

Dunnellon Premier Commercial Opportunity

20319 E Pennsylvania Ave, Dunnellon, Florida 34432

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PROPERTY SUMMARY



Offering Summary

Sale Price:	Subject to Offer
Total SF:	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:

- Expansive, Open-Concept Floor Plan
- Contemporary & Professional Design
- Useable SF includes 3,500 SF standalone warehouse
- Ample On-Site Parking
- Strategic Accessibility
- Versatile Zoning (B-3)



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

PROPERTY OUTLINE

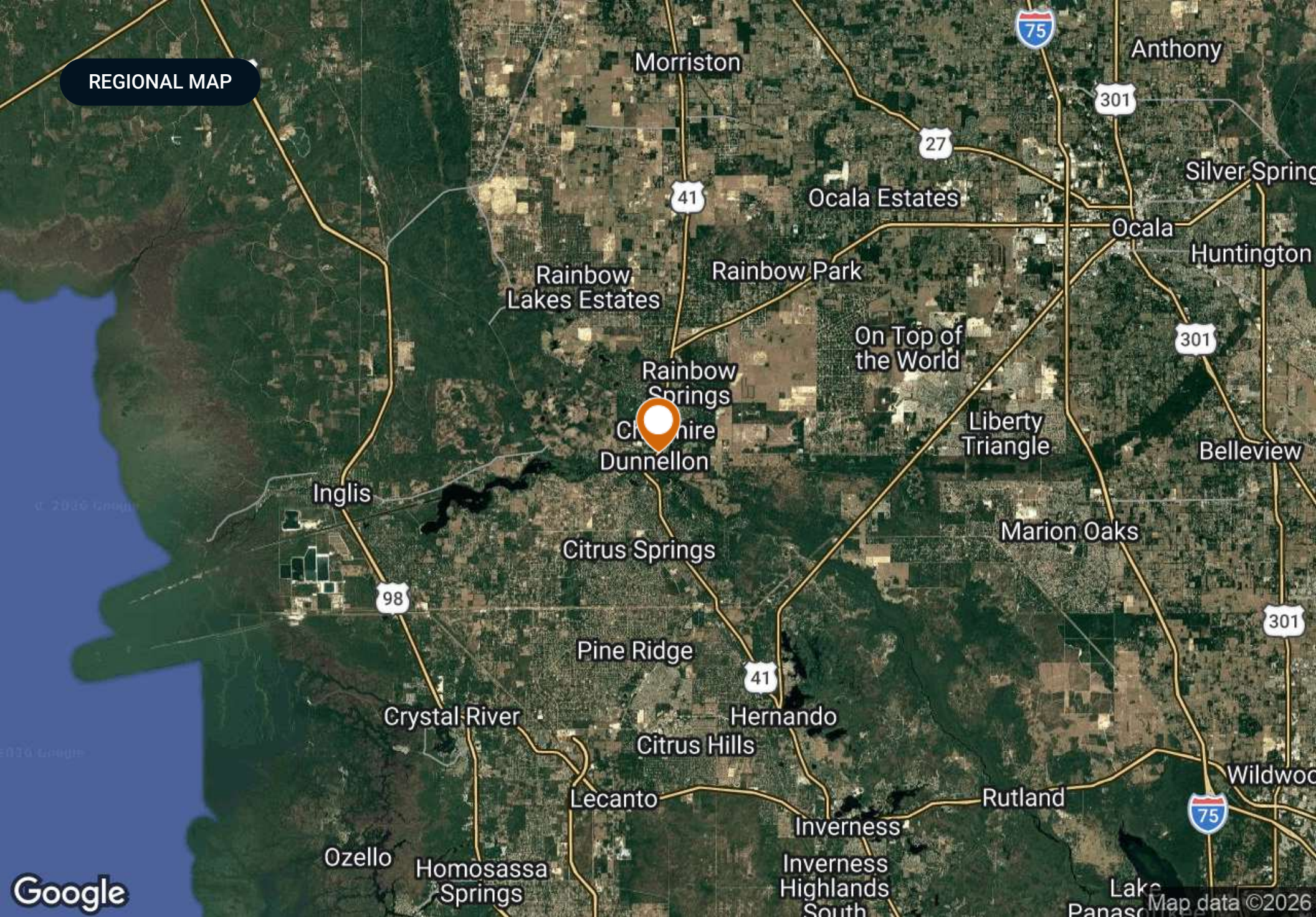


Dunnellon Premier Commercial Opportunity

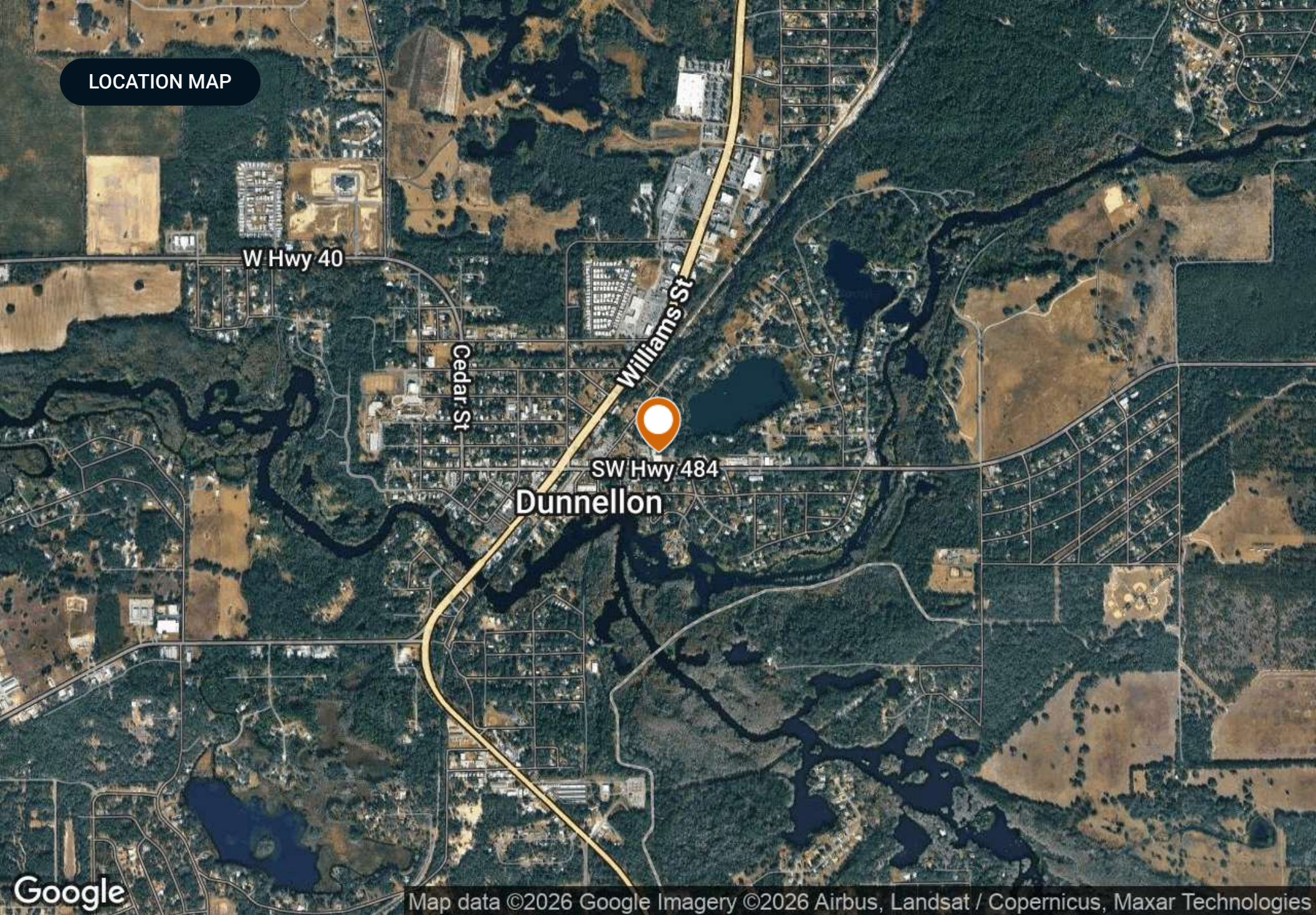
Polygon



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LOCATION MAP



AERIAL PHOTOS



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



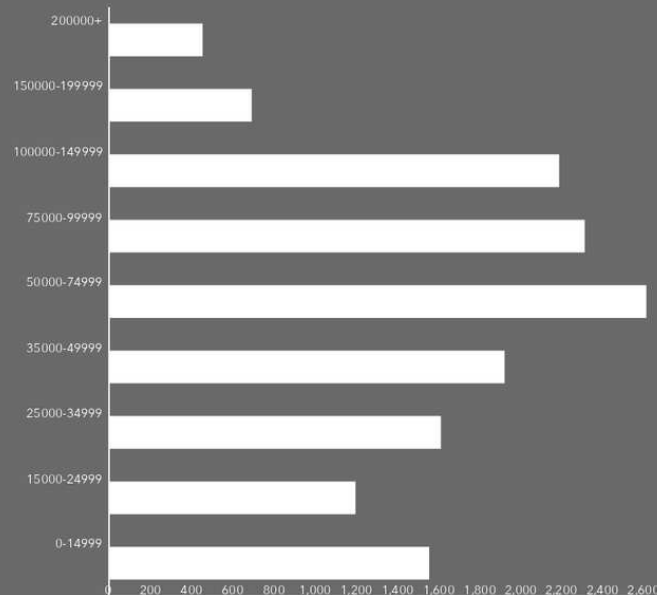
\$32,763

Per Capita Income

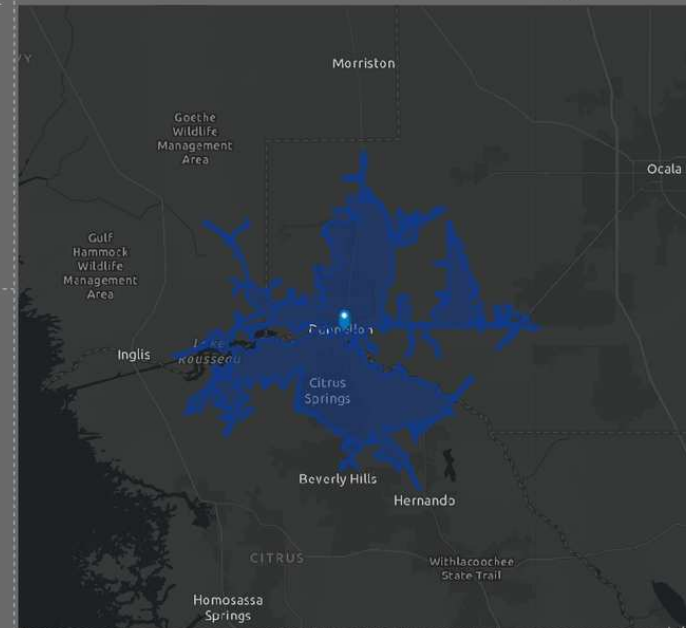


\$263,967

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



\$264,641

Median Home Value



\$57,253

Median HH Income



8.9%

No High School Diploma



37.5%

High School Graduate

4.6

Home Value to
Income Ratio

55.9

Median Age

14,528

Households



32.6%

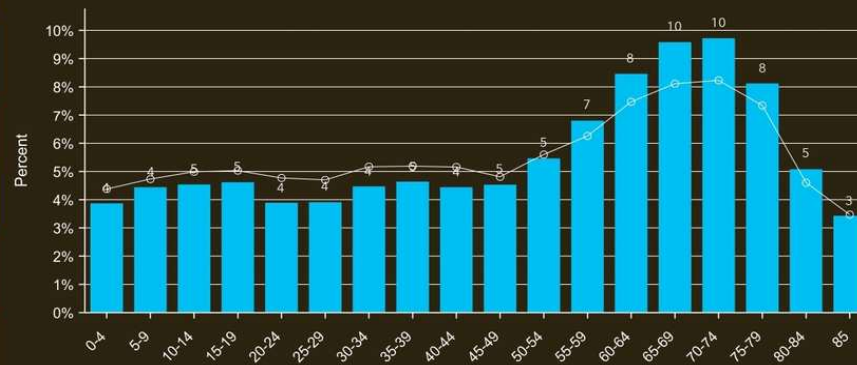
Some College/
Associate's Degree



20.9%

Bachelor's/Grad/
Prof Degree

Age Profile



Dots show comparison to Marion County

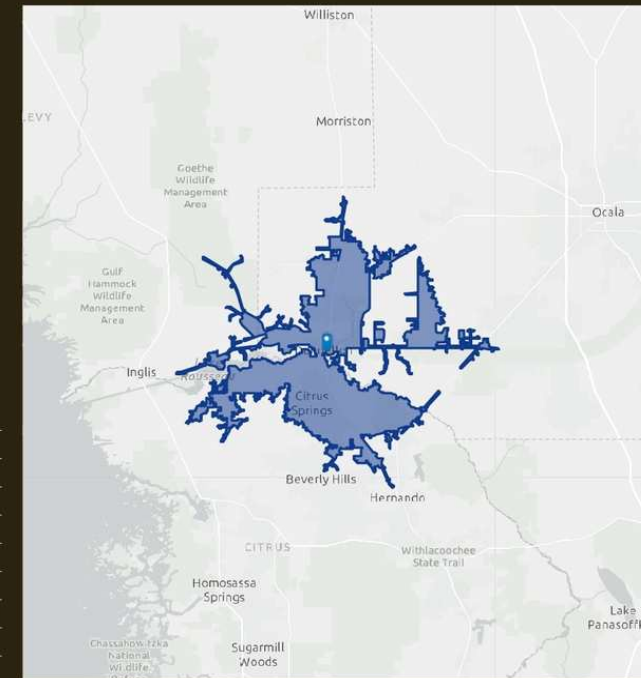
2024 Households by income (Esri)

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



EXTERIOR PHOTOS



INTERIOR PHOTOS



MEET THE TEAM



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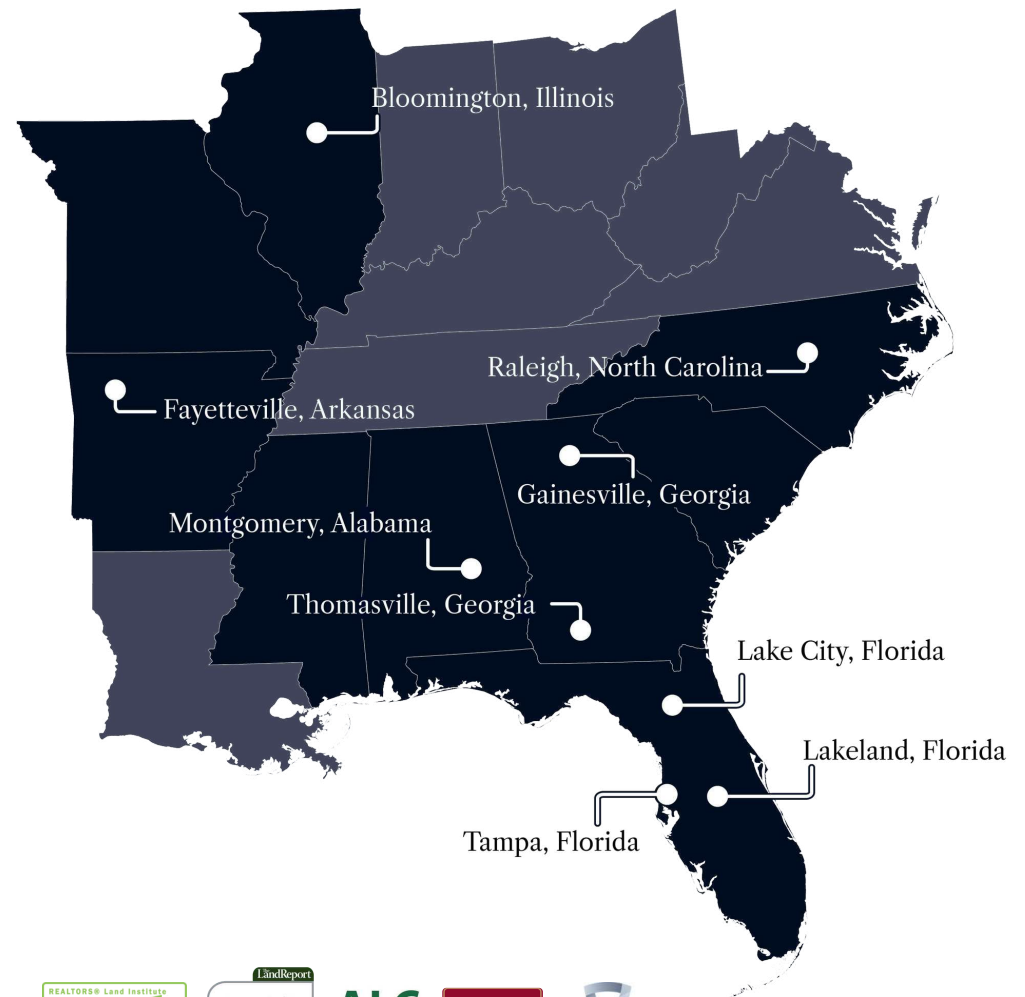
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