



CHIEFLAND RETAIL SPACE OPPORTUNITY

1480 NW 25 Ave, Chiefland, FL 32626

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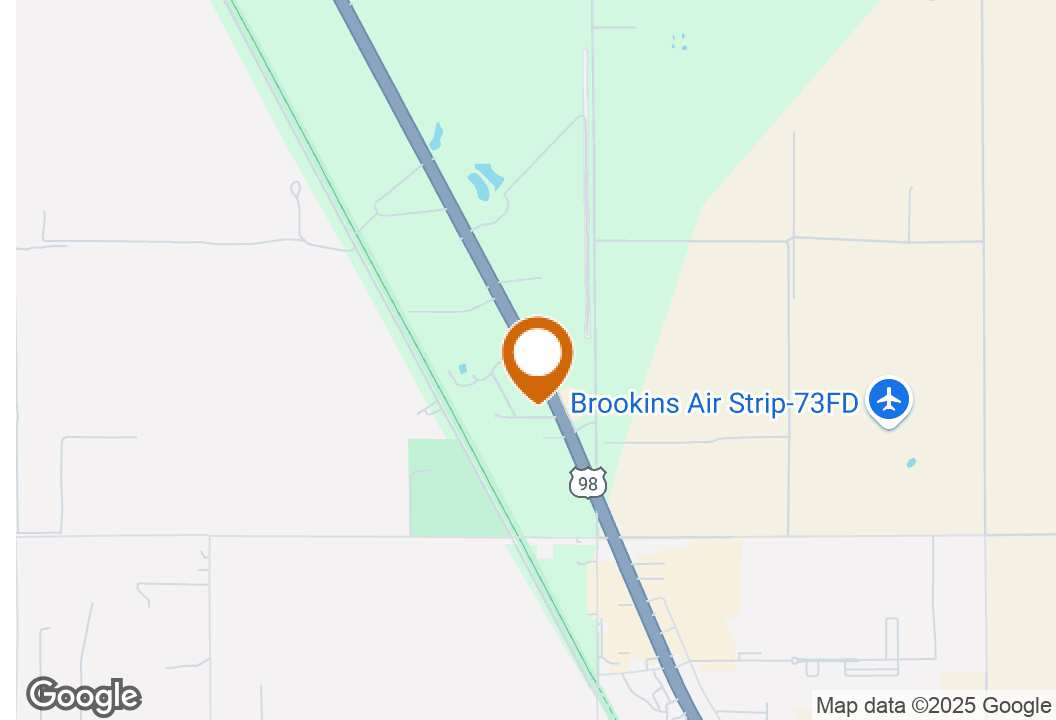
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PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,300,000
Building Size:	15,324 SF
Lot Size:	2.41 Acres
Price / SF:	\$150.09
Year Built:	2002
Renovated:	2006
Zoning:	C-2
Traffic Count:	14,200
APN:	0755501100

PROPERTY OVERVIEW

Explore the potential of this premium retail property, boasting a spacious 15,324 SF building ideally situated in the prime Chiefland area. Constructed in 2002 and renovated in 2006, this property offers a modern and well-maintained space, perfect for a range of retail or free-standing building ventures. With its strategic location, ample parking, and high visibility, this property presents an exceptional opportunity for investors seeking an excellent space in a thriving market.

PROPERTY HIGHLIGHTS

- Spacious 15,324 SF retail building
- Prime location in Chiefland area
- High visibility for retail or free-standing building ventures
- Ample parking for customers and staff
- Well-maintained and move-in ready

PROPERTY DETAILS

LOCATION INFORMATION

Building Name	Chiefland Retail Space Opportunity
Street Address	1480 NW 25 Ave
City, State, Zip	Chiefland, FL 32626
County	Levy

BUILDING INFORMATION

Building Size	15,324 SF
Year Built	2002
Year Last Renovated	2006
Roof	Metal
Free Standing	Yes
Number of Buildings	1
Exterior Walls	Modular Metal

PARKING & TRANSPORTATION

Number of Parking Spaces	50
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PROPERTY INFORMATION

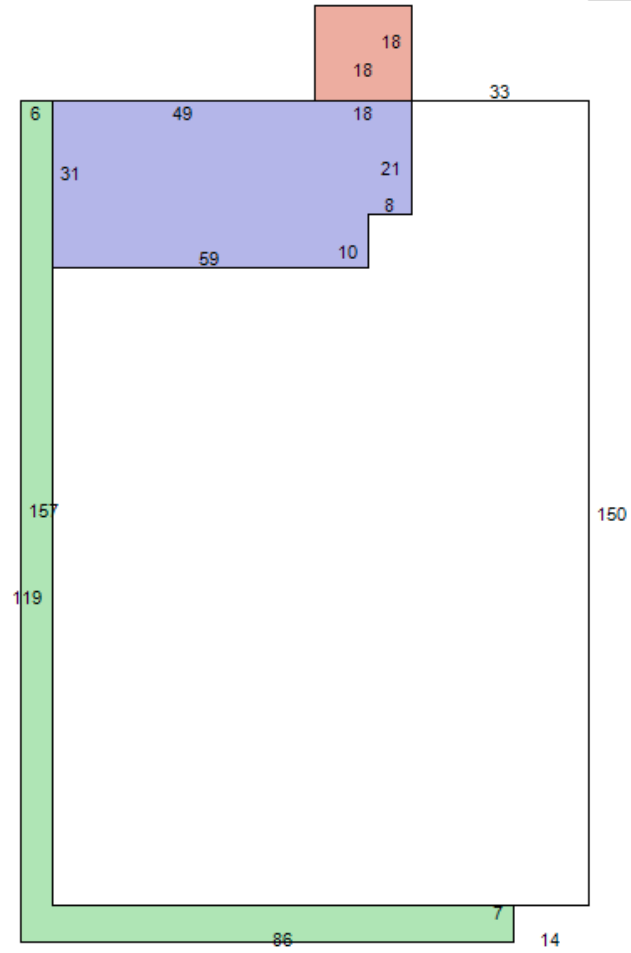
Property Type	Retail
Property Subtype	Free Standing Building
Zoning	C-2
Lot Size	2.41 Acres
APN #	0755501100
Lot Frontage	249 ft
Lot Depth	281 ft
Corner Property	Yes
Traffic Count	14200
Traffic Count Frontage	249

UTILITIES & AMENITIES

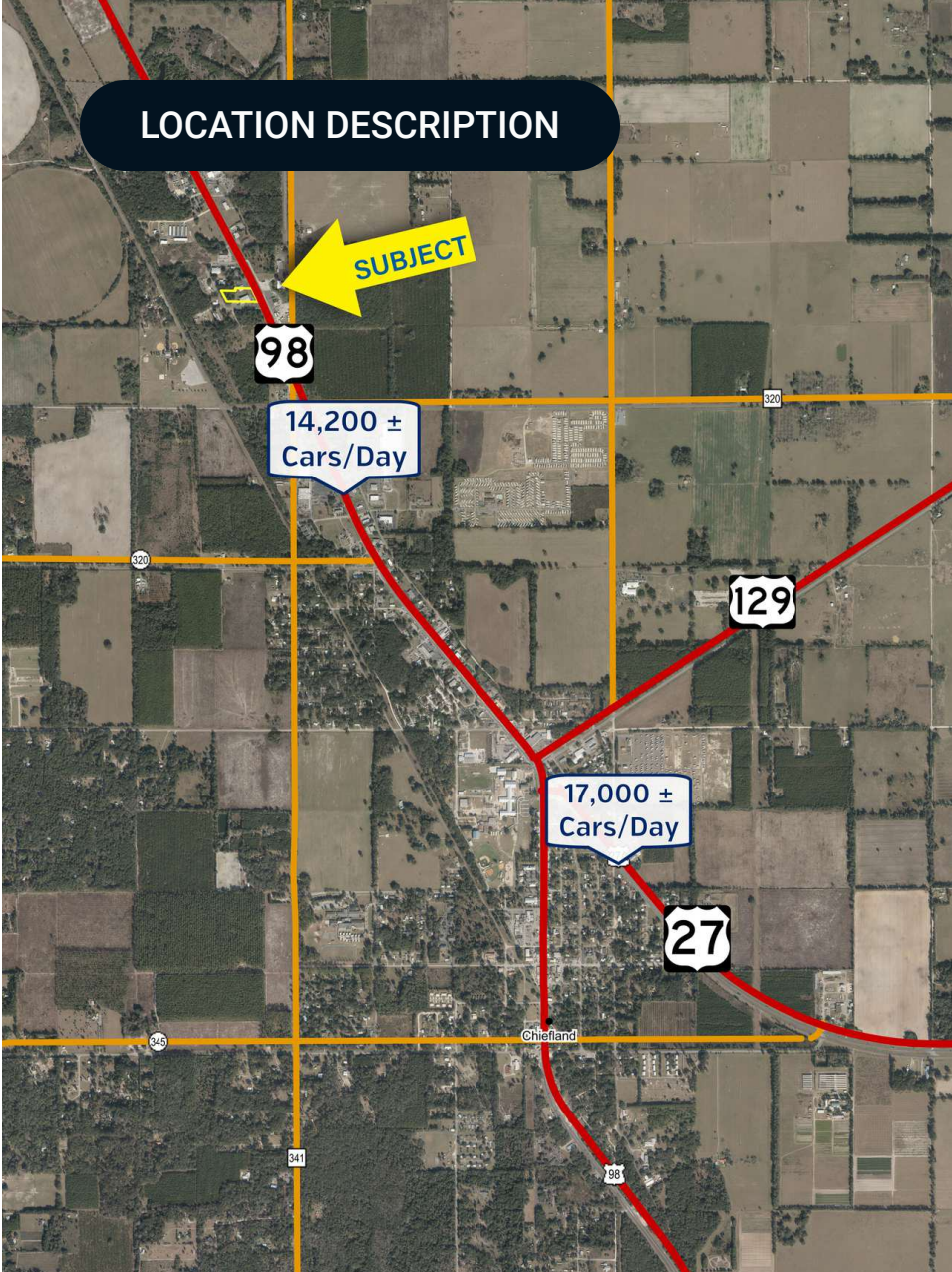
Handicap Access	Yes
Central HVAC	Yes

BUILDING OUTLINE

Room Type
PATIO
CANOPY
FINISHED STORAGE
Base



LOCATION DESCRIPTION



LOCATION DESCRIPTION

This property offers a fantastic opportunity for businesses looking to establish a presence in the heart of Chiefland, FL. Located just minutes from downtown, this property enjoys high visibility and easy accessibility, making it a prime location for retail, service, or commercial ventures.

The property's strategic position near major highways, including US Highway 98 and US Highway 27, ensures consistent traffic flow and convenient access for both local customers and travelers. Whether you're looking to expand your retail footprint or establish a new enterprise, this property provides the ideal blend of location, convenience, and potential for growth.



14,200 ±
Cars/Day





14,200 ±
Cars/Day

A white speech bubble with a blue border containing the text "14,200 ± Cars/Day".

NEIGHBORHOOD MAP



Brookins Air Strip-73

207

Old Fannin Rd

98

NW 120th St

NW 60th

NW 20th St

NW 120th St

NW 120th St

207



Little Caesars



DUNKIN' DONUTS



Walmart

Winn-Dixie

BEALLS

CVS



DOLLAR TREE

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Google

MARKET AREA MAP



CHIEFLAND
Chrysler Dodge Jeep Ram Fiat

Brookins Air Strip-73FD

Domino's

Walmart

SUBWAY

HIBBETT SPORTS

ANYTIME FITNESS

CVS pharmacy

DQ

TACO BELL

KFC

Hungry Howies
FLAVORED CRUST PIZZA

HUDDLE HOUSE

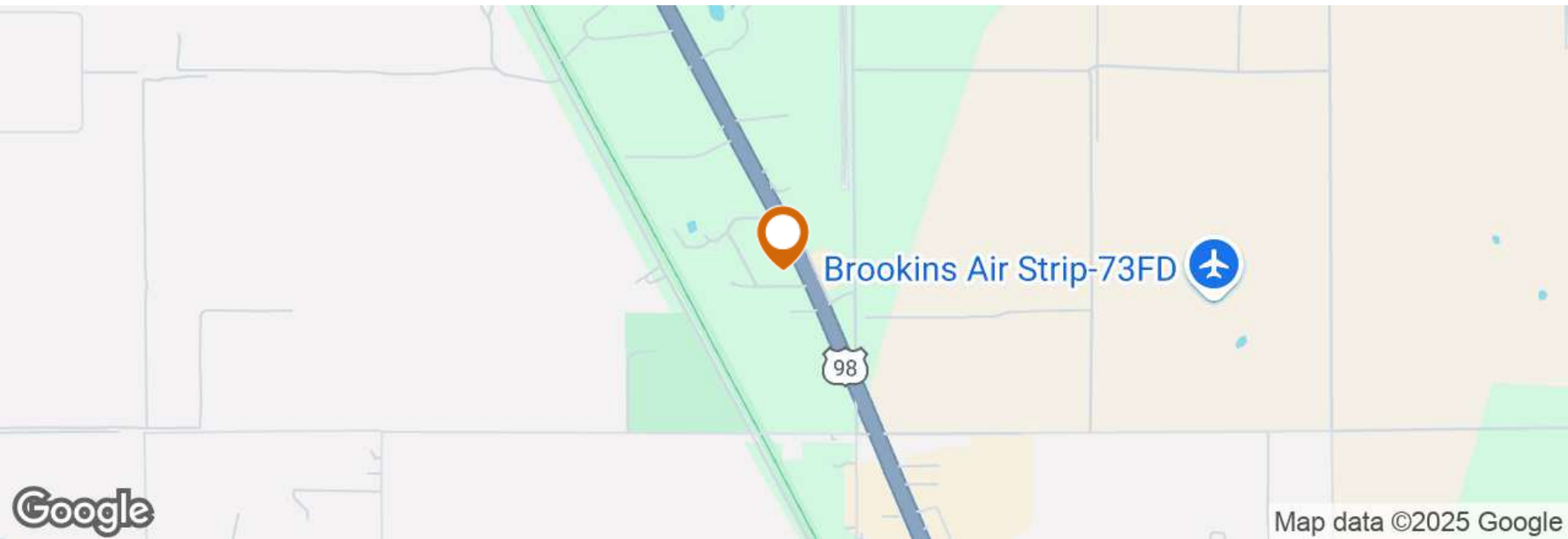
DOLLAR GENERAL

Hardee's

Google

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REGIONAL & LOCATION MAPS



Benchmark Demographics



	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Zip Code	Chiefland	Levy County	Gainesville MSA	FL	US
Population	210	4,967	8,926	2,455	9,593	16,977	9,295	2,407	45,706	2,884,681	22,779,514	338,440,954
Households	72	2,017	3,697	944	3,957	6,591	3,950	980	19,094	1,067,827	9,084,882	130,716,571
Families	45	1,276	2,368	584	2,536	4,247	2,536	600	12,106	716,148	5,826,884	83,629,781
Average Household Size	2.92	2.46	2.41	2.60	2.42	2.50	2	2.46	2.38	2.65	2.45	2.53
Owner Occupied Housing Units	52	1,481	2,814	666	3,025	5,071	3,033	592	15,540	653,249	6,029,935	84,133,084
Renter Occupied Housing Units	20	536	883	278	932	1,520	917	388	3,554	414,578	3,054,947	46,583,487
Median Age	43.0	44.0	45.1	41.3	45.4	45.1	47.2	38.3	48.3	38.6	43.5	39.3
Housing Unit/Household Ratio	1.19	1.23	1.19	1.28	1.22	1.22	1.23	1.28	1.18	1.15	1.19	1.12
Adjusted Population	224	5,447	9,494	2,809	10,454	18,535	10,206	2,754	47,925	2,970,719	24,122,879	
Income												
Median Household Income	\$52,735	\$42,024	\$42,062	\$45,166	\$41,318	\$46,567	\$42,852	\$46,094	\$50,460	\$75,807	\$74,715	\$79,068
Average Household Income	\$70,352	\$60,728	\$58,044	\$67,744	\$57,665	\$63,413	\$58,272	\$67,448	\$64,297	\$106,712	\$105,305	\$113,185
Per Capita Income	\$29,480	\$25,149	\$24,055	\$27,336	\$23,914	\$25,948	\$24,763	\$27,461	\$26,872	\$39,567	\$42,078	\$43,829
Trends: 2024 - 2029 Annual Growth Rate												
Population	0.19%	0.69%	0.94%	0.50%	0.96%	0.87%	0.76%	0.31%	0.91%	1.40%	0.93%	0.38%
Households	0.55%	0.92%	1.19%	0.65%	1.21%	1.08%	1.03%	0.58%	1.20%	1.44%	1.15%	0.64%
Families	0.44%	0.89%	1.15%	0.61%	1.17%	1.06%	0.94%	0.40%	1.15%	1.41%	1.12%	0.56%
Owner HHs	1.49%	1.99%	2.13%	1.82%	2.14%	2.02%	1.92%	2.38%	1.96%	2.03%	1.66%	0.97%
Median Household Income	4.93%	3.56%	3.60%	4.36%	3.56%	3.52%	3.10%	4.19%	2.45%	3.11%	3.25%	2.95%

- Over 16,000 people with a median age of 45.1 within a 15-minute drive from the property.
- Median household income of over \$52,000 within a 1-mile radius from the property.

Benchmark Demographics



1 Mile 3 Miles 5 Miles 5 Mins 10 Mins 15 Mins Zip Code Chiefland Levy County Gainesville MSA FL US

Households by Income

<\$15,000	15.30%	14.70%	14.60%	17.90%	14.40%	13.30%	13.50%	19.00%	13.40%	7.40%	8.40%	8.60%
\$15,000 - \$24,999	11.10%	14.90%	15.50%	10.90%	15.90%	13.90%	14.40%	12.60%	13.00%	5.00%	6.60%	6.30%
\$25,000 - \$34,999	8.30%	11.80%	11.30%	11.30%	11.90%	10.60%	12.00%	7.40%	9.50%	7.00%	7.40%	6.70%
\$35,000 - \$49,999	12.50%	15.50%	15.40%	13.20%	15.50%	14.90%	16.70%	13.90%	13.50%	10.60%	11.00%	10.10%
\$50,000 - \$74,999	13.90%	14.60%	15.20%	14.40%	14.50%	15.10%	14.70%	17.20%	20.40%	19.30%	16.90%	15.70%
\$75,000 - \$99,999	19.40%	13.50%	13.80%	13.50%	13.60%	16.80%	15.60%	11.00%	13.80%	14.00%	13.60%	12.80%
\$100,000 - \$149,999	11.10%	10.50%	10.70%	12.10%	10.80%	10.10%	9.60%	12.70%	11.30%	16.80%	17.20%	17.60%
\$150,000 - \$199,999	2.80%	2.00%	2.00%	2.50%	2.00%	3.30%	2.10%	2.10%	2.80%	8.90%	8.60%	9.50%
\$200,000+	4.20%	2.40%	1.50%	4.00%	1.40%	2.10%	1.40%	4.10%	2.30%	10.90%	10.40%	12.60%

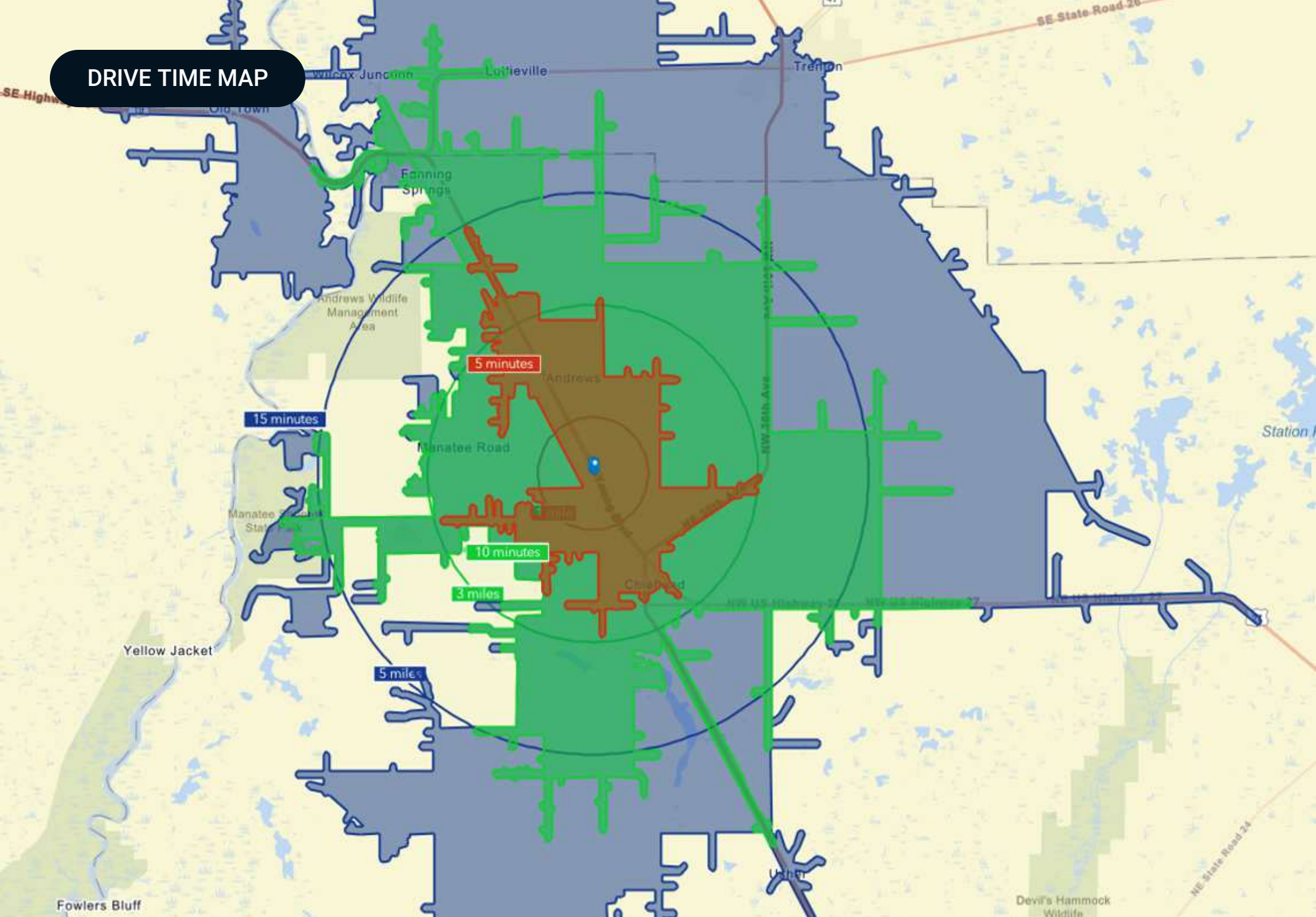
Population by Age

0 - 4	6.70%	5.90%	5.50%	6.40%	5.40%	5.30%	5.30%	6.80%	4.90%	5.10%	4.70%	5.50%
5 - 9	6.20%	5.80%	5.60%	6.20%	5.60%	5.50%	5.30%	6.60%	5.30%	5.50%	5.10%	5.80%
10 - 14	5.30%	5.90%	6.00%	6.10%	6.10%	5.90%	5.60%	7.00%	5.70%	5.90%	5.40%	6.00%
15 - 19	6.70%	6.50%	6.40%	6.70%	6.30%	6.10%	6.00%	6.60%	5.70%	6.70%	5.80%	6.40%
20 - 24	5.70%	5.50%	5.10%	5.70%	5.00%	5.20%	5.20%	6.30%	4.70%	7.10%	6.10%	6.80%
25 - 34	11.50%	11.30%	10.70%	12.10%	10.50%	10.70%	10.40%	13.10%	9.70%	14.60%	12.30%	13.50%
35 - 44	10.00%	10.30%	10.70%	10.80%	10.70%	11.10%	9.90%	10.70%	10.50%	13.90%	12.50%	13.30%
45 - 54	12.00%	11.10%	11.20%	11.30%	11.10%	11.40%	11.10%	10.70%	11.40%	12.70%	12.10%	12.10%
55 - 64	12.90%	13.80%	13.90%	13.00%	14.00%	14.20%	15.00%	12.70%	15.30%	11.80%	13.30%	12.30%
65 - 74	12.90%	13.20%	13.70%	11.80%	13.80%	13.30%	14.20%	10.70%	15.40%	9.50%	12.30%	10.40%
75 - 84	8.10%	8.60%	8.70%	7.70%	8.80%	8.70%	9.60%	7.10%	9.10%	5.30%	7.70%	5.70%
85+	1.90%	2.40%	2.50%	2.20%	2.60%	2.50%	2.40%	1.70%	2.40%	1.80%	2.70%	2.00%

Race and Ethnicity

White Alone	78.70%	79.00%	81.10%	77.30%	82.00%	82.30%	81.60%	67.60%	78.50%	48.40%	56.50%	60.30%
Black Alone	9.50%	10.10%	8.00%	10.50%	7.00%	7.00%	8.50%	20.10%	8.80%	15.60%	15.00%	12.50%
American Indian Alone	0.90%	0.40%	0.40%	0.50%	0.40%	0.40%	0.40%	0.50%	0.60%	0.50%	0.50%	1.10%
Asian Alone	1.90%	1.40%	1.10%	2.00%	1.10%	0.80%	1.00%	2.50%	0.70%	4.90%	3.20%	6.40%
Pacific Islander Alone	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.10%	0.20%
Some Other Race Alone	2.40%	1.90%	2.20%	2.20%	2.30%	2.60%	1.80%	2.30%	3.60%	11.80%	7.60%	8.80%
Two or More Races	6.60%	7.00%	7.20%	7.50%	7.20%	6.80%	6.60%	7.10%	7.70%	18.70%	17.20%	10.70%
Hispanic Origin (Any Race)	6.20%	5.90%	6.60%	6.40%	6.80%	7.00%	0.00%	7.40%	10.30%	33.70%	27.60%	19.60%

DRIVE TIME MAP



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



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

Managing Director/ Senior Advisor

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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 at Florida Southern College and the University of Florida. Gary was inducted as a Hoyt Fellow (<http://hoytgroup.org/hoyt-fellows/>) in 2001. Gary is a member of the Business Panel of the Federal Reserve Bank of Atlanta.

Gary is recognized as the most accredited commercial real estate practicing professional in the nation.

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

ADVISOR BIOGRAPHY



TRACE LINDER

Associate Advisor

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FL #SL3562516

PROFESSIONAL BACKGROUND

Trace Linder is an Associate Advisor at Saunders Real Estate in Lakeland, Florida.

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



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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.

Sid Bhatt specializes in:

- Industrial
- Retail
- Office



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