

# Branford 11.5k SF Retail Building

903 Suwannee Ave NW, Branford, Florida 32008

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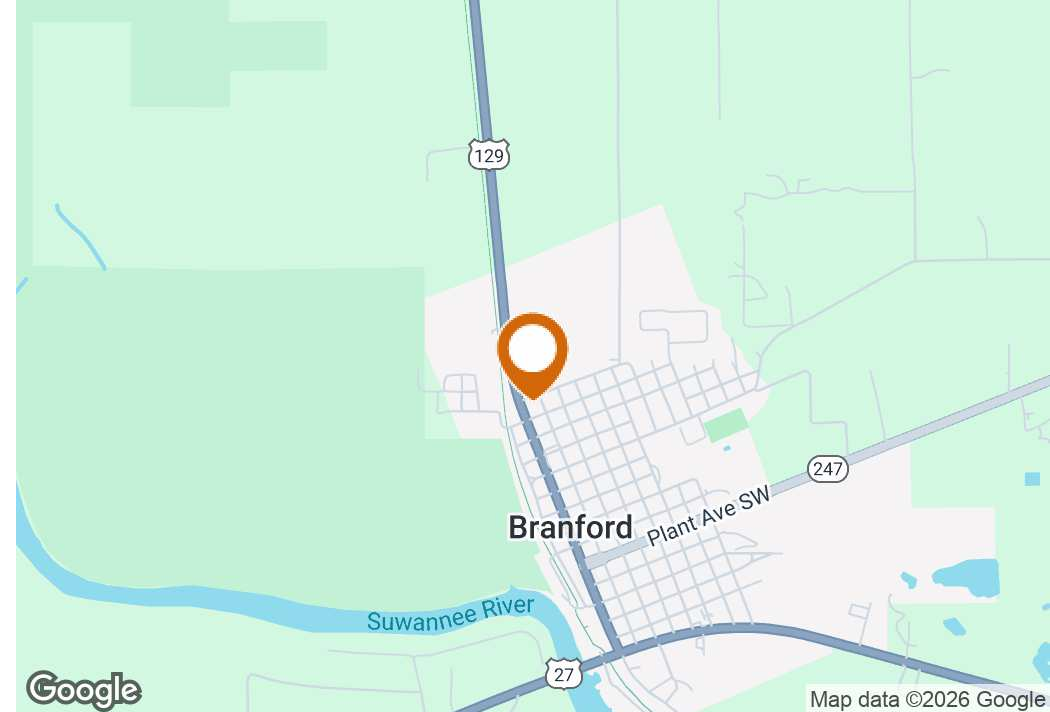


## SECTION 1

# Property Information



## PROPERTY SUMMARY



## Offering Summary

Sale Price:	<b>\$900,000</b>
Lease Rate:	<b>\$6.50 SF/yr (Gross)</b>
Building Size:	11,504 SF
Lot Size:	0.59 Acres
Price / SF:	\$78.23/SF
Year Built:	1986
Renovated:	2020
Zoning:	C-1

## Property Overview

Located in Branford, FL (Suwannee County), this 11,504-square-foot stand-alone retail building is less than a mile from US-27 and about 20 minutes from Interstate 75. It offers easy access to Lafayette, Gilchrist, and Columbia counties, with strong connectivity to North Central Florida's main thoroughfares—linking nearby rural communities to larger hubs such as Lake City, Live Oak, and Gainesville.

The building was originally constructed in 1986 and renovated in 2020. It features two sets of double doors, one dock-high door, a new HVAC system (installed in 2024), LED lighting, and ceiling fans throughout. The interior includes one office, two restrooms, and a break room with a kitchen area. Column spacing is 16 feet, and the gable-hip roof remains in good condition. The exterior is a mix of concrete block and metal, and the 0.59-acre site is entirely upland. The property is served by public water and sewer, and features an asphalt parking lot with 11 striped spaces.

Ideal for an owner-user, the building will be delivered vacant. Contact Vinh or David at 863-315-4595 for questions or showing instructions.

## Property Highlights

- Less than a mile from US-27 and 20 mins to I-75
- Access to Lafayette, Gilchrist, and Columbia counties
- Public water and sewer
- New HVAC (2024), LED lighting, and ceiling fans

## PROPERTY DETAILS

### Location Information

Street Address	903 Suwannee Ave NW
City, State, Zip	Branford, FL 32008
County	Suwannee

### Building Information

Building Size	11,504 SF
Building Type	Retail / Store
Number of Floors	1
Year Built	1986
Year Last Renovated	2020
Offices	1
Bathrooms	2
Break Room / Kitchen	1

### Property Information

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	C-1
Lot Size	0.59 Acres
APN #	1706S14E04016090010
Uplands	100%
Floodplain	X-500

### Taxes & Insurance

Property Tax (2024)	\$11,775.05
Property Insurance (2024)	\$1,403.78

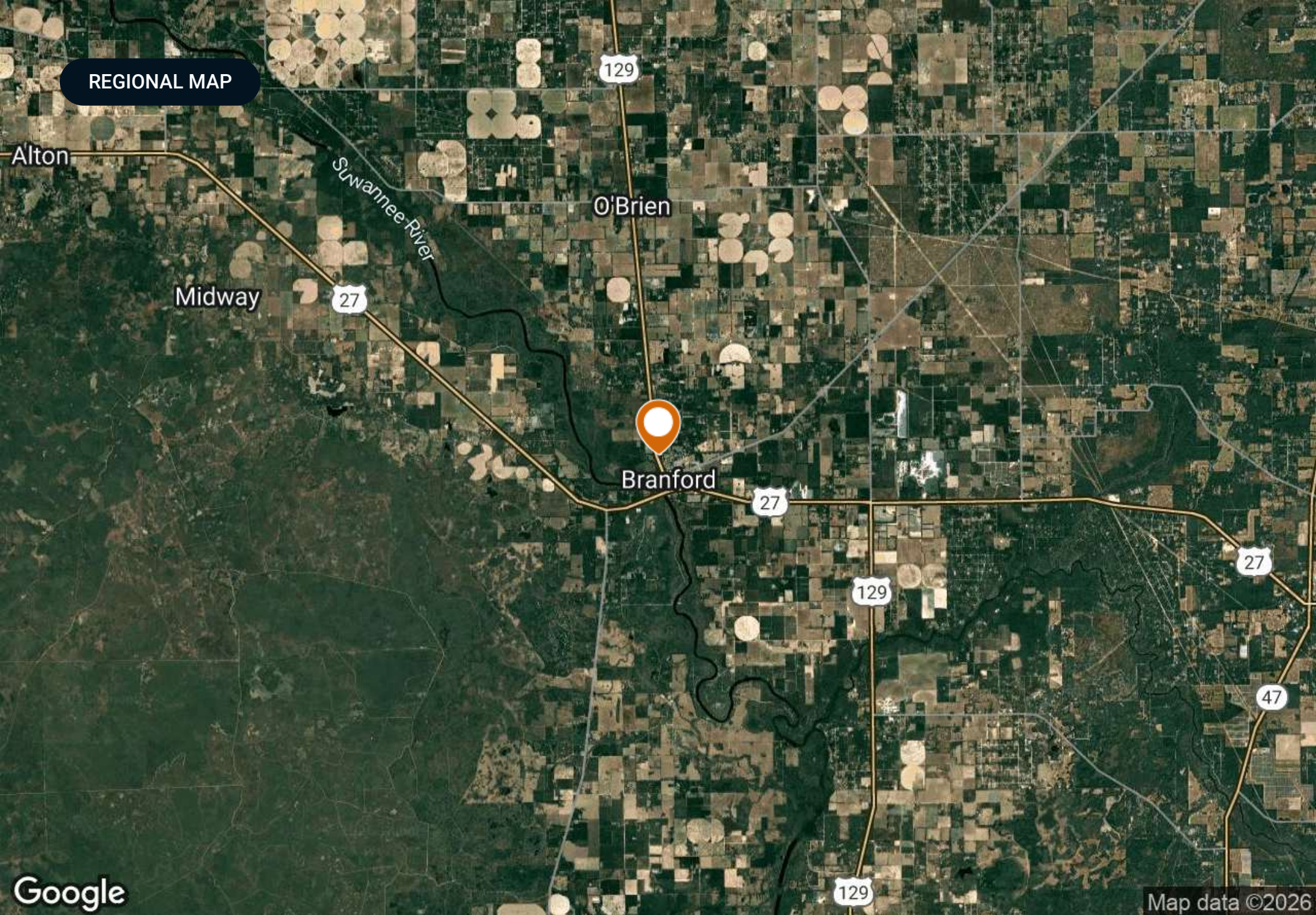




## SECTION 2

# Location Information





REGIONAL MAP

Alton

Midway

27

129

O'Brien

Branford

27

129

27

47

129

Map data ©2026

Google



LOCATION MAP

Google

Imagery ©2026 Airbus, Maxar Technologies



## BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	10 Mins	15 Mins	30 Mins	Zip 32008	Branford	Suwannee County	FL	US
Population	905	1,231	1,831	2,912	8,497	80,100	5,855	785	45,137	22,779,514	338,440,954
Households	398	560	846	1,378	4,068	36,355	3,158	339	19,470	10,438,861	145,184,826
Families	734	999	1,496	2,389	6,851	63,982	4,695	643	34,179	17,601,365	263,318,296
Average Household Size	2.54	2.50	2.47	2.44	2.47	2.48	2.36	2.59	2.49	2.45	2.53
Owner Occupied Housing Units	239	333	542	935	935	24,772	2,052	206	13,006	6,029,935	84,133,084
Renter Occupied Housing Units	117	159	198	258	602	6,955	426	97	4,093	3,054,947	46,583,487
Median Age	41.3	41.7	43.8	45.1	46.9	44.8	48.0	41.0	45.0	43.5	39.3
Housing Unit/Household Ratio	1.09	1.13	1.21	1.23	1.26	1.19	1.34	1.24	1.23	1.19	1.12
Adjusted Population	882	1,245	1,984	3,200	9,548	84,677	7,009	872	49,374	24,122,879	338,440,954
Income											
Median Household Income	\$42,548	\$42,734	\$46,329	\$51,055	\$53,173	\$58,865	\$48,278	\$41,428	\$54,467	\$74,715	\$79,068
Average Household Income	\$57,456	\$58,092	\$61,796	\$63,174	\$64,875	\$77,818	\$67,342	\$57,062	\$72,409	\$105,305	\$113,185
Per Capita Income	\$22,564	\$22,968	\$24,877	\$25,471	\$26,412	\$30,863	\$28,501	\$22,025	\$27,586	\$42,078	\$43,829
Trends: 2024 - 2029 Annual Growth Rate											
Population	1.25%	1.21%	1.25%	0.99%	0.88%	0.51%	1.07%	0.93%	0.50%	0.93%	0.38%
Households	0.99%	0.95%	0.99%	0.72%	0.68%	0.59%	0.83%	0.81%	0.47%	1.09%	0.61%
Owner HHs	1.26%	1.27%	1.26%	1.07%	1.01%	0.78%	1.22%	1.03%	0.61%	1.15%	0.64%
Median Household Income	4.20%	4.20%	4.20%	2.07%	1.77%	2.61%	3.23%	3.04%	2.09%	3.25%	2.95%

- Over 80,000 people with a median age of 44.8 within a 30-minute drive from the property.
- Median household income of over \$58,000 within a 30-minute drive from the property.

April 2025



1 Mile    2 Miles    3 Miles    10 Mins    15 Mins    30 Mins    Zip 32008    Branford    Suwannee    FL    US  
County

Households by Income

<\$15,000	11.3%	11.4%	12.1%	11.8%	13.0%	11.7%	12.7%	10.2%	10.1%	8.4%	8.6%
\$15,000 - \$24,999	12.1%	12.0%	10.5%	9.3%	8.2%	8.6%	10.9%	13.5%	9.1%	6.6%	6.3%
\$25,000 - \$34,999	11.3%	11.6%	13.6%	15.6%	15.4%	11.2%	18.1%	10.9%	11.7%	11.0%	10.1%
\$35,000 - \$49,999	20.1%	19.8%	16.3%	12.2%	9.3%	8.8%	9.8%	20.8%	13.7%	7.4%	6.7%
\$50,000 - \$74,999	11.6%	11.4%	12.8%	18.0%	22.1%	21.1%	11.5%	9.6%	21.3%	16.9%	15.7%
\$75,000 - \$99,999	18.6%	17.9%	14.2%	12.6%	10.8%	12.9%	10.2%	20.1%	12.8%	13.6%	12.8%
\$100,000 - \$149,999	14.4%	14.7%	16.9%	17.3%	17.3%	15.4%	21.1%	14.5%	14.6%	17.2%	17.6%
\$150,000 - \$199,999	0.3%	0.8%	3.1%	2.5%	3.0%	6.4%	5.2%	0.3%	3.1%	8.6%	9.5%
\$200,000+	0.3%	0.4%	0.4%	0.7%	0.9%	3.8%	0.6%	0.0%	3.6%	10.4%	12.6%

Population by Age

0 - 4	7.2%	7.1%	6.9%	14.8%	7.3%	7.5%	7.3%	8.2%	7.3%	6.7%	7.3%
5 - 9	8.0%	8.0%	7.9%	7.3%	8.2%	8.1%	7.8%	8.5%	7.8%	7.2%	7.7%
10-14	10.3%	10.1%	9.6%	8.9%	9.5%	9.0%	8.4%	10.2%	9.1%	7.7%	8.0%
15-19	8.8%	8.7%	8.9%	8.4%	9.1%	8.7%	8.7%	8.7%	8.9%	8.3%	8.5%
20-24	9.7%	9.7%	9.3%	7.9%	7.8%	7.8%	7.9%	8.5%	8.0%	8.7%	9.0%
25-29	6.0%	6.1%	6.2%	5.7%	6.1%	7.1%	6.4%	6.8%	7.3%	8.4%	8.6%
30-34	7.9%	7.9%	7.6%	7.0%	7.3%	8.0%	7.5%	8.0%	8.3%	9.0%	9.3%
35-39	7.2%	7.1%	7.2%	7.1%	8.1%	8.4%	7.9%	6.1%	8.4%	8.9%	8.9%
40-44	9.2%	9.3%	8.9%	7.8%	8.3%	8.6%	8.1%	9.4%	8.3%	8.9%	8.8%
45-49	9.2%	9.2%	9.2%	8.2%	8.8%	8.0%	9.6%	9.9%	8.1%	8.2%	7.8%
50-54	9.4%	9.5%	9.9%	8.9%	9.6%	8.9%	9.8%	8.9%	9.0%	9.0%	8.2%
55-59	7.2%	7.4%	8.3%	8.2%	10.0%	9.7%	10.6%	6.8%	9.5%	9.1%	7.9%
60-64	7.9%	8.2%	9.5%	9.8%	12.2%	11.1%	12.3%	7.3%	10.9%	9.9%	8.3%
65-69	7.6%	7.7%	8.9%	9.2%	11.5%	10.9%	12.0%	8.5%	10.7%	9.3%	7.6%
70-74	7.0%	7.2%	8.3%	8.5%	10.2%	9.1%	10.5%	6.3%	9.1%	8.3%	6.2%
75-79	5.4%	5.5%	6.6%	6.6%	8.0%	7.2%	8.7%	5.1%	7.5%	6.8%	4.7%
80-84	3.7%	3.9%	4.3%	4.2%	4.8%	4.4%	4.8%	3.6%	4.7%	4.2%	2.8%
85+	3.3%	3.3%	3.5%	3.1%	3.2%	3.2%	3.3%	2.9%	3.9%	3.8%	2.7%

Race and Ethnicity

White Alone	71.7%	72.2%	75.6%	79.5%	79.2%	71.4%	81.8%	72.4%	67.1%	44.3%	50.4%
Black Alone	4.0%	3.9%	3.0%	2.0%	2.3%	8.7%	1.4%	4.3%	10.2%	11.7%	10.4%
American Indian Alone	0.4%	0.4%	0.3%	0.2%	0.3%	0.4%	0.3%	0.5%	0.5%	0.4%	1.0%
Asian Alone	0.9%	0.9%	0.7%	0.4%	0.4%	1.1%	0.3%	0.9%	0.6%	2.5%	5.3%
Pacific Islander Alone	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.1%	0.2%
Some Other Race Alone	3.1%	3.1%	2.9%	2.6%	2.6%	2.9%	2.5%	3.4%	4.2%	5.9%	7.4%
Two or More Races	8.6%	8.4%	7.7%	7.2%	7.2%	6.9%	6.4%	8.0%	6.6%	13.5%	9.0%
Hispanic Origin (Any Race)	11.3%	11.0%	9.8%	8.1%	8.0%	8.4%	7.3%	10.5%	10.7%	21.6%	16.4%





SECTION 3

# Photos



ADDITIONAL PHOTOS







SECTION 4

# Agent And Company Info



## ADVISOR BIOGRAPHY



### Vinh Dawkins

Associate Advisor

[vinh@saundersrealestate.com](mailto:vinh@saundersrealestate.com)

Direct: **877-518-5263 x342** | Cell: **863-315-4595**

FL #SL3611309

## Professional Background

Vinh Dawkins is an Associate Advisor at Saunders Real Estate.

Vinh closed over \$18 million in sales volume in 2025, his first full year in brokerage. He specializes in industrial, retail, and single-tenant net lease (STNL) properties, working with owners, investors, and users across Central Florida.

He began his career at Saunders Real Estate as a Research Analyst Intern, building a strong foundation in market analysis and valuation that continues to inform his advisory approach.

Vinh holds a Bachelor of Science in Business Administration from Florida Southern College and competed as a collegiate lacrosse athlete at Florida Southern and St. John's University (NY).

He is a CCIM Candidate, a 2026 CCIM Florida Chapter – West Coast District Board Member, and serves on the United Way of Central Florida Young Leaders Society Committee.

Specialties:

- Industrial
- Retail
- Single-Tenant Net Lease (STNL)

## Memberships

- CCIM Candidate
- United Way Young Leaders Society
- FL CCIM Chapter West Coast District Board Member



## ADVISOR BIOGRAPHY



### David Lapham

Associate Advisor

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Direct: **877-518-5263 x491** | Cell: **517-990-4907**

## Professional Background

David Lapham is an Associate Advisor at Saunders Real Estate.

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 Saunders Real Estate, David will continue making waves within Florida's land and commercial real estate industry.

David specializes in:

- Sod Farms
- Land
- Retail





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