

N SHAH, M.D.
FAMILY PRACTICE

Dunnellon Medical Office Building

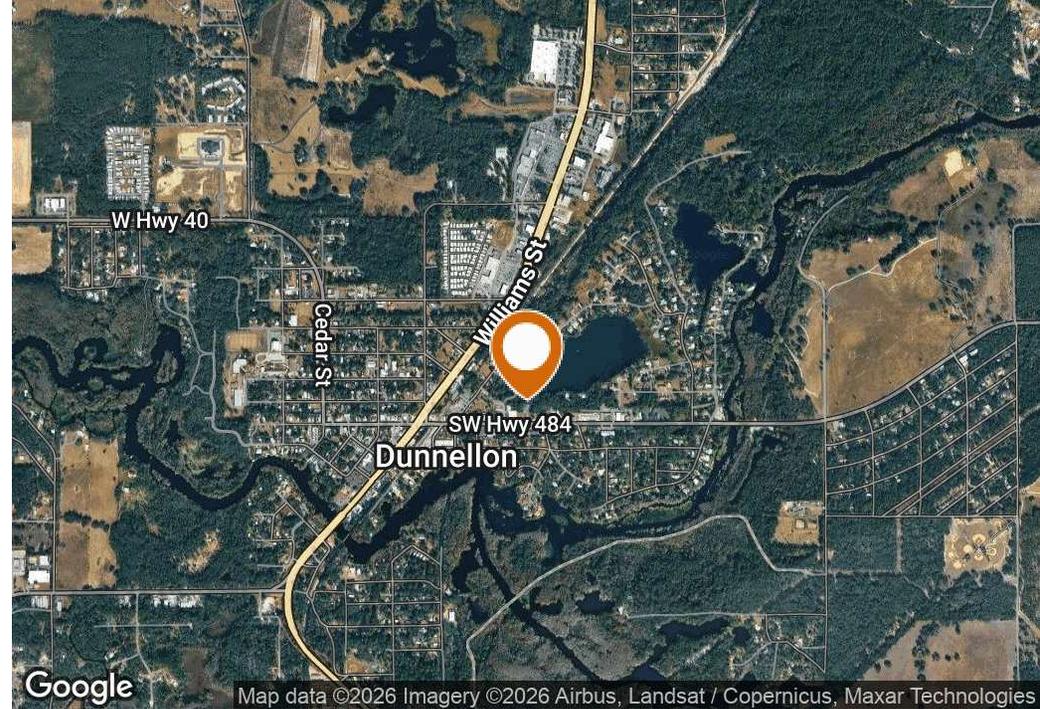
20281 E Pennsylvania Ave, Dunnellon, Florida 34432

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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,300,000
Building Size:	3,200 SF
Lot Size:	1.45 Acres
Number of Units:	2
Price / SF:	\$406.25
Year Built:	1993
Zoning:	B-3

Property Overview

Located in the heart of Dunnellon, this operational medical office building serves as a critical primary care hub for a high-density senior population. Situated within a 20-mile radius of four major hospital systems (HCA Florida, AdventHealth, and TGH), the property captures a regional patient base that spans three counties. With a median local age of 56, the site benefits from an inelastic demand for healthcare services, ensuring long-term occupancy and recession-resistant cash flow.

****ADJACENT PROPERTY AVAILABLE (14,000 SF retail space)** - \$1,400,000**
Suitable for big box retail, flex office/warehouse.

Property Highlights

- 3,200 SF building
- Built in 1993
- Zoned B-3
- Prime Location in Dunnellon
- Adjacent property also available for sale

LOCATION DESCRIPTION



Location Description

This property is situated with direct frontage on Pennsylvania Ave (SR-484), the primary commercial artery of Dunnellon. This high-visibility location serves as a healthcare anchor for the local community and is positioned just minutes from the US-41 and SR-40 corridors, ensuring a steady flow of regional patient traffic from Marion, Citrus, and Levy counties.

PROPERTY DETAILS

Sale Price

\$1,300,000

Property Information

Property Type	Office
Property Subtype	Medical Office Building
Zoning	B-3
Lot Size	1.45 Acres
APN #	3381-008-013
Lot Depth	2,480 FT

Location Information

Building Name	Dunnellon Medical Office Building
Street Address	20281 E Pennsylvania Ave
City, State, Zip	Dunnellon, FL 34432
County	Marion

Building Information

Building Size	3,200 SF
Building Class	B
Number of Floors	1
Year Built	1993
Number of Buildings	1

Parking & Transportation

Number of Parking Spaces	20
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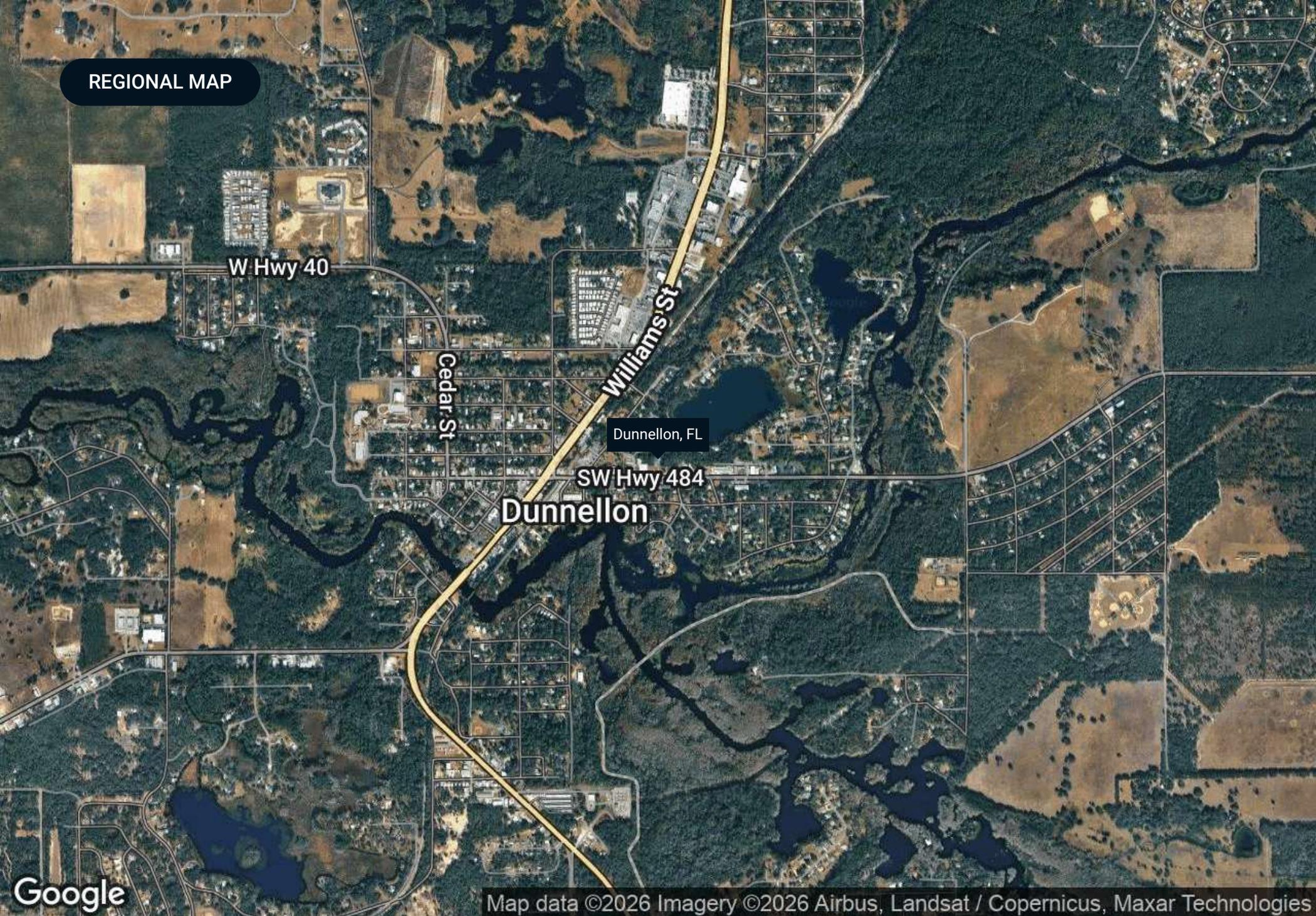
Utilities & Amenities

Restrooms	4.5
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Additional Adjacent Parcel
Available:
0.85 +/- Acres
14,000 SF Retail Bldg

REGIONAL MAP



W Hwy 40

Cedar St

Williams St

Dunnellon, FL

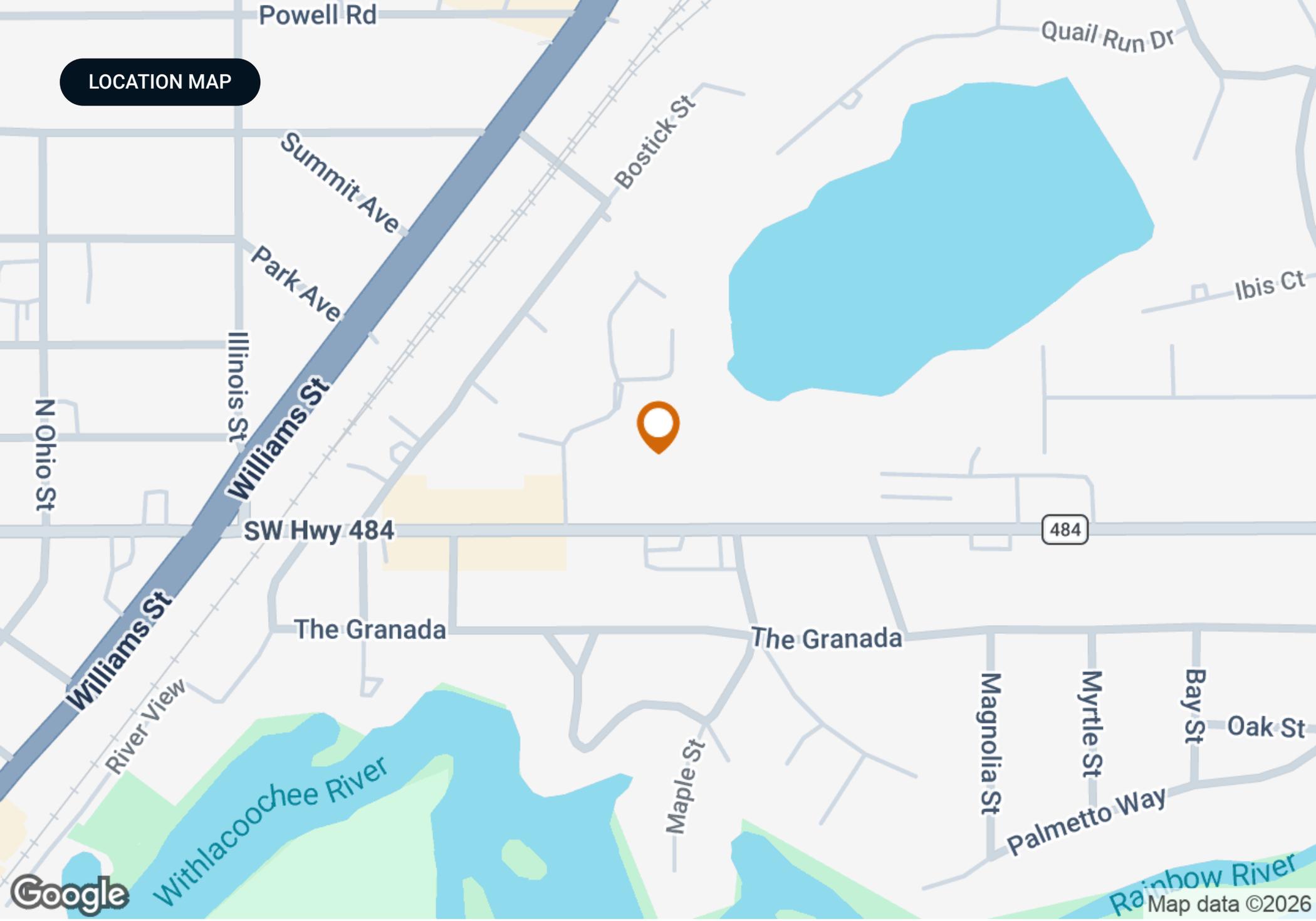
SW Hwy 484

Dunnellon

Google

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

LOCATION MAP



Multi-area Benchmark Report 2.0

20319 E Pennsylvania Ave, Dunnellon, Florida, 34432, 20319 E Pennsylvania Ave, Dunnellon, Florida, 34432, 20319 E Pennsylvania Ave, Dunnellon, Florida, 34432

20319 E Pennsylvania Ave, Dunnellon, Florida, 34432

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes

Prepared by Esri

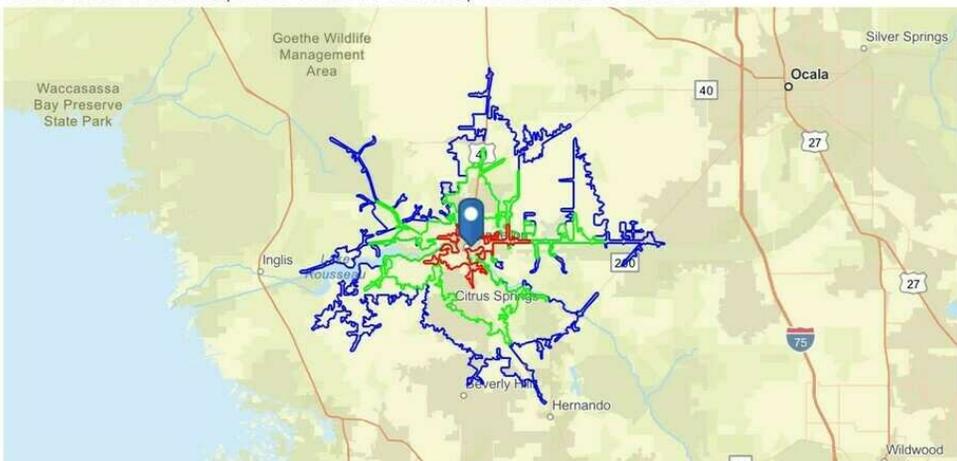
Latitude: 29.04981

Longitude: -82.45713

Benchmark Demographics

20319 E Pennsylvania Ave, Dunnellon, Florida, 34432

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes



Age Segments	5 minute drive	10 minute drive	15 minute drive	ZIP Codes 34432 (Dunnellon)	Counties Marion County	States Florida	United States of America
Population Age 0-4	3.93%	3.95%	3.93%	3.17%	4.37%	4.69%	5.39%
Population Age 5 to 9	4.07%	4.23%	4.31%	3.60%	4.68%	5.03%	5.75%
Population Age 10 to 14	4.06%	4.48%	4.65%	3.58%	4.94%	5.34%	5.98%
Population Age 15 to 19	4.10%	4.13%	4.66%	4.08%	4.99%	5.84%	6.47%
Population Age 20 to 34	11.00%	12.23%	12.65%	10.99%	14.79%	18.43%	20.33%
Population Age 35 to 54	17.10%	18.44%	19.65%	18.01%	20.89%	24.41%	25.20%
Population Age 55 to 74	36.65%	33.54%	33.12%	35.53%	29.37%	25.55%	22.82%
Population Age 75+	19.37%	19.02%	16.99%	21.06%	15.96%	10.74%	8.05%

Household Income	5 minute drive	10 minute drive	15 minute drive	Counties Marion County	States Florida	United States of America
<\$15,000	12.5%	9.3%	9.7%	9.2%	8.0%	8.3%
\$15,000-\$24,999	7.4%	8.7%	8.2%	6.5%	5.8%	5.9%
\$25,000-\$34,999	15.4%	12.5%	9.8%	9.2%	6.7%	6.3%
\$35,000-\$49,999	16.1%	14.3%	14.6%	14.0%	10.5%	9.8%
\$50,000-\$74,999	14.5%	17.3%	19.3%	21.1%	16.9%	15.6%
\$75,000-\$99,999	14.9%	13.4%	12.7%	13.6%	12.9%	12.5%
\$100,000-\$149,999	13.8%	15.7%	15.3%	16.0%	18.4%	17.8%
\$150,000-\$199,999	1.7%	3.7%	4.5%	6.0%	8.7%	9.8%
\$200,000+	3.7%	5.1%	5.9%	4.4%	12.1%	14.0%

Key Facts	5 minute drive	10 minute drive	15 minute drive	Counties Marion County	States Florida	United States of America
Population	2,341	15,889	35,521	416,181	23,027,836	339,887,819
Daytime Population	3,705	13,983	30,017	400,966	22,846,618	338,218,372
Employees	756	4,942	11,742	151,773	10,832,721	167,630,539
Households	1,133	7,155	15,366	177,227	9,263,074	132,422,916
Average HH Size	2.02	2.21	2.31	2.30	2.43	2.50
Median Age	59.4	57.0	55.1	50.7	43.6	39.6

Housing Facts	5 minute drive	10 minute drive	15 minute drive	Counties Marion County	States Florida	United States of America
Median Home Value	252,841	283,180	282,138	298,225	416,969	370,578
Owner Occupied %	73.9%	85.3%	86.9%	77.8%	67.2%	64.2%
Renter Occupied %	26.1%	14.7%	13.1%	22.2%	32.8%	35.8%
Total Housing Units	1,407	8,176	17,491	198,862	10,635,372	146,800,552

Income Facts	5 minute drive	10 minute drive	15 minute drive	Counties Marion County	States Florida	United States of America
Median HH Income	\$48,274	\$55,791	\$58,241	\$61,917	\$78,205	\$81,624
Per Capita Income	\$34,088	\$35,761	\$35,841	\$35,179	\$44,891	\$45,360
Median Net Worth	\$167,887	\$266,090	\$279,985	\$255,010	\$253,219	\$228,144



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS - Saunders Ralston Dantzler Realty

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).



RETAILER MAP



Walmart

McDonald's

Publix BEALLS

Pizza Hut TRACTOR SUPPLY CO

Wendy's

ALDI

Walgreens

DUNKIN' DONUTS SONIC

TACO BELL

DOLLAR GENERAL CVS Domino's

Hardee's

Bank of America

KFC

CIRCLE K

TRUIST

REGIONS

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

ADDITIONAL PHOTOS





Subject Property

ADVISOR BIOGRAPHY



Trace Linder

Advisor

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Professional Background

Trace Linder is an 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:

- Commercial & Industrial
- Residential Development
- Recreational & Hunting Land

ADVISOR BIOGRAPHY



Sid Bhatt, CCIM, SIOR

Senior Advisor

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Direct: **877-518-5263 x484** | Cell: **704-930-8179**

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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REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—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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