

NEW GROCERY ANCHORED CENTER COMING SOON!

±155 AC | **CHIEFLAND, FL**

Outparcels Available | 3 County Draw | Prime Exposure & Access



NEC US 19-98 & CR 320 • Chiefland, FL

Shoppes at Locke Crossing

JOIN OUR ANCHOR & CAPTURE THIS MARKET

- Highly Anticipated City & County Development
- Future Junior Anchor, Outparcels & Residential
- Regional Retail Hub Serving a 3-County Trade Area
- Strong Draw from Newberry, Bronson & Cross City
- Just 26 Miles West of Gainesville
- Low-Competition Retail Market
- Planned Second Traffic Signal
- Multiple Full-Access Points
- Connectivity to Future Development Phases
- Across from High-Performing Walmart & Tractor Supply
- 80% of Walmart Shoppers Travel from a 30-Mile Radius
- Gateway Between Gainesville & Florida's Gulf Coast
- Minutes from Manatee Springs & Nature Coast Trail
- Surrounded by RV Resorts, State Parks & Recreation
- Supportive, Growing Old Florida Community



CITY OF CHIEFLAND

The Gem of the Suwannee Valley



Manatee Springs State Park

Demographics	5 Miles	10 Miles	15 Miles	25 Miles
2026 Population	7,784	20,649	33,503	91,866
2031 Population	8,305	22,066	36,085	99,505
2026 Households	3,298	8,326	13,376	36,264
2026 Avg. HH Income	\$79,990	\$83,535	\$82,889	\$98,153

100 Colonial Center Parkway, Suite 230, Lake Mary, FL 32746

321-363-4955 | www.TWDRE.com



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OUTPARCELS		
PARCEL	SIZE	STATUS
OP 1	1.19 ± AC	LOI PENDING
OP 2	1.23 ± AC	LOI PENDING
OP 3	1.20 ± AC	AVAILABLE
OP 4	1.60 ± AC	AVAILABLE
OP 5	5.39 ± AC	LOI PENDING
OP 6	0.70 ± AC	AVAILABLE

RETAIL		
PARCEL	SIZE	STATUS
R1	6,150 SF	AVAILABLE/ WILL DIVIDE
R2	9,800 SF	AVAILABLE/ WILL DIVIDE