

# Baker County Showroom & Warehouse

701 S 5th Street, Macclenny, Florida 32063

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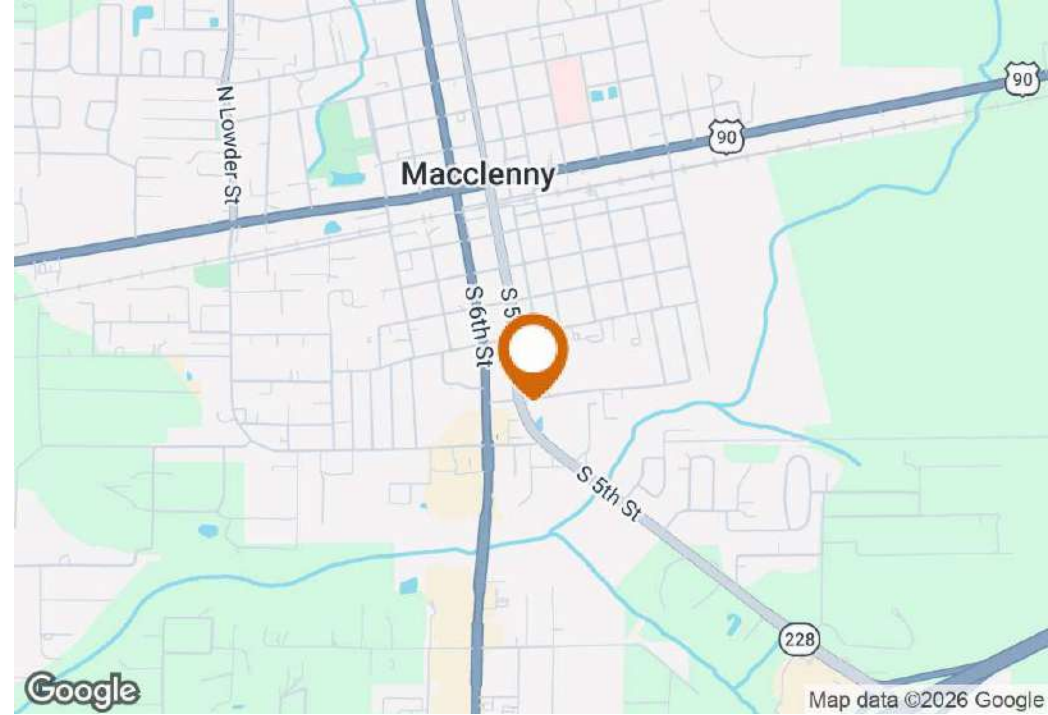
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SECTION 1

# Property Information

## EXECUTIVE SUMMARY



## Offering Summary

<b>Sale Price:</b>	<b>\$800,000</b>
<b>Lease Rate:</b>	<b>\$7/SF (Gross)</b>
<b>Building Size:</b>	12,723 SF
<b>Lot Size:</b>	0.75 Acres
<b>Hwy 228 Frontage:</b>	± 300'
<b>Number of Units:</b>	2
<b>Traffic Counts:</b>	8,100/VPD
<b>Price / SF:</b>	\$62.88/SF
<b>Year Built:</b>	1977/2018
<b>Clear Heights:</b>	9' to 15'
<b>Zoning:</b>	CN
<b>County:</b>	Baker

## Property Overview

701 South 5th Street is a 12,723 SF retail/warehouse building on 0.75± acres in Macclenny, Florida, situated just minutes from Interstate 10. The corner-lot site is within city limits and offers good access and visibility. Currently owner-occupied as a furniture showroom, the property consists of two connected buildings set up for retail display with storage and grade-level loading. It is zoned Commercial, served by public water and sewer, and includes functional on-site parking.

Built in 1977, renovated in 1993, and improved with a permitted interior remodel in 2018, the property has been well maintained. Its flexible layout and location along Macclenny's main commercial corridor make it a strong option for an owner-user or investor seeking a well-located commercial asset.

Call Luke or Vinh at 813-867-0561.

## Property Highlights

- 5 HVAC units (2008 & 2020; approx. 24 tons in total)
- 2 overhead/grade-level doors (10'x7' and 12'x12')
- Well maintained & LED lights throughout
- 2018 permitted interior remodel

## PROPERTY DESCRIPTION



## Property Description

This 12,723 SF commercial building sits on 0.75 acres and is configured for retail showroom with integrated warehouse functionality. The layout includes two main showrooms, a smaller additional showroom, and two rear warehouse/garage spaces, allowing for retail display, storage, and distribution.

Ceiling heights range from approximately 9'–10' in the showroom areas, with warehouse space reaching about 15' at the apex. Two grade-level doors (10'x7' and 12'x12') support loading. The building is metal construction with a metal roof replaced in 2008. It was renovated in 1993 and received a permitted interior remodel in 2018. Five HVAC units (2008 & 2020; ~24–25 tons total) serve the property. Interior finishes are clean and modern, allowing for immediate occupancy.

The layout and infrastructure support a variety of commercial uses, including furniture retail, specialty retail, showroom users, light distribution, or service-oriented businesses.

## Location Description

The property is located at 701 South 5th Street in Macclenny, Florida, just over one mile from Interstate 10 and near U.S. Highway 90 and State Road 228. Positioned on a corner lot with approximately 8,100 vehicles per day along South 5th Street, the site offers strong local visibility with convenient regional access.

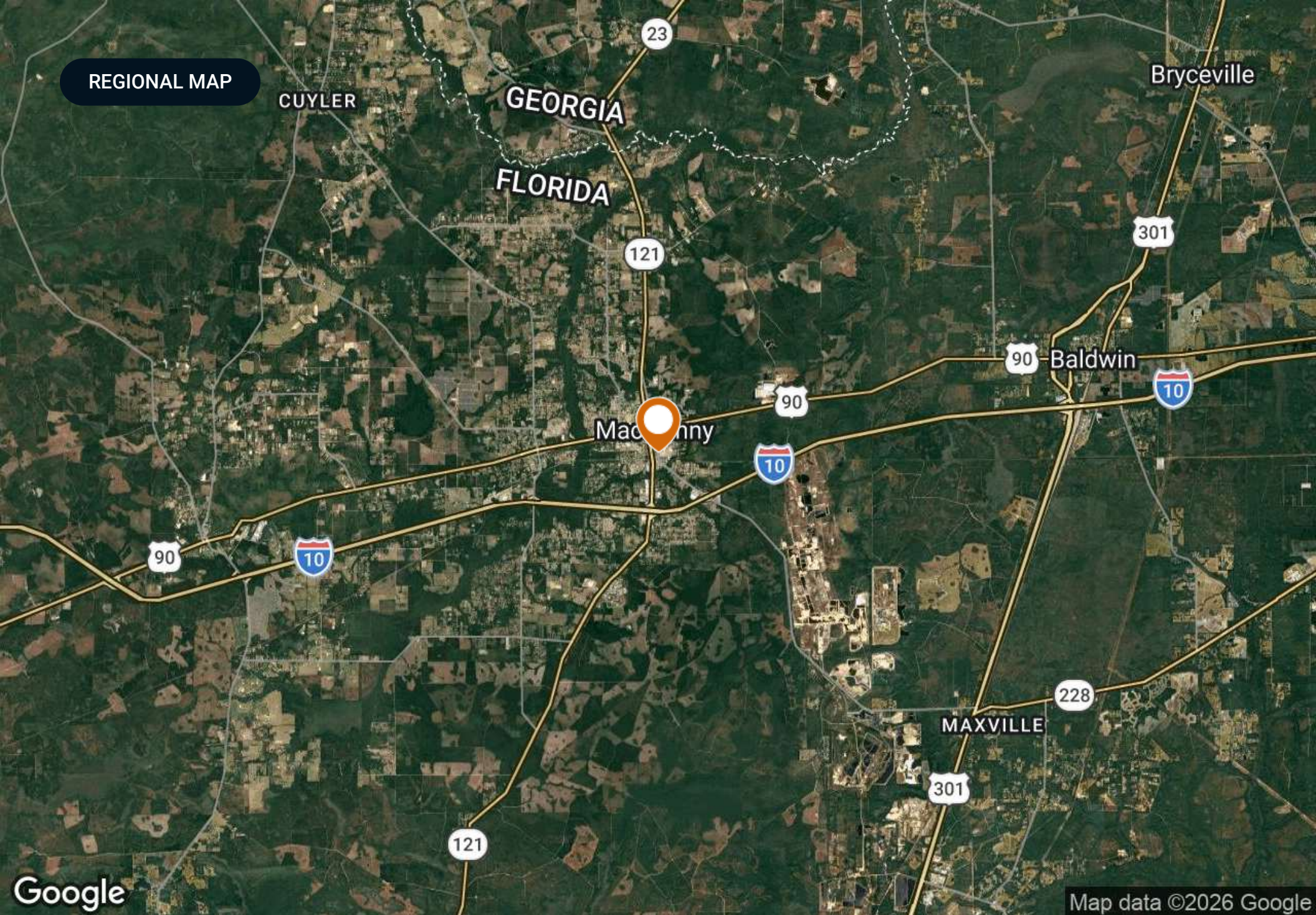
Situated near the edge of downtown Macclenny, the property benefits from proximity to the city's commercial core while maintaining direct connectivity to the I-10 corridor and the greater Jacksonville market. Macclenny serves as the commercial hub of Baker County, supporting consistent local business activity and regional draw.



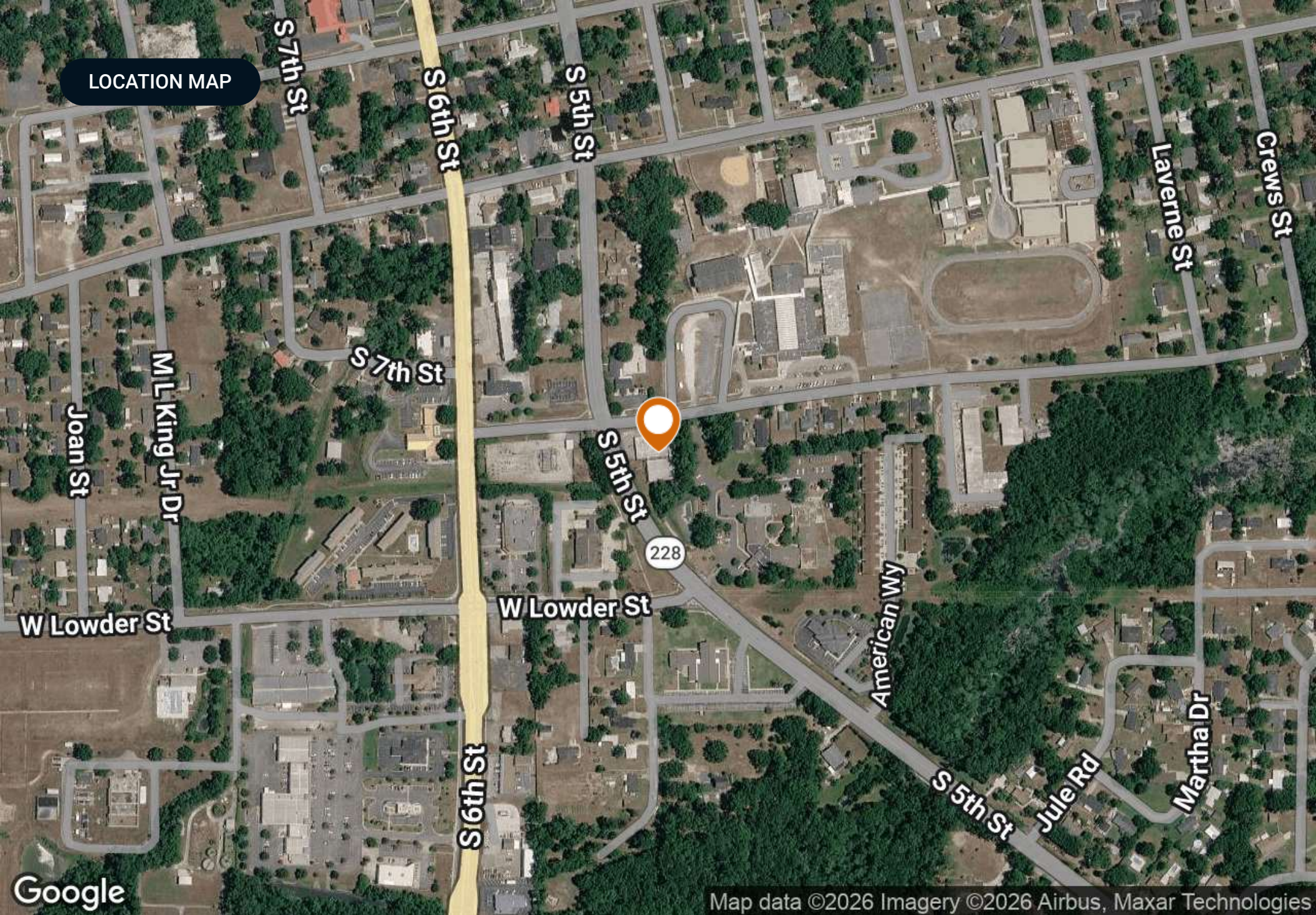
SECTION 2

# Location Information

REGIONAL MAP



LOCATION MAP



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RETAILER MAP

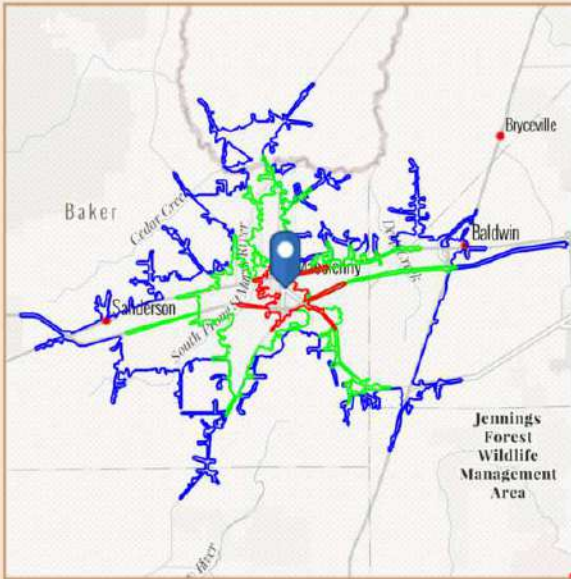


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## BENCHMARK DEMOGRAPHICS

701 S 5th St, Macclenny, Florida, 32063

Drive time of 5 mins, 10 mins, & 15 mins



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

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

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AGE SEGMENTS	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Baker County	CBSAs Jacksonville, FL Metropolitan Statistical Area	States Florida	USA
0 - 4	6.67%	6.14%	6.08%	5.82%	5.44%	4.69%	5.39%
5 - 9	6.86%	6.42%	6.40%	6.21%	5.86%	5.03%	5.75%
10 - 14	7.29%	6.97%	6.93%	6.66%	6.04%	5.34%	5.98%
15 - 19	7.30%	6.89%	6.77%	6.63%	6.22%	5.84%	6.47%
20 - 34	19.76%	19.03%	18.70%	19.03%	19.22%	18.43%	20.33%
35 - 54	23.99%	24.57%	24.70%	25.58%	25.63%	24.41%	25.20%
55 - 74	20.49%	22.55%	23.26%	23.21%	23.50%	25.55%	22.82%
75+	7.65%	7.41%	7.28%	6.87%	8.09%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	7.9%	7.7%	7.8%	6.6%	8.1%	8.0%	8.3%
\$15,000-\$24,999	3.9%	4.2%	5.6%	6.2%	5.0%	5.8%	5.9%
\$25,000-\$34,999	10.4%	7.6%	7.0%	7.1%	5.8%	6.7%	6.3%
\$35,000-\$49,999	14.3%	11.5%	11.4%	11.6%	9.8%	10.5%	9.8%
\$50,000-\$74,999	28.3%	21.7%	19.4%	20.6%	16.5%	16.9%	15.6%
\$75,000-\$99,999	9.2%	10.8%	12.0%	13.6%	12.8%	12.9%	12.5%
\$100,000-\$149,999	12.2%	18.2%	19.2%	17.6%	19.6%	18.4%	17.8%
\$150,000-\$199,999	5.3%	9.3%	8.7%	8.8%	9.3%	8.7%	9.8%
\$200,000+	8.5%	8.9%	8.9%	7.9%	13.0%	12.1%	14.0%
KEY FACTS							
Population	5,173	12,958	19,982	28,004	1,764,628	23,027,836	339,887,819
Daytime Population	7,645	12,957	18,210	24,013	1,765,462	22,846,618	338,218,372
Employees	2,127	5,736	8,956	12,239	841,514	10,832,721	167,630,539
Households	1,778	4,567	7,211	9,723	699,626	9,263,074	132,422,916
Average HH Size	2.79	2.74	2.69	2.72	2.47	2.43	2.50
Median Age	36.6	38.7	39.1	39.3	40.4	43.6	39.6
HOUSING FACTS							
Median Home Value	246,961	256,078	249,249	255,765	395,594	416,969	370,578
Owner Occupied %	63.6%	74.2%	76.5%	79.4%	66.7%	67.2%	64.2%
Renter Occupied %	36.4%	25.8%	23.5%	20.6%	33.3%	32.8%	35.8%
Total Housing Units	1,917	4,876	7,804	10,455	767,323	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$59,188	\$70,578	\$72,901	\$71,749	\$82,649	\$78,205	\$81,624
Per Capita Income	\$29,640	\$34,420	\$35,026	\$33,231	\$45,252	\$44,891	\$45,360
Median Net Worth	\$162,697	\$247,762	\$253,664	\$261,013	\$249,654	\$253,219	\$228,144



SECTION 3  
Photos

PHOTOS



ADDITIONAL PHOTOS





SECTION 4

# Agent And Company Info

## ADVISOR BIOGRAPHY



### Luke Dierlam

Associate Advisor, Research Analyst

luke@saundersrealestate.com

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## Professional Background

Luke Dierlam is an Associate Advisor and Research Analyst at Saunders Real Estate, where he combines active brokerage production with in-depth market research and strategic advisory services. Since joining the firm full-time in 2024, Luke has played a key role in both originating and supporting transactions across land and commercial assets throughout the greater Tampa Bay region and Central Florida.

His work centers on commercial development opportunities, site selection strategy, and land analysis, with additional experience across retail and office brokerage and commercial leasing assignments. Luke helps clients evaluate acquisition, disposition, and development decisions with clarity and confidence.

In addition to building his own book of business, Luke contributes to the firm's broader advisory platform by supporting valuation analysis, site feasibility review, and transaction execution. His dual exposure to production and research enables him to approach deals from both a strategic and analytical perspective, positioning clients to move decisively in competitive markets.

Luke earned his Bachelor of Science in Real Estate from Florida State University and began his career at Saunders Real Estate as an intern before transitioning into a full-time advisory and research role. While at FSU, he was an active member of the Florida State University Real Estate Society.

Luke specializes in:

- Commercial Development
- Retail
- Office
- Industrial

## ADVISOR BIOGRAPHY



### Vinh Dawkins

Advisor

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Direct: **877-518-5263 x342** | Cell: **863-315-4595**

FL #SL3611309

## Professional Background

Vinh Dawkins is an Advisor at Saunders Real Estate.

Vinh closed over \$18 million in sales volume in 2025, his first full year in brokerage. He specializes in industrial, retail, and single-tenant net lease (STNL) properties, working with owners, investors, and users across Central Florida.

He began his career at Saunders Real Estate as a Research Analyst Intern, building a strong foundation in market analysis and valuation that continues to inform his advisory approach. Vinh holds a Bachelor of Science in Business Administration from Florida Southern College and competed as a collegiate lacrosse athlete at Florida Southern and St. John's University (NY).

He is a CCIM Candidate, a 2026 CCIM Florida Chapter – West Coast District Board Member, and serves on the United Way of Central Florida Young Leaders Society Committee.

Specialties:

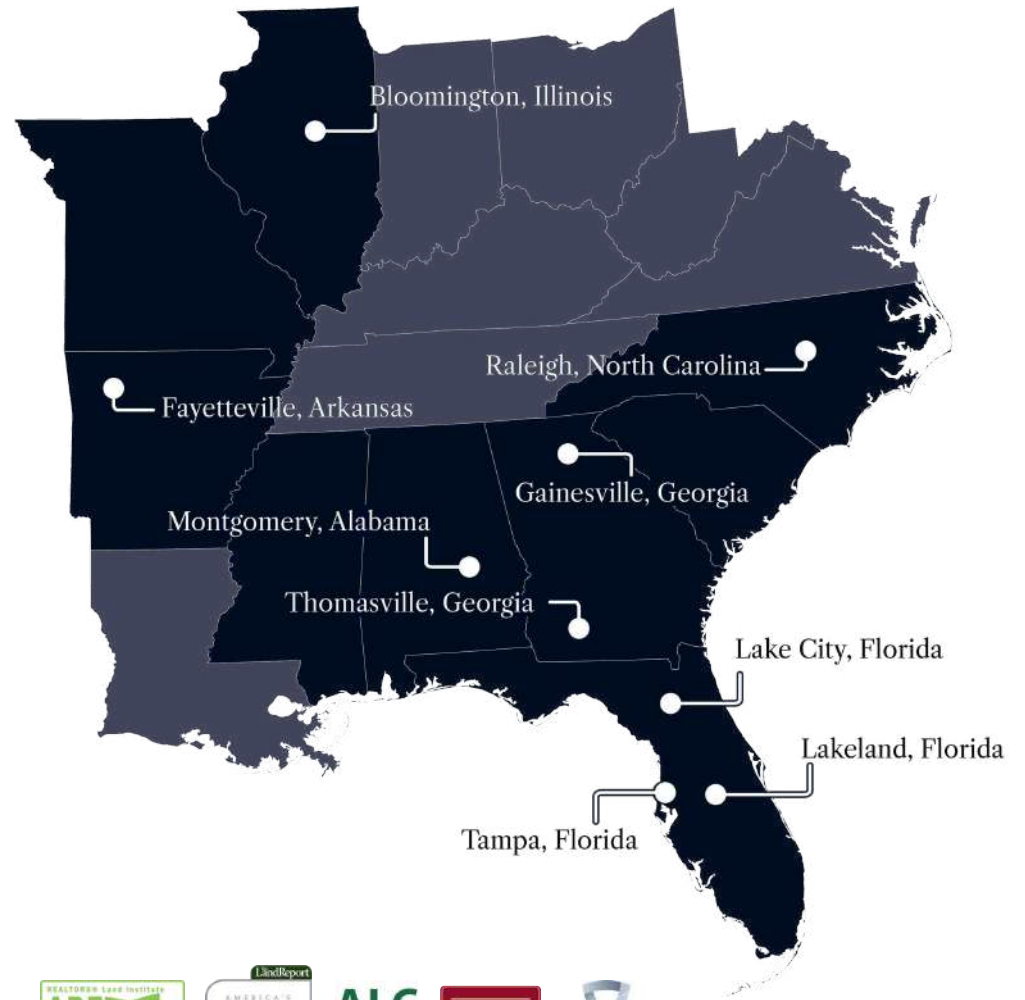
- Industrial
- Retail
- Single-Tenant Net Lease (STNL)

## Memberships

- CCIM Candidate
- United Way Young Leaders Society
- FL CCIM Chapter West Coast District Board Member



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams 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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