

# Suwannee Campground Retreat

357 SE Forest Road | Branford, FL 32008

Size: 3.2± Acres | Sale Price: \$1,050,000



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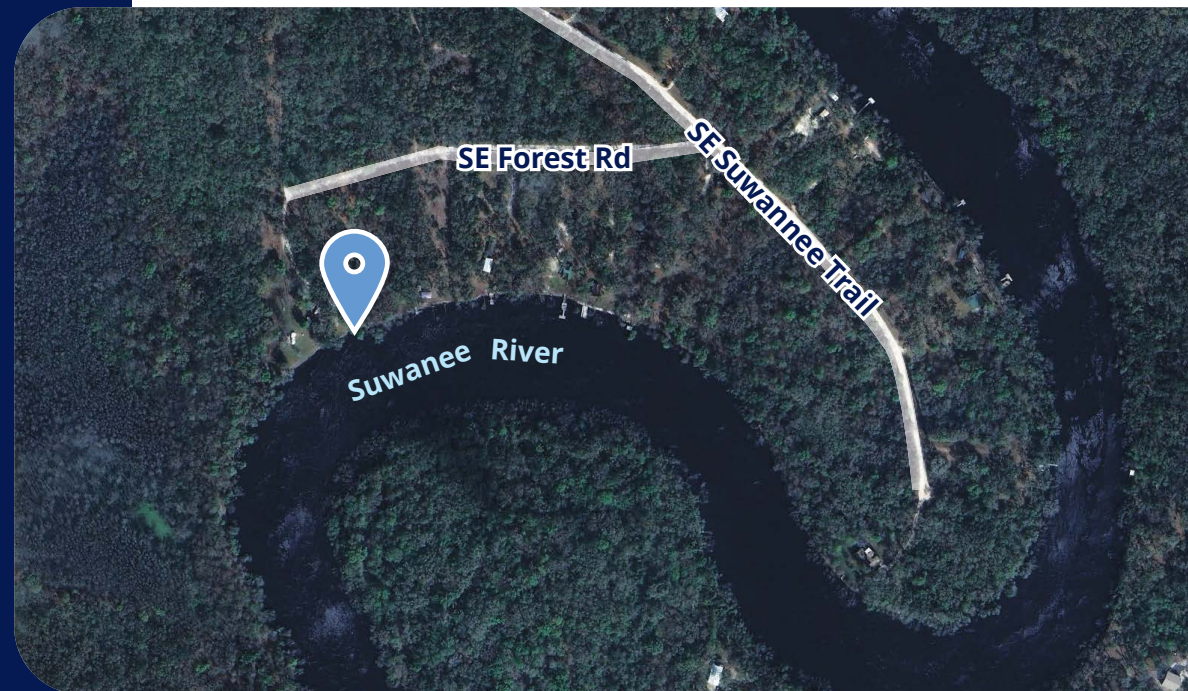
# Property Overview

The Suwannee Campground Retreat is a fantastic opportunity to own a turn-key RV campsite in Lafayette County on the banks of the beautiful Suwannee River and just upstream from where the Santa Fe River joins the Suwannee River.

Take advantage of a grandfathered plan that allows up to 14 RV/campsite hookups on this double lot that features gorgeous river frontage, mature live oaks and currently has nine (9) connections with a bathhouse and storage room on site.

The area sees demand for both transient and long-term RV living. Ideal for RV enthusiasts looking to explore the region which includes numerous state parks, natural Florida springs and other outdoor activities. Investors can benefit from the growing demand for RV Living.

This rare gem is the last zoned property in Lafayette County with mixed-use zoning and has undergone recent updates and upgrades, making it ideal for the savvy investor looking to capitalize on this old-Florida slice of paradise.



**Description:** Turn-key RV campsite on the banks of the Suwannee River



**Number of Units:** 14



**Size:** 3.2± Acres



**Location:** Branford, FL 32008



**Building Size:** 100± SF



**Sale Price:** \$1,050,000

# Photo Gallery



# Photo Gallery



# Trade Area



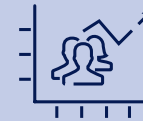
## Branford Area Demographics

Source: ESRI Business Analyst



### 2024 Population

1 Mile: 899  
3 Mile: 1,823  
5 Mile: 3,005



### 2029 Projected Population

1 Mile: 957  
3 Mile: 1,920  
5 Mile: 3,154



### 2024 Average HH Income

1 Mile: \$57,456  
3 Mile: \$61,621  
5 Mile: \$63,164



### 2029 Projected HH Income

1 Mile: \$64,869  
3 Mile: \$69,752  
5 Mile: \$71,244



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