

OFFERING MEMORANDUM

CHIEFLAND REGIONAL SHOPPING CENTER

2202 N Young Blvd Chiefland, FL 32626



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SALE

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY DESCRIPTION

Chiefland Regional Shopping Center is a Winn-Dixie and Tractor Supply (both separately owned) anchored plaza, across the street from Walmart Supercenter. Located directly on US 98, this well-maintained, multi-tenant retail center spans a total gross leasable area of 43619 square feet and is fully occupied by a diverse mix of fifteen tenants. The diversity of tenants creates a dynamic synergy, ensuring stable foot traffic throughout the day.

OFFERING SUMMARY

| | |
|----------------------------|-------------|
| Sale Price: | \$5,200,000 |
| Number of Leasable Suites: | 15 |
| Lot Size: | 4.37 Acres |
| Building Size: | 43,619 SF |
| Price Per SF: | \$119.22 |
| Levy Co.Parcel #: | 0067400000 |
| Traffic Count: | 14100 AADT |



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LOCATION INFORMATION

| | |
|---------------------|------------------------------------|
| Building Name | Chiefland Regional Shopping Center |
| Street Address | 2202 N Young Blvd |
| City, State, Zip | Chiefland, FL 32626 |
| County | Levy |
| Township | 25 |
| Range | 11 |
| Section | 14 |
| Signal Intersection | Yes |
| Road Type | Highway |
| Market Type | Small |
| Nearest Highway | US 19 |



PROPERTY HIGHLIGHTS

- Signalized Entrance
- Marquee Signage
- 43,619 SF building
- 15 suites ranging from 750 SF to 18960 SF
- 100% occupancy
- Prime location in Chiefland
- Built in 1989
- Strong rental history
- Diverse tenant mix
- Well-maintained property
- High visibility and traffic
- Ample parking for customers
- Proximity to major thoroughfares
- Established presence in the local market



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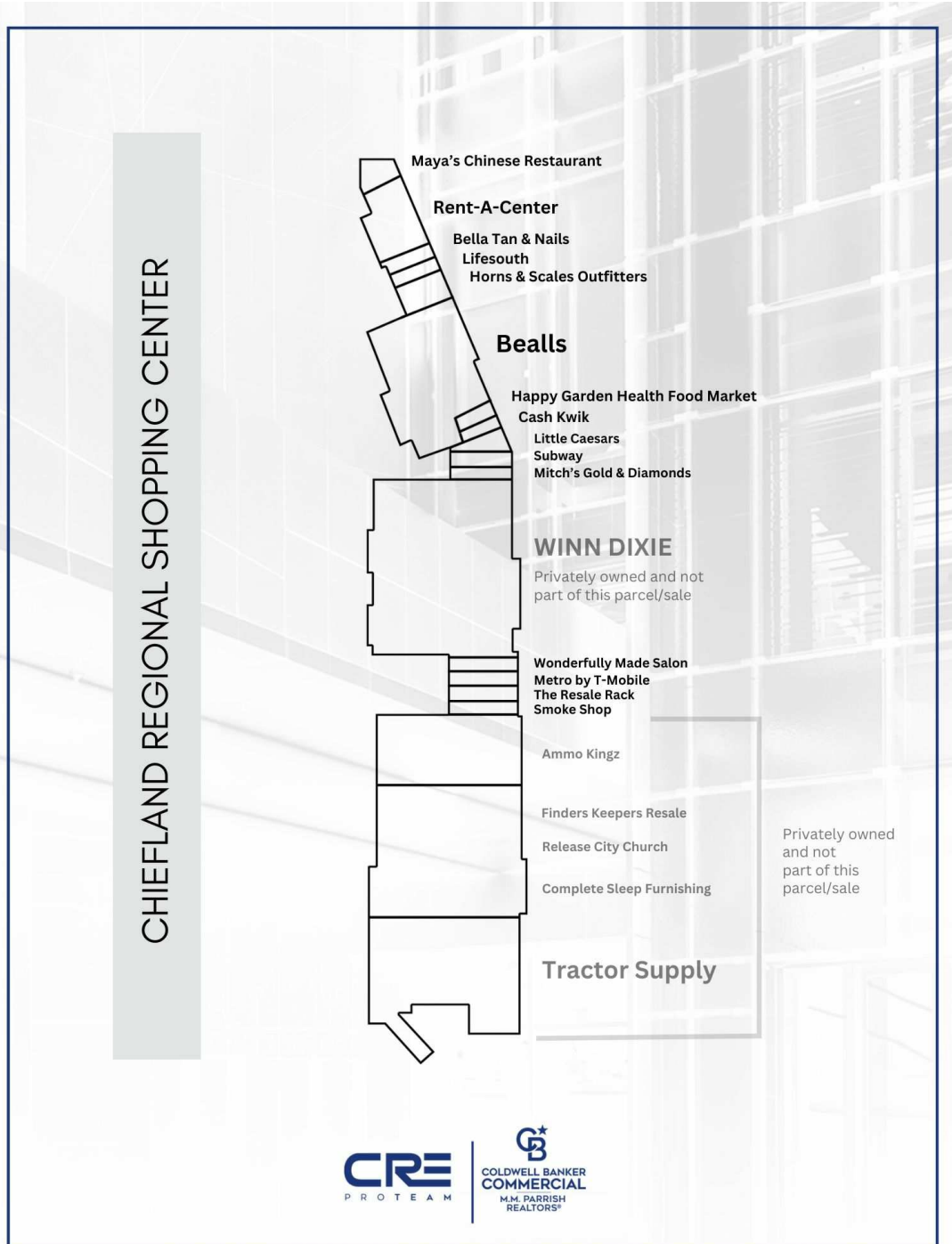


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LOCATION DESCRIPTION

Discover the potential of Chiefland, FL, as the ideal location for your next investment. Nestled in a vibrant community in North Central Florida, with easy access to major transportation routes, the area offers a welcoming business environment.

Within close proximity, enjoy the natural beauty of Manatee Springs State Park and Lower Suwannee National Wildlife Refuge. Nearby amenities include local dining and retail options, as well as convenient services for professionals. With a growing economy and strategic positioning, the area presents a prime opportunity for an investor to establish a thriving presence in this flourishing region.

Florida



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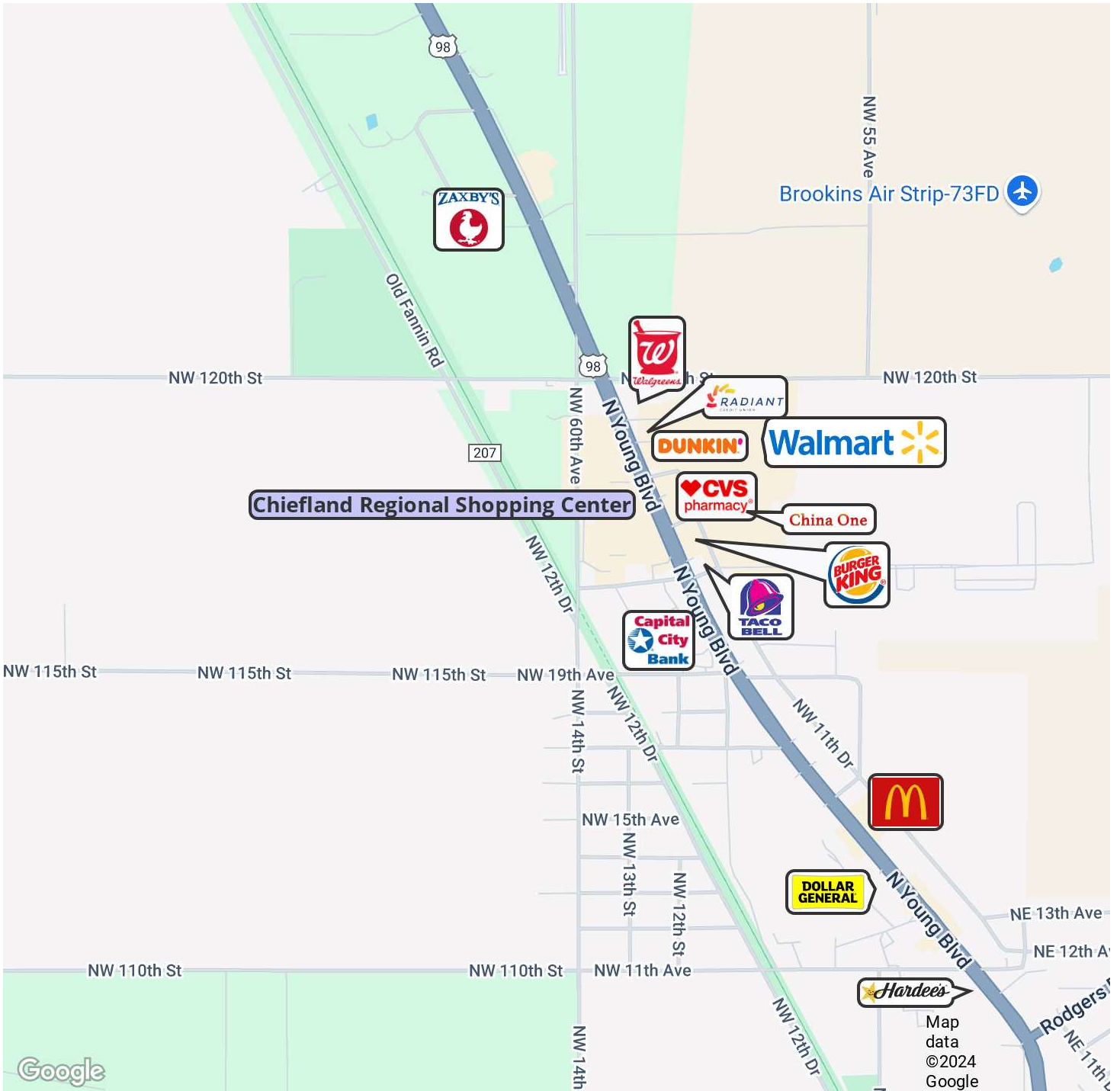


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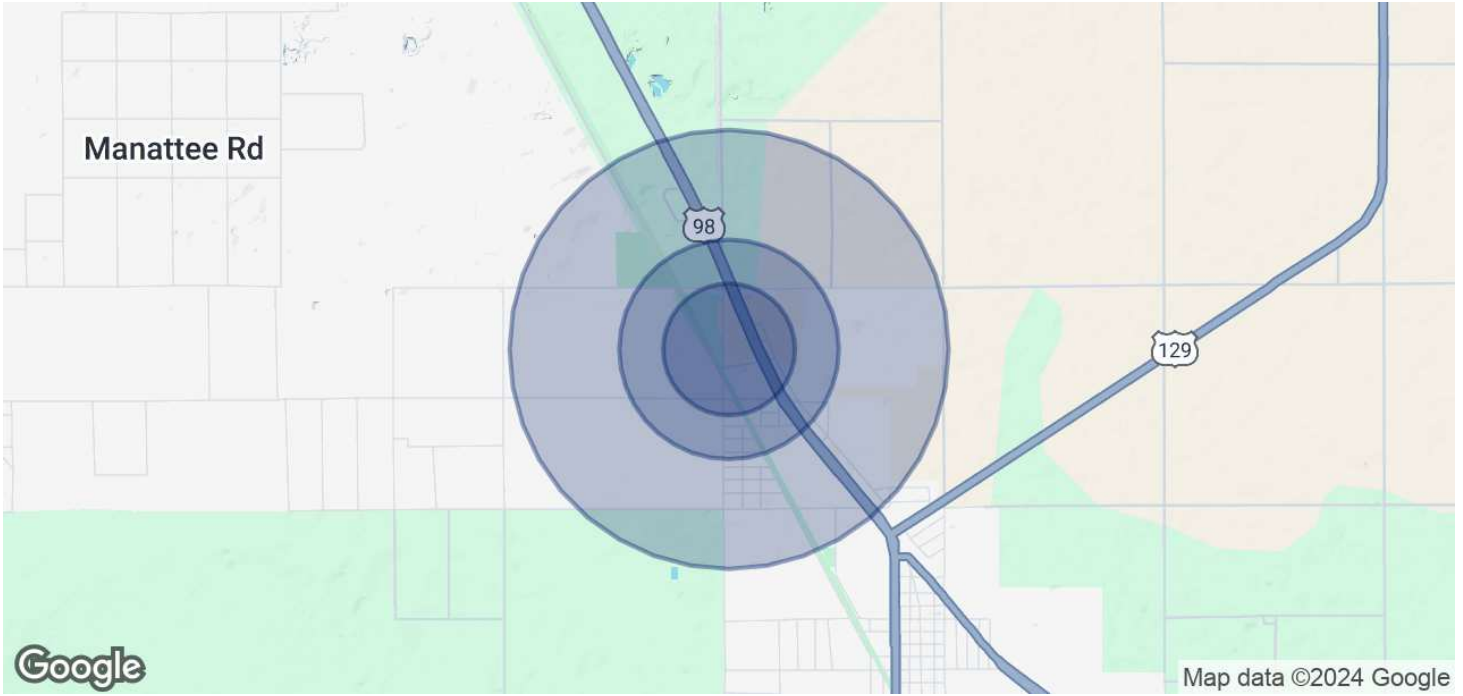


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POPULATION

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 65 | 275 | 680 |
| Average Age | 42 | 41 | 41 |
| Average Age (Male) | 41 | 40 | 40 |
| Average Age (Female) | 42 | 42 | 42 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 26 | 111 | 272 |
| # of Persons per HH | 2.5 | 2.5 | 2.5 |
| Average HH Income | \$68,339 | \$68,083 | \$67,631 |
| Average House Value | \$214,664 | \$208,772 | \$206,739 |

Demographics data derived from AlphaMap

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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County for many years, which gives them insight into local laws and code requirements, relationships with folks within the industry, and a deep understanding of the needs of businesses and investors.

- **Highly Specialized:** 100% of their focus is commercial real estate.
- **Consistent Producers:** Awarded “Top Two” status for being in the top 2% of Coldwell Banker Commercial Realtors nationwide in 2023, with multi-million-dollar production year after year.
- **Global Resources:** The Team has the backing and longevity (since 1906) of Coldwell Banker Commercial agents and database assets around the U.S. and the world. Their brokerage, M.M. Parrish Realtors, who have been in our community since 1911, gives the CRE Pro Team local knowledge and global influence to make them a force in the commercial real estate market.
- **In-the-Know:** As members of the largest MLS in the state of Florida, the Team deploys listings on all the major commercial sites, including Loopnet/Costar, Crexi, CBC Worldwide, and more. Their strength in networking and regional relationships can bring off-market deals to their clients.
- **Anticipating Needs and Fixing Problems:** The Team identifies potential roadblocks before they become your problem and harnesses their resources to bring your deal to completion.

Call to see what the CRE Pro Team can do for you!

