,999	15.4%	12.5%	9.8%	9.2%	6.7%	6.3%
\$35,000-\$49,999	16.1%	14.3%	14.6%	14.0%	10.5%	9.8%
\$50,000-\$74,999	14.5%	17.3%	19.3%	21.1%	16.9%	15.6%
\$75,000-\$99,999	14.9%	13.4%	12.7%	13.6%	12.9%	12.5%
\$100,000-\$149,999	13.8%	15.7%	15.3%	16.0%	18.4%	17.8%
\$150,000-\$199,999	1.7%	3.7%	4.5%	6.0%	8.7%	9.8%
\$200,000+	3.7%	5.1%	5.9%	4.4%	12.1%	14.0%

Key Facts	5 minute drive	10 minute drive	15 minute drive	Counties Marion County	States Florida	United States of America
Population	2,341	15,889	35,521	416,181	23,027,836	339,887,819
Daytime Population	3,705	13,983	30,017	400,966	22,846,618	338,218,372
Employees	756	4,942	11,742	151,773	10,832,721	167,630,539
Households	1,133	7,155	15,366	177,227	9,263,074	132,422,916
Average HH Size	2.02	2.21	2.31	2.30	2.43	2.50
Median Age	59.4	57.0	55.1	50.7	43.6	39.6

Housing Facts	5 minute drive	10 minute drive	15 minute drive	Counties Marion County	States Florida	United States of America
Median Home Value	252,841	283,180	282,138	298,225	416,969	370,578
Owner Occupied %	73.9%	85.3%	86.9%	77.8%	67.2%	64.2%
Renter Occupied %	26.1%	14.7%	13.1%	22.2%	32.8%	35.8%
Total Housing Units	1,407	8,176	17,491	198,862	10,635,372	146,800,552

Income Facts	5 minute drive	10 minute drive	15 minute drive	Counties Marion County	States Florida	United States of America
Median HH Income	\$48,274	\$55,791	\$58,241	\$61,917	\$78,205	\$81,624
Per Capita Income	\$34,088	\$35,761	\$35,841	\$35,179	\$44,891	\$45,360
Median Net Worth	\$167,887	\$266,090	\$279,985	\$255,010	\$253,219	\$228,144



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS - Saunders Ralston Dantzler Realty

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).



DEMOGRAPHICS

Demographic Summary

20319 E Pennsylvania Ave, Dunnellon, Florida, 34432 (15 minutes)

20319 E Pennsylvania Ave, Dunnellon, Florida, 34432

Drive time of 15 minutes

Prepared by Esri

Latitude: 29.04981

Longitude: -82.45713

DEMOGRAPHIC SUMMARY

20319 E Pennsylvania Ave, Dunnellon, Florida, 34432

Drive time of 15 minutes

KEY FACTS

33,719

Population

55.9

Median Age



14,528

Households

\$50,059

Median Disposable Income

EDUCATION

8.9%

No High School Diploma



37.5%

High School Graduate



32.6%

Some College/ Associate's Degree



20.9%

Bachelor's/Grad/ Prof Degree

INCOME



\$57,253

Median Household Income



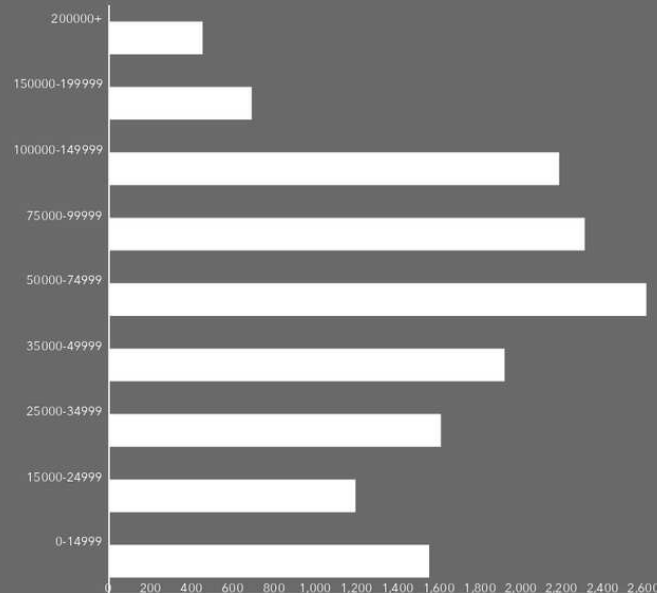
\$32,763

Per Capita Income

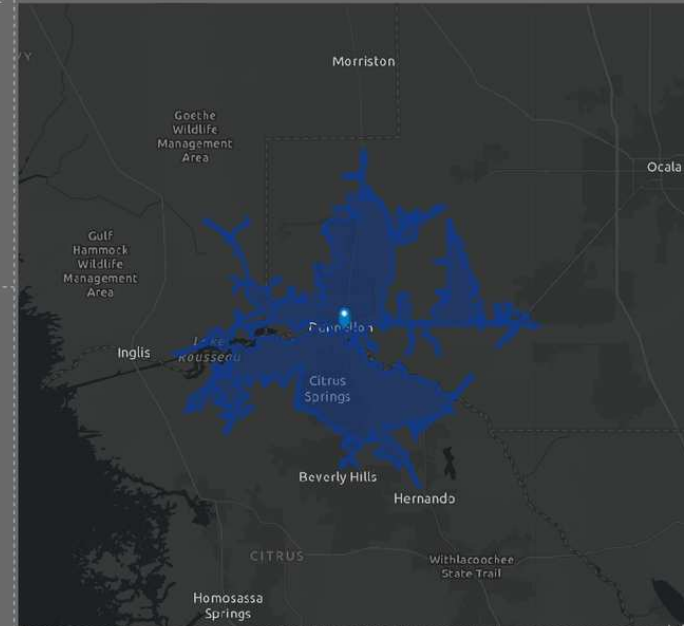


\$263,967

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

60.6%



Blue Collar

26.4%



Services

17.6%

3.9%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

DEMOGRAPHICS



TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

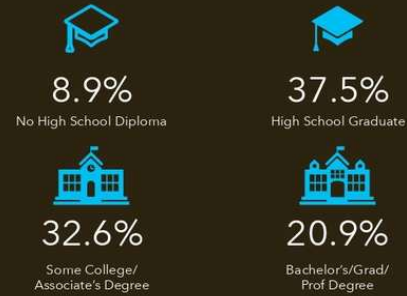
Tapestry LifeMode

	Households	HHs %	% US HHs	Index
learn more...				
Affluent Estates (L1)	0	0.00%	10.11%	0
Upscale Avenues (L2)	0	0.00%	5.50%	0
Uptown Individuals (L3)	0	0.00%	3.91%	0
Family Landscapes (L4)	0	0.00%	7.91%	0
GenXurban (L5)	3,453	23.77%	11.14%	213
Cozy Country Living (L6)	2,111	14.53%	11.81%	123
Sprouting Explorers (L7)	0	0.00%	7.53%	0
Middle Ground (L8)	0	0.00%	10.81%	0
Senior Styles (L9)	8,222	56.59%	5.79%	977
Rustic Outposts (L10)	717	4.94%	7.94%	62
Midtown Singles (L11)	0	0.00%	6.24%	0
Hometown (L12)	25	0.17%	5.88%	3
Next Wave (L13)	0	0.00%	3.88%	0
Scholars and Patriots (L14)	0	0.00%	1.57%	0

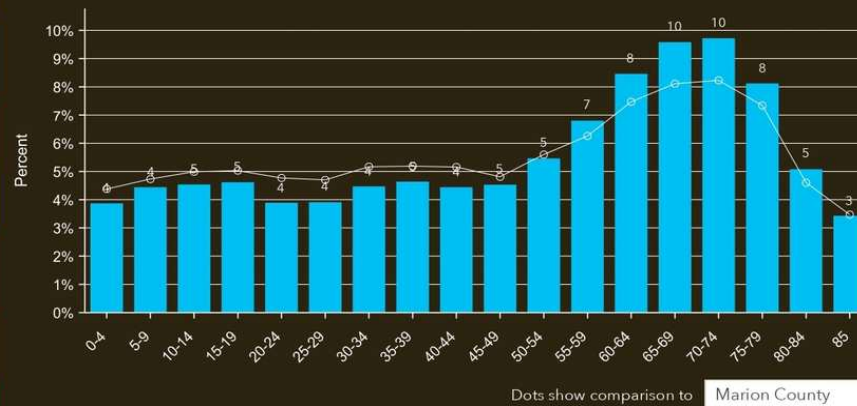
Key Facts



Education



Age Profile



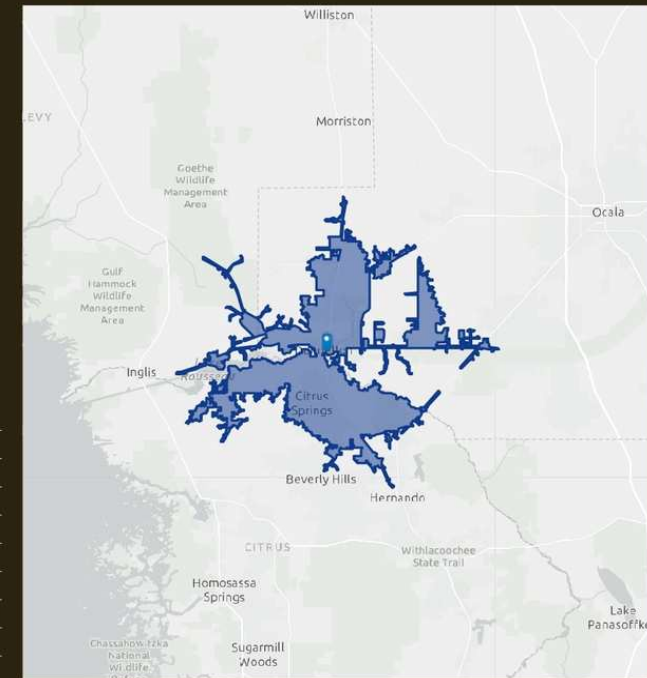
2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.0%)

The smallest group: \$200,000+ (3.1%)

Indicator ▲	Value	Diff
<\$15,000	10.7%	+0.4%
\$15,000 - \$24,999	8.2%	+0.4%
\$25,000 - \$34,999	11.1%	-0.2%
\$35,000 - \$49,999	13.2%	+1.9%
\$50,000 - \$74,999	18.0%	+0.2%
\$75,000 - \$99,999	15.9%	+2.5%
\$100,000 - \$149,999	15.0%	-3.2%
\$150,000 - \$199,999	4.8%	-0.8%
\$200,000+	3.1%	-1.2%

Bars show deviation from Marion County



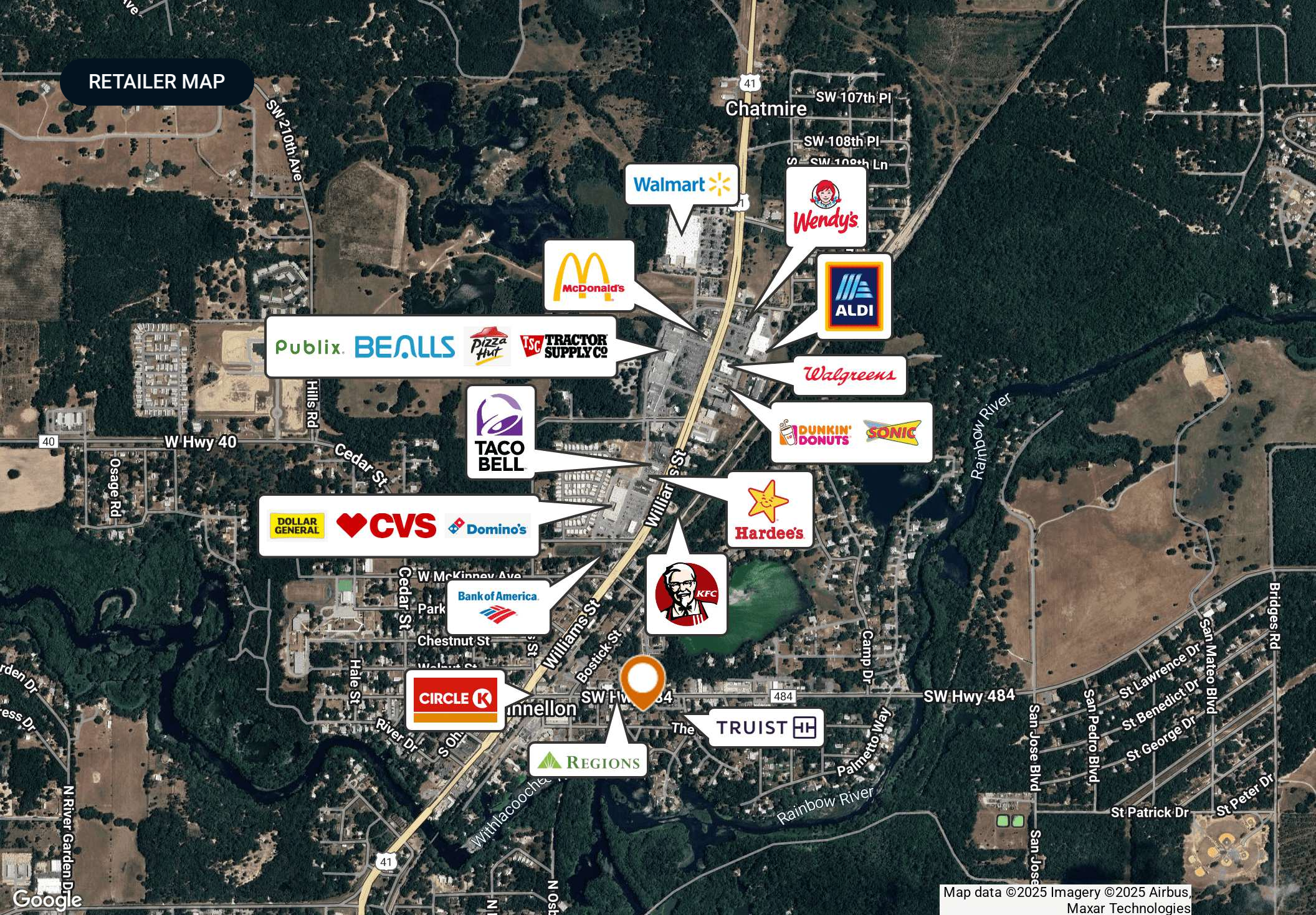
Tapestry segments

	9D Senior Escapes 5,781 households	39.8% of Households	▼
	5E Midlife Constants 3,453 households	23.8% of Households	▼
	9C The Elders 1,708 households	11.8% of Households	▼

Source: This infographic contains data provided by Esri (2024).
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RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies

EXTERIOR PHOTOS



INTERIOR PHOTOS



ADVISOR BIOGRAPHY



Luke Dierlam

Research Advisor

luke@saundersrealestate.com

Direct: **877-518-5263 x370** | Cell: **813-867-0561**

Professional Background

Luke Dierlam is a Research Advisor at Saunders Real Estate, where he supports both clients and advisors through market analysis, site selection, and transactional support across a range of property types.

Originally from the Chicagoland area, Luke earned his Bachelor of Science in Real Estate from Florida State University. While at FSU, he was an active member of the Real Estate Society, where he expanded his industry knowledge and built valuable connections.

Luke began his career at Saunders Real Estate as an intern, quickly proving himself as a dedicated and driven team member. Now a licensed Sales Associate in the state of Florida, he provides research and strategic support across a range of land and commercial property types. His work often centers on identifying development opportunities, evaluating sites for commercial and residential use, and supporting leasing efforts for retail, office, and industrial spaces across the greater Tampa Bay region and Central Florida. His research-driven approach and market insight help position the brokerage and its clients to stay ahead of evolving trends.

Prior to his time at FSU, Luke played college basketball for two years at Concordia University Wisconsin. His passion for the sport has translated into a strong work ethic, competitive mindset, and commitment to teamwork—all of which are reflected in his work as a real estate advisor.

Luke specializes in:

- Commercial Development
- Commercial Leasing
- Site Selection
- Office
- Retail
- Industrial

ADVISOR BIOGRAPHY



Sid Bhatt, CCIM, SIOR

Senior Advisor

sid@saundersrealestate.com

Direct: **877-518-5263 x484** | Cell: **704-930-8179**

Professional Background

Sid Bhatt, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

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

ADVISOR BIOGRAPHY



Trace Linder

Associate Advisor

trace@saundersrealestate.com

Direct: **877-518-5263 x463** | Cell: **863-287-3281**

Professional Background

Trace Linder is an Associate Advisor at Saunders Real Estate.

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:

- Commercial & Industrial
- Residential Development
- Recreational & Hunting Land



SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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