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HOME FURNITURE

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HOME FURNITURE

Appliances · Electronics

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Dunnellon Premier Commercial Opportunity

20319 E Pennsylvania Ave, Dunnellon, Florida 34432

Auction Opens: July 30th at 8:00 AM EST | Closes: July 31st at 5:00 PM EST

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PROPERTY SUMMARY



Offering Summary

Auction Opens:	July 30th at 8:00 AM EST
Auction Closes:	July 31st at 5:00 PM EST
Combined Building Size:	14,000 SF
Lot Size:	0.85 Acres
Number of Units:	1
Year Built:	1986
Zoning:	B-3
PIN:	3381-008-008
City:	Dunnellon
County:	Marion
State:	Florida

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 Tours

Property tours available on the following dates. To set up a property tour, please contact an agent for specific appointment times:

- Wednesday: July 15th
- Friday: July 17th
- Wednesday: July 22nd
- Friday: July 24th

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.

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

Location Information

Building Name	Dunnellon Premier Commercial Opportunity
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	10,200

Parking & Transportation

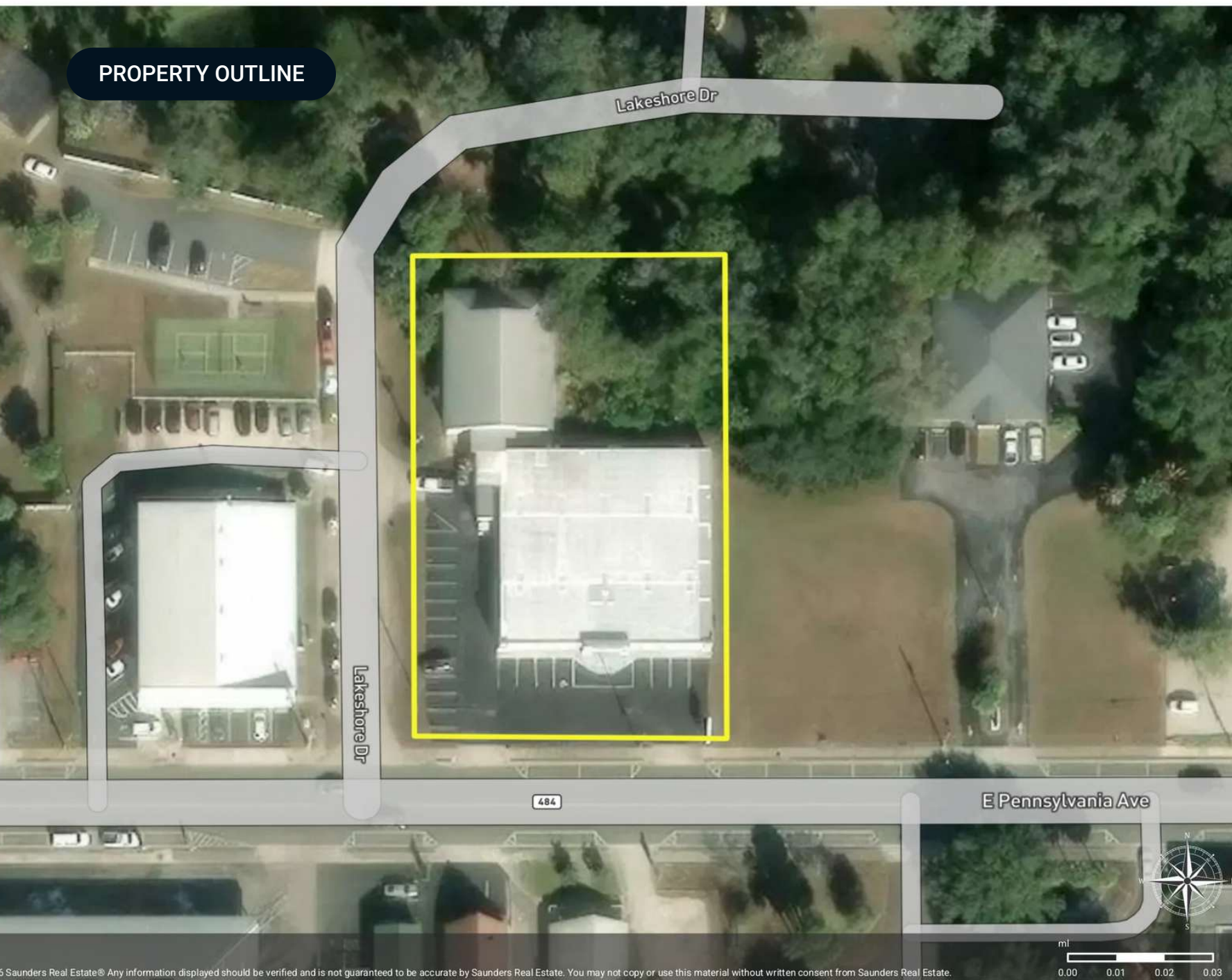
Number of Parking Spaces	21
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Utilities & Amenities

Central HVAC	Yes
Restrooms	3.0

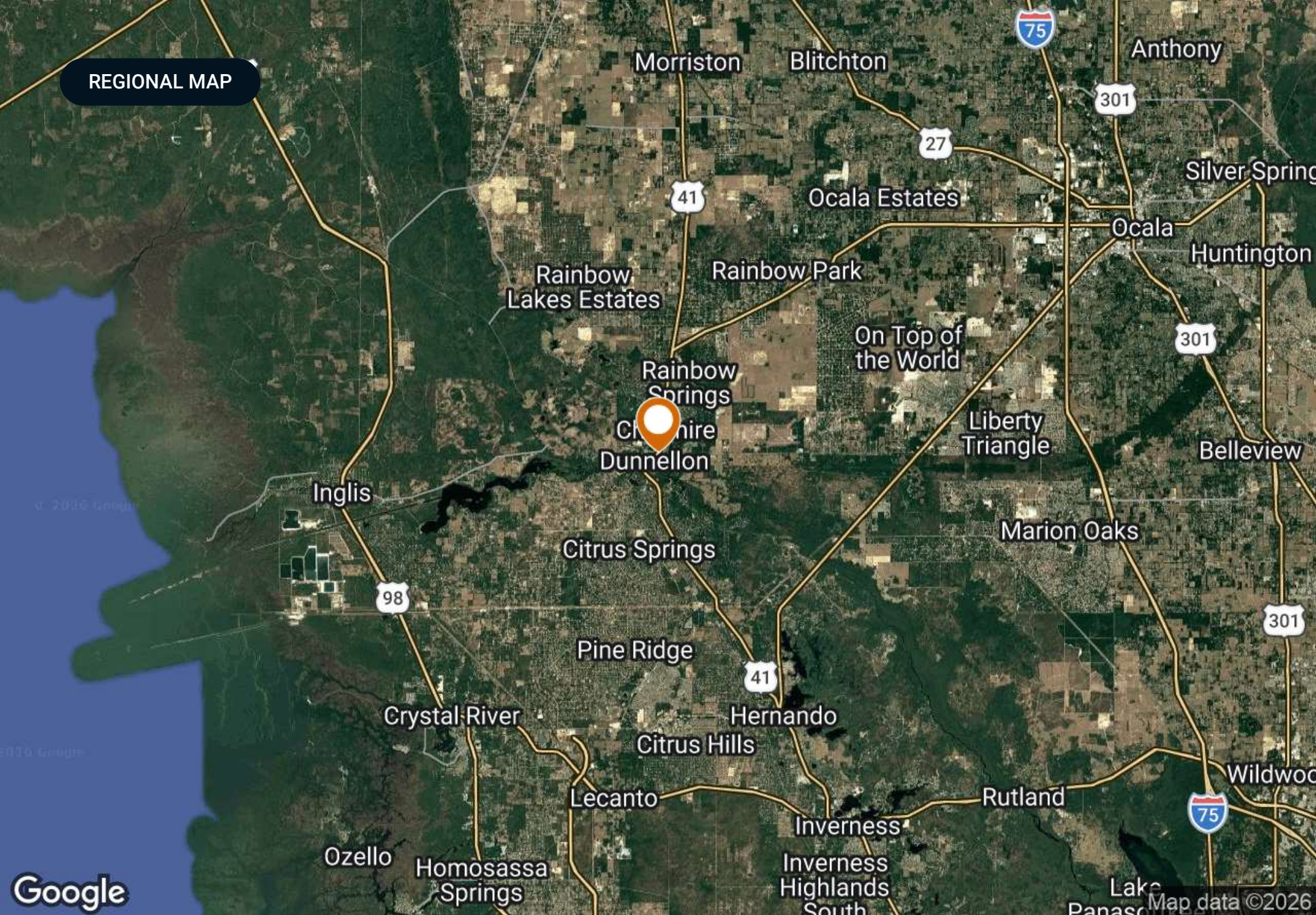
Polygon

PROPERTY OUTLINE

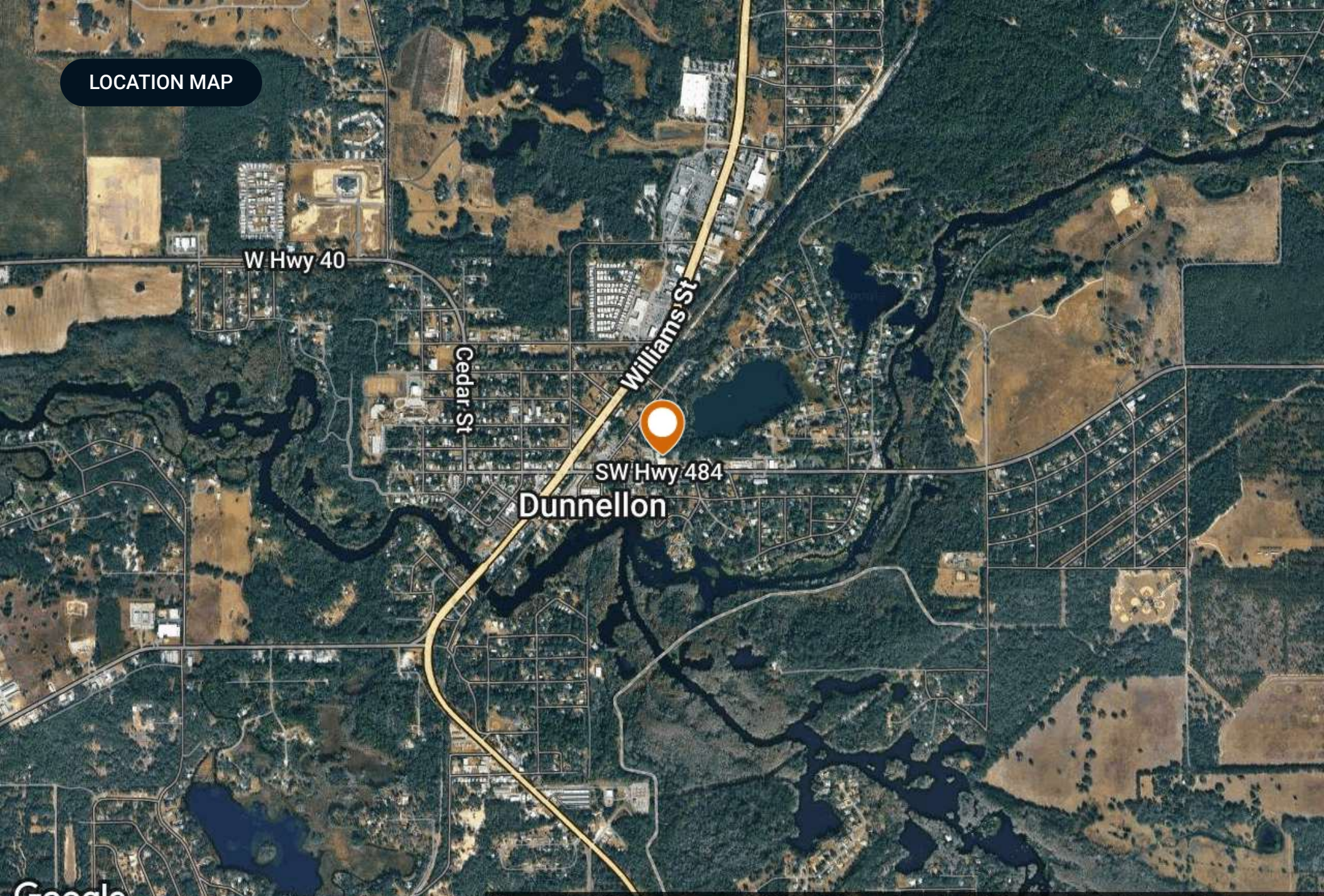


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REGIONAL MAP



LOCATION MAP



W Hwy 40

Cedar St

Williams St

SW Hwy 484

Dunnellon

Google

Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

AERIAL PHOTOS



Graphic Summary

sylvania Ave, Dunnellon, Florida, 34432 (15 minutes)

sylvania Ave
15 minutes

DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

nnsylvania Ave, Dunnellon, Florida, 34432

f 15 minutes

KEY FACTS

33,719

Population



14,528

Households

55.9

Median Age

\$50,059

Median Disposable Income

EDUCATION

%



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



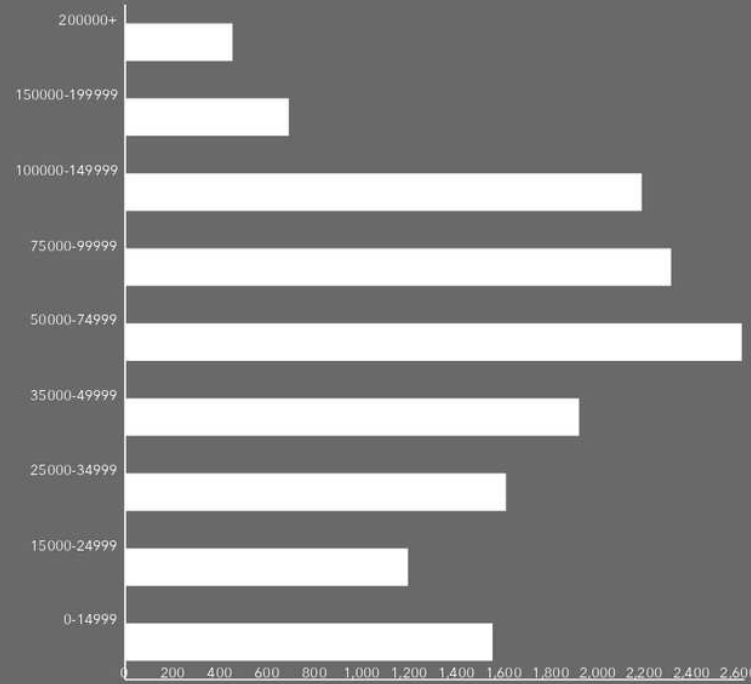
\$32,763

Per Capita
Income

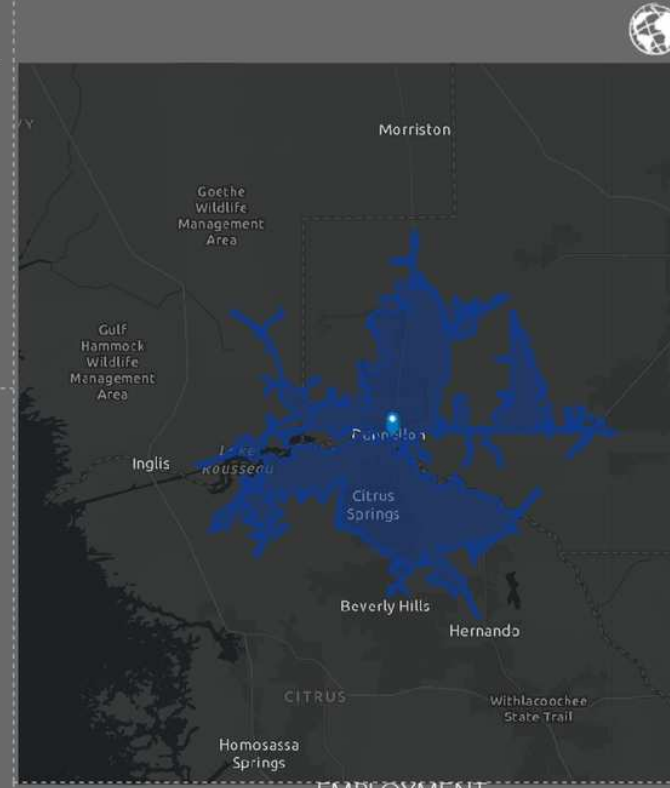


\$263,967

Median Net
Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

60.6%



Blue Collar

26.4%



Services

17.6%

3.9%

Unemploy
Rate

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



TAPESTRY

DEMOGRAPHICS ON

The Fabric of America's Neighborhoods

LifeMode	Households	HHs %	% US HHs	Index
States (L1)	0	0.00%	10.11%	0
venues (L2)	0	0.00%	5.50%	0
dividuals (L3)	0	0.00%	3.91%	0
scapes (L4)	0	0.00%	7.91%	0
(L5)	3,453	23.77%	11.14%	213
try Living (L6)	2,111	14.53%	11.81%	123
Explorers (L7)	0	0.00%	7.53%	0
ound (L8)	0	0.00%	10.81%	0
es (L9)	8,222	56.59%	5.79%	977
posts (L10)	717	4.94%	7.94%	62
ingles (L11)	0	0.00%	6.24%	0
(L12)	25	0.17%	5.88%	3
(L13)	0	0.00%	3.88%	0
nd Patriots (L14)	0	0.00%	1.57%	0

Key Facts

\$264,641
Median Home Value

\$57,253
Median HH Income

4.6

Home Value to Income Ratio

55.9
Median Age

14,528
Households

Education

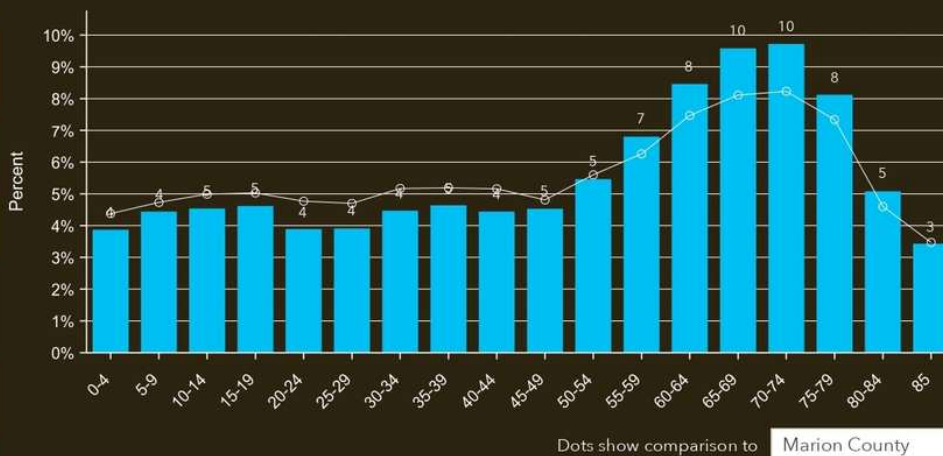
8.9%
No High School Diploma

37.5%
High School Graduate

32.6%
Some College/
Associate's Degree

20.9%
Bachelor's/Grad/
Prof Degree

Age Profile



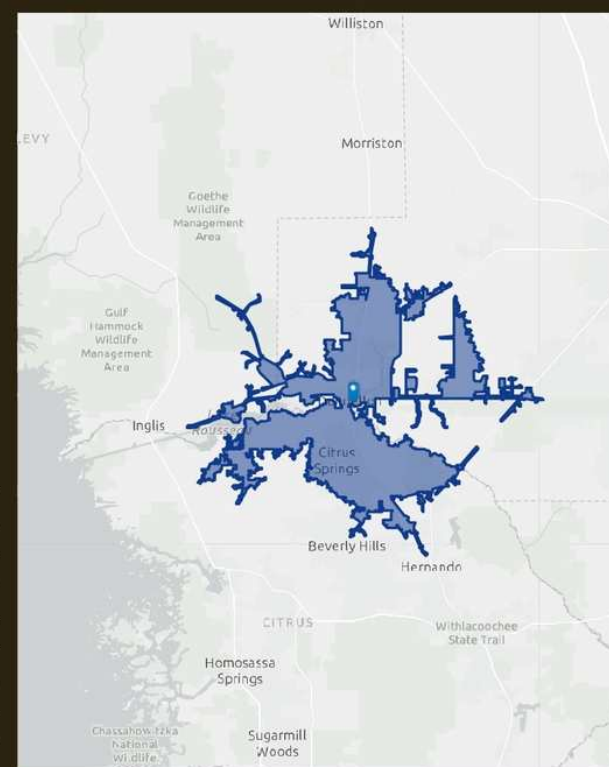
2024 Households by income (Esri)

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 ©2026 Imagery ©2026 Airbus, Maxar Technologies

EXTERIOR PHOTOS



INTERIOR PHOTOS



AUCTION INFORMATION

Auction Date & Time

- July 30th - 31st, 2026
- Bidding Opens July 30th at 8:00 AM Eastern Time
Closes July 31st at 5:00 PM Eastern Time
- [auctions.saundersrealestate.com](https://www.auctions.saundersrealestate.com)
- Buyers' Premium: 5% of the purchase price
- Brokerage Participation Available - Contact
Advisor or Auctioneer for participation guidelines
- Auctioneer: Spencer Smith - AU5614

Method of Sale

This auction is open to the public and will be offered as a single parcel.

Bidder Registration & Agency

All bidders must register with Saunders Auctions prior to bidding. Each bidder must satisfy identification and pre-qualification requirements to the Auction Company's satisfaction, including proof of financial ability if requested. The Auction Company reserves the right to deny registration to any bidder if there is a question as to the person's credentials, intent, or fitness to bid. By registering, online bidders consent to receiving calls, emails, or text messages related to the auction. Saunders Auctions, Saunders Real Estate and its representatives are exclusive agents of the Seller. No agency relationship exists between the Auction Company and any bidder or buyer unless otherwise disclosed.

Terms of Possession & Warranty

Possession of the property will be delivered upon successful closing of the property.

All real estate and improvements are sold "As-Is, Where-Is, With All Faults" basis. Neither the Seller nor the Auction Company make any warranties or representations, expressed or implied, as to fitness for a particular use, access, utilities, zoning, or permits, environment, structural, or physical condition, nor water quality, quantity, or drainage. Prospective bidders are encouraged to inspect the property prior to bidding and rely solely on their own due diligence.

Contract & Down Payment

Immediately following the conclusion of the auction, the successful bidder(s) will be required to execute a Real Estate Purchase and Sale Agreement as prepared by the Seller's attorney or agent and deliver a non-refundable earnest money payment in the amount of 10% of the total contract price within 24 hours of contract signing.

Earnest money deposit may be paid via wire transfer, certified check, or other approved method, and will be held by the title company or attorney. The earnest money deposit is calculated from the total purchase price following the auction.

Title & Closing

Seller shall provide a marketable title and a title insurance policy in the amount of the purchase price, subject to standard and usual exceptions. The Buyer is responsible for the cost of any additional title insurance endorsements or lender-required policies. Closing shall occur on or before September 1, 2026.

MEET THE TEAM



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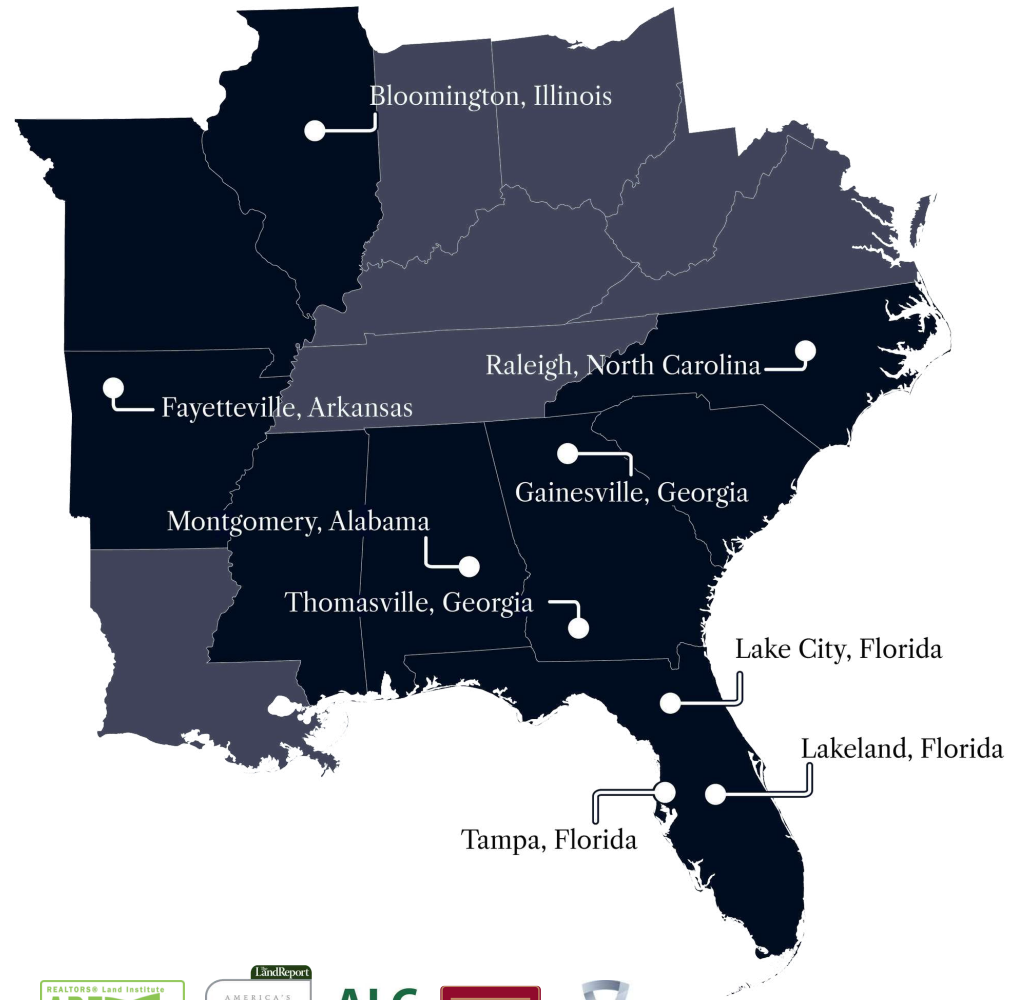
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At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful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



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