



US 19 RETAIL STOREFRONT FOR SALE OR LEASE

16302 SE Highway 19, Cross City, FL 32628

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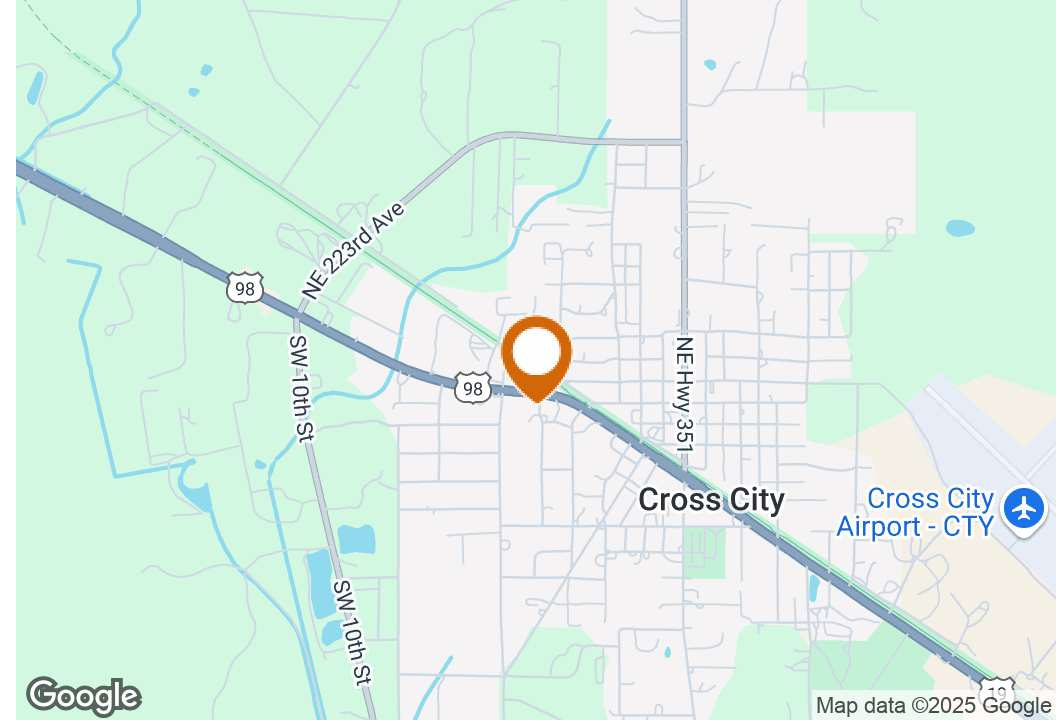
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PROPERTY SUMMARY



OFFERING SUMMARY

Lease Rate:	\$7.00 SF/yr (NNN)
Building Size:	8,272 SF
Lot Size:	0.32 Acres
Year Built:	1950
Renovated:	1990
Zoning:	CI- Commercial Intensive
Traffic Count:	9,000 ± Cars/Day
APN:	04-10-12-1808-0002-0010

PROPERTY OVERVIEW

Introducing a prime opportunity for retail and free-standing building investors in Cross City, FL. This well-maintained 8,272 SF building presents a versatile opportunity for commercial ventures. Zoned CI-Commercial Intensive, this property supports a wide range of commercial uses, providing a strategic advantage for investors.

The high-visibility property is ideally situated on a major retail corridor in Cross City, Florida. With an average daily traffic count of 9,000 ± vehicles, and prime frontage on U.S. Highway 19, this location offers exceptional exposure for businesses and ensures maximum visibility.

PROPERTY HIGHLIGHTS

- 8,272 SF Retail storefront
- Zoned CI for versatile commercial use
- Prime location in Cross City for high visibility
- Ideal for retail or free-standing building ventures

PROPERTY DETAILS

LOCATION INFORMATION

Street Address	16302 SE Highway 19
City, State, Zip	Cross City, FL 32628
County	Dixie

BUILDING INFORMATION

Building Size	8,272 SF
Number of Floors	1
Year Built	1950
Year Last Renovated	1990
Roof	Metal
Free Standing	Yes
Number of Buildings	1

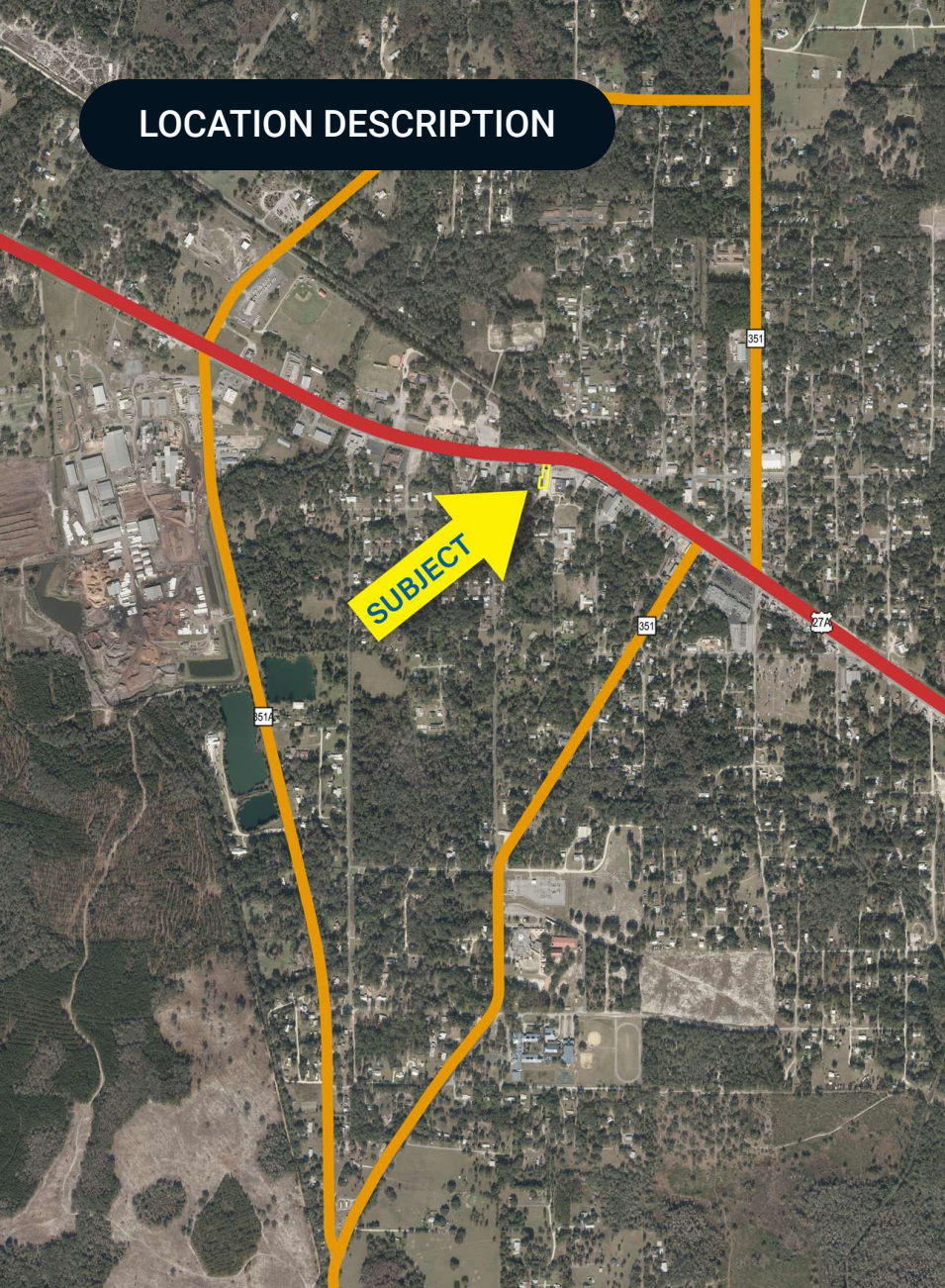
PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	CI- Commercial Intensive
Lot Size	0.32 Acres
APN #	04-10-12-1808-0002-0010
Lot Depth	2,120 ft
Traffic Count	9000

UTILITIES & AMENITIES

Handicap Access	Yes
Restrooms	2

LOCATION DESCRIPTION



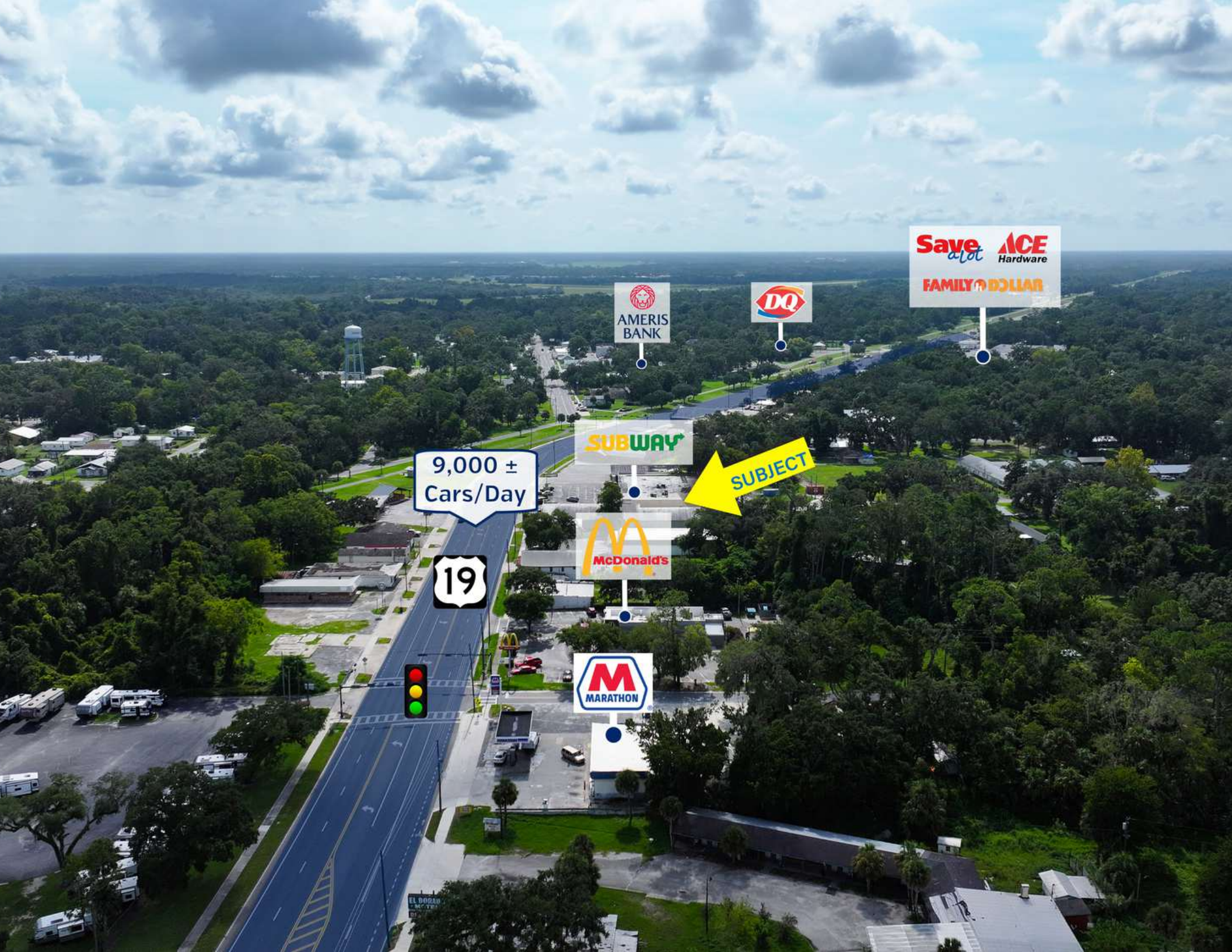
LOCATION DESCRIPTION

This retail property is located in the heart of Cross City, Florida, within a bustling retail corridor. Surrounded by popular national brands like Subway, McDonald's, Dollar General, Advanced Auto Parts and more, this location benefits from high foot traffic and crossover shopping.

The property is situated in a strong demographic and provides a stable customer base for retail businesses.

With its strategic location and proximity to a variety of established businesses, this property offers a promising investment opportunity for retail and free-standing building investors seeking a high-traffic location in a growing market.

RETAILER MAP



Save a Lot
ACE Hardware
FAMILY DOLLAR

AMERIS BANK

DQ

SUBWAY

9,000 ±
Cars/Day

SUBJECT

McDonald's

19

M
MARATHON



EL DORADO



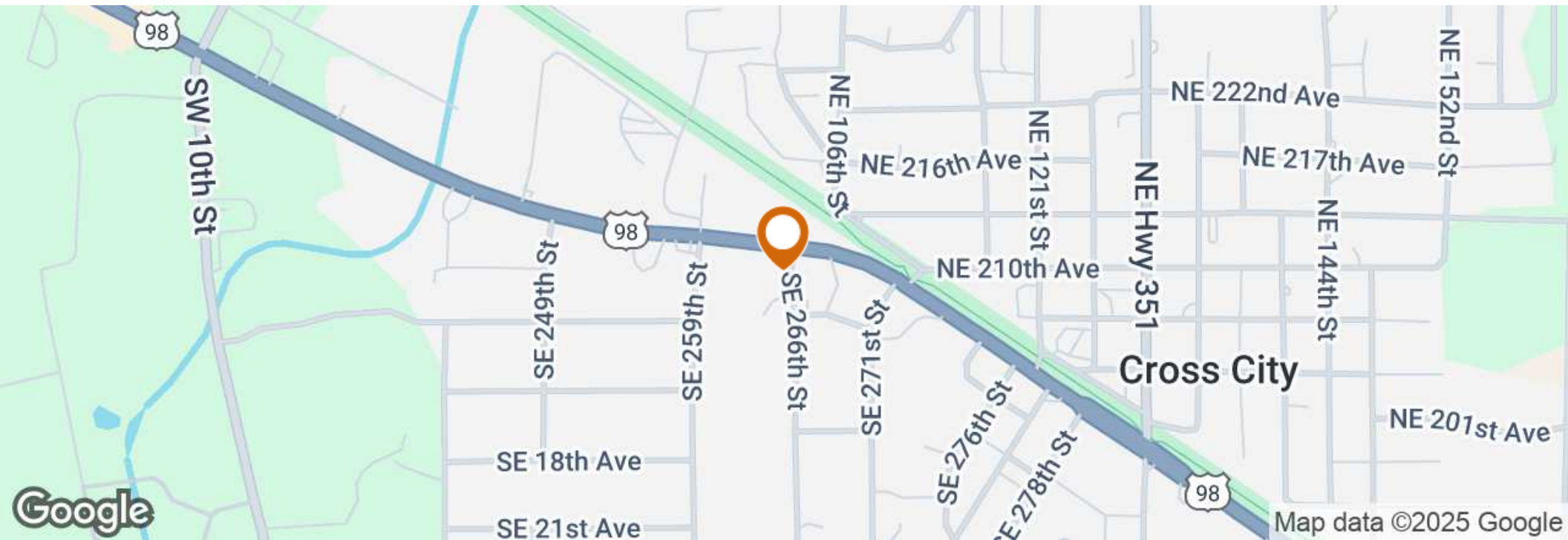
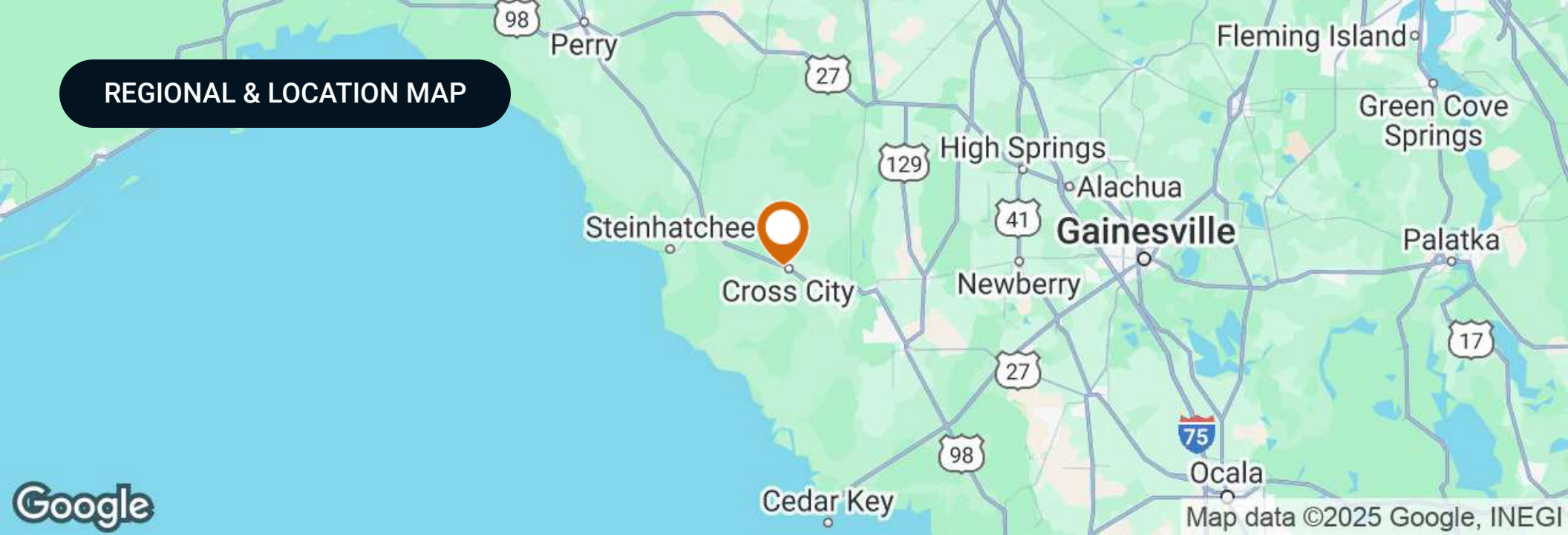
DOLLAR GENERAL



9,000 ±
Cars/Day



REGIONAL & LOCATION MAP



Benchmark Demographics



	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Cross City	Cross City Zip	Dixie County	FL	US
Population	2,050	4,617	5,718	2,069	4,608	6,824	1,664	4,903	17,037	22,779,514	338,440,954
Households	798	1,182	1,596	773	1,308	2,249	643	1,297	6,495	9,084,882	130,716,571
Families	513	761	1,018	501	840	1,412	408	831	3,976	5,826,884	83,629,781
Average Household Size	2.11	2.68	2.55	2.27	2.60	2.48	2.51	2.51	2.37	2.45	2.53
Owner Occupied Housing Units	558	823	1,144	542	955	1,734	454	901	5,266	6,029,935	84,133,084
Renter Occupied Housing Units	240	359	452	231	353	515	189	396	1,229	3,054,947	46,583,487
Median Age	42.2	41.4	41.9	42.2	42.1	43.9	44.5	41.3	48.0	43.5	39.3
Income											
Median Household Income	\$49,115	\$51,777	\$47,930	\$51,351	\$46,976	\$43,934	\$47,659	\$50,057	\$45,455	\$74,715	\$79,068
Average Household Income	\$66,176	\$68,973	\$68,345	\$67,625	\$69,426	\$70,629	\$64,305	\$67,910	\$65,247	\$105,305	\$113,185
Per Capita Income	\$22,753	\$19,359	\$20,117	\$23,835	\$21,066	\$23,865	\$24,905	\$18,635	\$25,067	\$42,078	\$43,829
Trends: 2024 - 2029 Annual Growth Rate											
Population	-0.45%	-0.36%	-0.20%	-0.46%	-0.16%	0.19%	-0.71%	-0.35%	0.35%	0.93%	0.38%
Households	-0.28%	-0.27%	-0.05%	-0.26%	0.05%	0.48%	-0.34%	-0.26%	0.56%	1.15%	0.64%
Families	-0.31%	-0.29%	-0.08%	-0.32%	0.00%	0.45%	-0.90%	-0.39%	0.51%	1.12%	0.56%
Owner HHs	0.57%	0.48%	0.66%	0.51%	0.74%	1.01%	0.39%	0.72%	0.91%	1.66%	0.97%
Median Household Income	3.34%	3.70%	3.74%	3.32%	3.53%	2.22%	3.46%	3.67%	2.57%	3.25%	2.95%

- Over 6,800 people with a median age of 43.9 within a 15-minute drive from the property.
- Median household income of over \$51,000 within a 3-mile radius from the property.

Benchmark Demographics



1 Mile 3 Miles 5 Miles 5 Mins 10 Mins 15 Mins Cross City Cross City Dixie FL US
Zip County

Households by Income

<\$15,000	13.50%	12.30%	10.7%	13.70%	11.50%	9.60%	11.40%	11.60%	9.00%	8.40%	8.60%
\$15,000 - \$24,999	10.80%	11.50%	12.2%	10.10%	12.20%	13.70%	11.70%	12.30%	14.20%	6.60%	6.30%
\$25,000 - \$34,999	15.20%	15.30%	16.1%	14.40%	14.40%	13.00%	16.30%	16.30%	12.00%	7.40%	6.70%
\$35,000 - \$49,999	11.00%	9.70%	12.3%	11.00%	14.10%	20.10%	12.10%	9.80%	19.30%	11.00%	10.10%
\$50,000 - \$74,999	11.80%	12.20%	12.1%	12.20%	11.60%	12.00%	9.30%	12.00%	15.80%	16.90%	15.70%
\$75,000 - \$99,999	11.50%	11.80%	11.3%	11.80%	11.30%	10.60%	12.40%	11.90%	12.30%	13.60%	12.80%
\$100,000 - \$149,999	20.90%	21.90%	19.5%	21.70%	18.30%	13.10%	21.50%	21.30%	11.40%	17.20%	17.60%
\$150,000 - \$199,999	4.10%	3.50%	3.6%	4.00%	3.80%	3.40%	4.70%	3.30%	3.50%	8.60%	9.50%
\$200,000+	1.10%	1.90%	2.1%	1.30%	2.80%	4.40%	0.60%	1.60%	2.50%	10.40%	12.60%

Population by Age

0 - 4	4.40%	3.90%	3.90%	4.50%	3.90%	4.00%	4.40%	3.90%	4.20%	4.70%	5.50%
5 - 9	4.80%	4.20%	4.30%	5.00%	4.30%	4.40%	4.20%	4.10%	4.70%	5.10%	5.80%
10 - 14	5.70%	4.70%	4.90%	5.90%	5.00%	5.50%	4.50%	4.60%	5.40%	5.40%	6.00%
15 - 19	5.70%	4.60%	4.70%	5.80%	5.00%	5.10%	5.50%	4.40%	4.90%	5.80%	6.40%
20 - 24	6.20%	6.30%	6.20%	6.20%	6.30%	5.70%	6.50%	6.40%	4.90%	6.10%	6.80%
25 - 34	13.20%	15.80%	15.20%	12.80%	14.50%	12.60%	11.70%	16.20%	10.50%	12.30%	13.50%
35 - 44	14.20%	16.30%	15.80%	13.90%	15.50%	14.20%	13.90%	16.40%	12.10%	12.50%	13.30%
45 - 54	12.40%	13.60%	13.60%	12.20%	13.50%	12.90%	13.50%	13.70%	11.90%	12.10%	12.10%
55 - 64	14.00%	14.00%	14.10%	13.90%	14.00%	14.70%	15.00%	14.10%	16.00%	13.30%	12.30%
65 - 74	10.80%	9.70%	10.20%	11.00%	10.50%	12.20%	11.50%	9.40%	15.00%	12.30%	10.40%
75 - 84	5.90%	5.00%	5.20%	6.00%	5.40%	6.60%	6.10%	4.90%	8.50%	7.70%	5.70%
85+	2.70%	1.90%	1.90%	2.80%	2.00%	2.00%	3.00%	1.80%	2.10%	2.70%	2.00%

Race and Ethnicity

White Alone	66.20%	65.90%	68.80%	67.20%	69.90%	76.50%	66.30%	65.70%	83.80%	56.50%	60.30%
Black Alone	26.20%	27.20%	24.30%	25.00%	23.60%	16.70%	26.10%	27.50%	8.90%	15.00%	12.50%
American Indian Alone	0.60%	0.50%	0.40%	0.60%	0.40%	0.40%	0.70%	0.50%	0.40%	0.50%	1.10%
Asian Alone	0.50%	0.40%	0.40%	0.60%	0.50%	0.50%	0.40%	0.40%	0.40%	3.20%	6.40%
Pacific Islander Alone	0.00%	0.10%	0.10%	0.00%	0.00%	0.00%	0.00%	0.10%	0.00%	0.10%	0.20%
Some Other Race Alone	1.50%	2.20%	2.10%	1.50%	1.80%	1.50%	2.00%	2.20%	1.40%	7.60%	8.80%
Two or More Races	4.90%	3.80%	3.80%	5.00%	3.90%	4.50%	4.40%	3.70%	5.20%	17.20%	10.70%
Hispanic Origin (Any Race)	4.90%	6.70%	6.60%	4.80%	6.00%	5.30%	6.30%	6.70%	4.70%	27.60%	19.60%

DRIVE TIME MAP



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



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

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PROFESSIONAL BACKGROUND

Gary M. Ralston, CCIM, SIOR, SRS, CPM, CRE, CLS, CDP, CRX, CRRP, FRICS is a Partner and Senior Advisor at Saunders Real Estate.

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

ADVISOR BIOGRAPHY



DAVID LAPHAM

Associate Advisor

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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.

ADVISOR BIOGRAPHY



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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:

ADVISOR BIOGRAPHY



SID BHATT, CCIM, SIOR

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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.



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

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