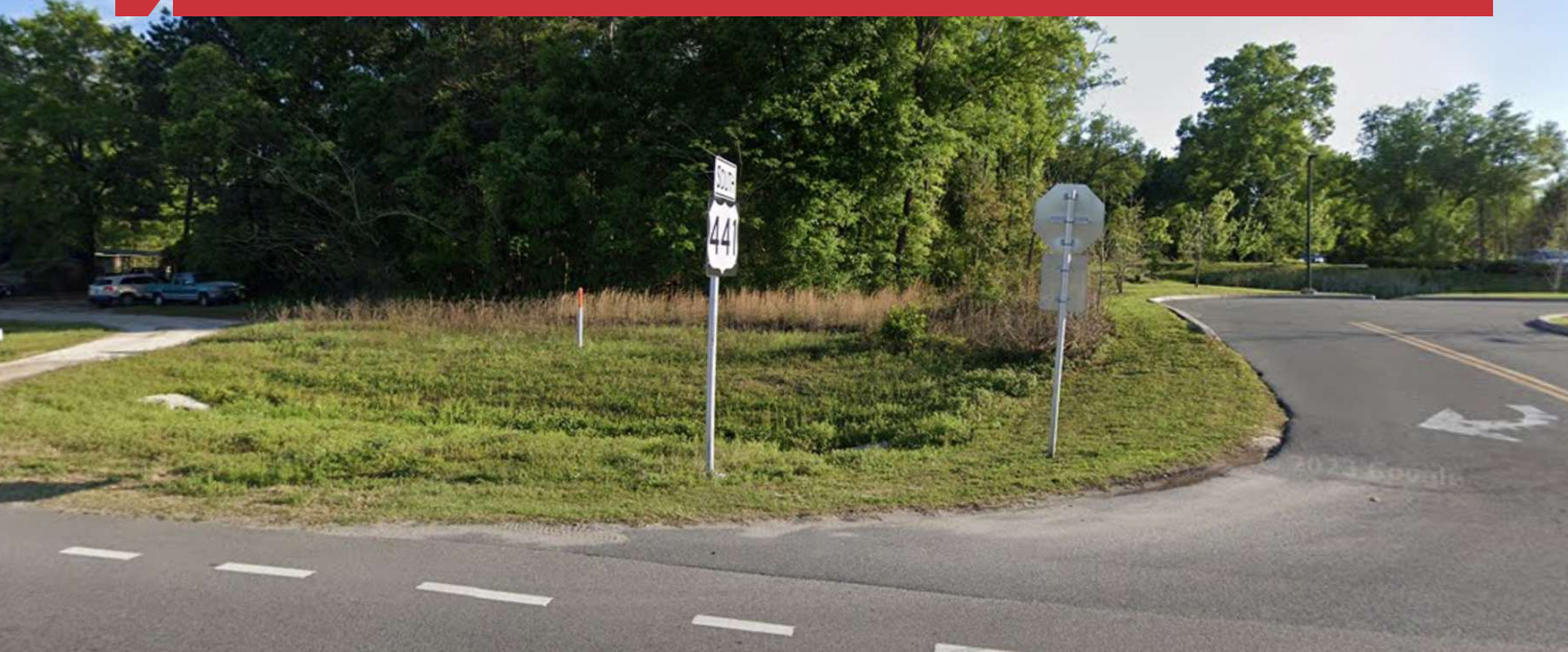


For Sale

Commercial Lot - Off I-75 (Gainesville MSA)

1.05 Acres | \$1,047,619 / Acre

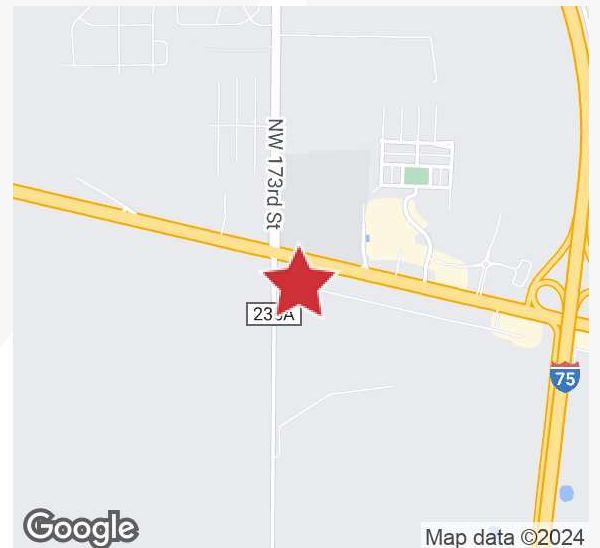


Northwest US Highway 441

Alachua, Florida 32615

Property Highlights

- 1.05± acre parcel with 210 feet of frontage on US Hwy 441 (ML King Blvd)
- 1.6 miles from I-75 interchange
- C1 zoning allows multiple uses
- Publix shopping center across the street
- In booming biomedical area of Alachua
- Paved access lane behind property (NW 162nd Lane)
- 1 block from signalized intersection (CR 235A)
- One of the last vacant sites on this stretch of US Hwy 441
- Next to Ellianos Coffee
- New WaWa going in on adjacent corner



Sale Price: \$1,100,000

For more information

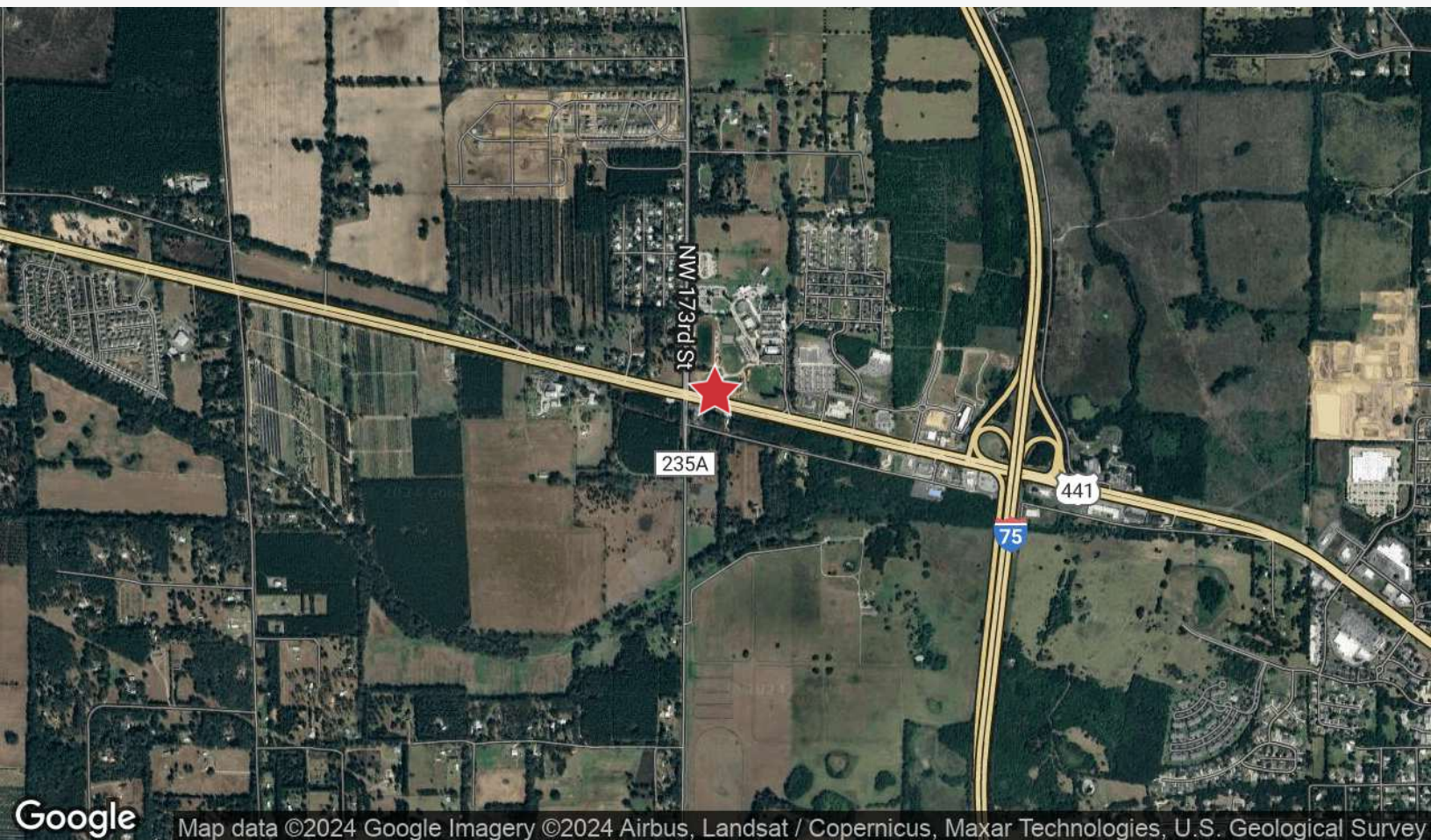
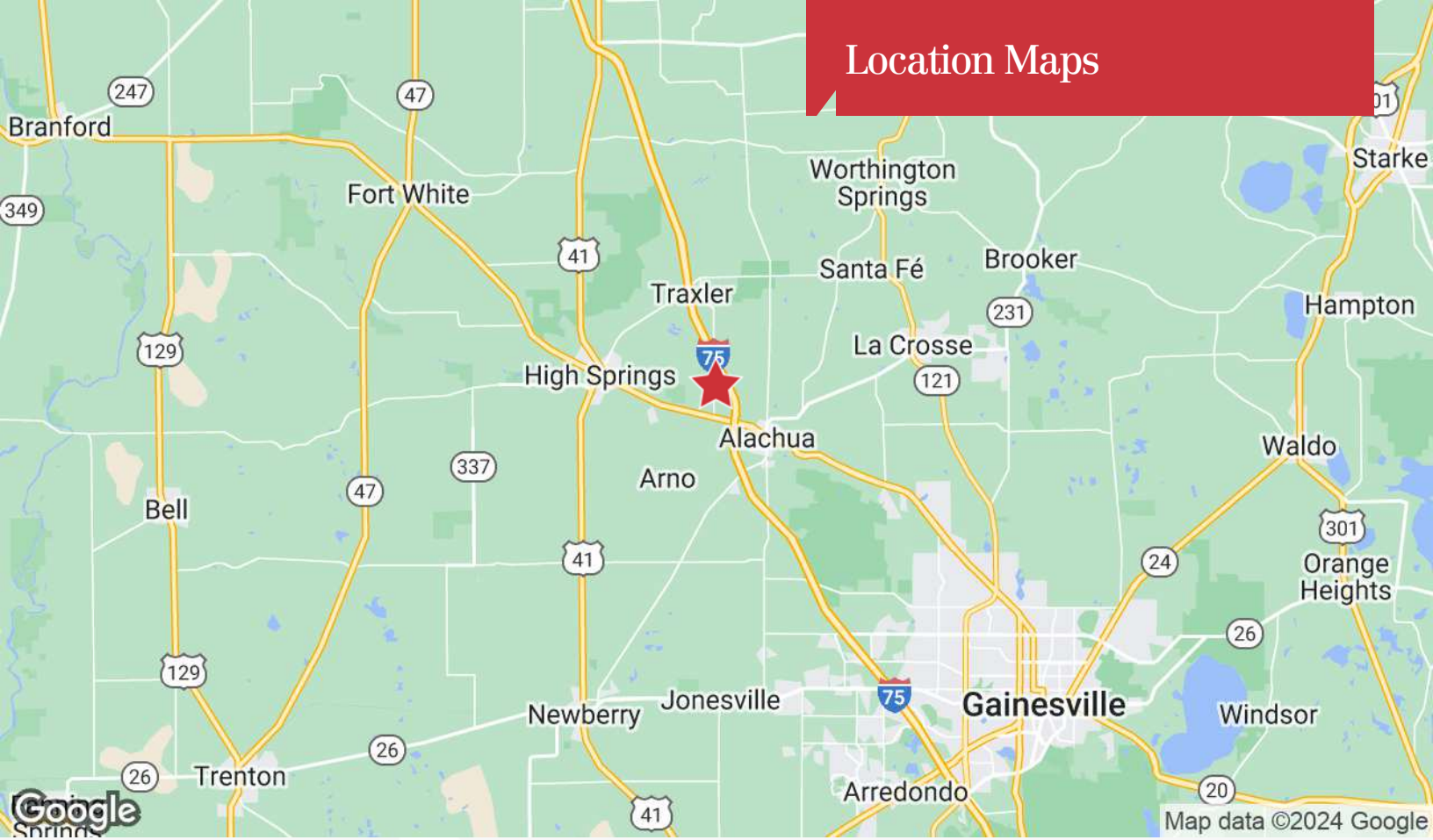
Al Fishalow

O: 407 949 0731
afishalow@realvest.com

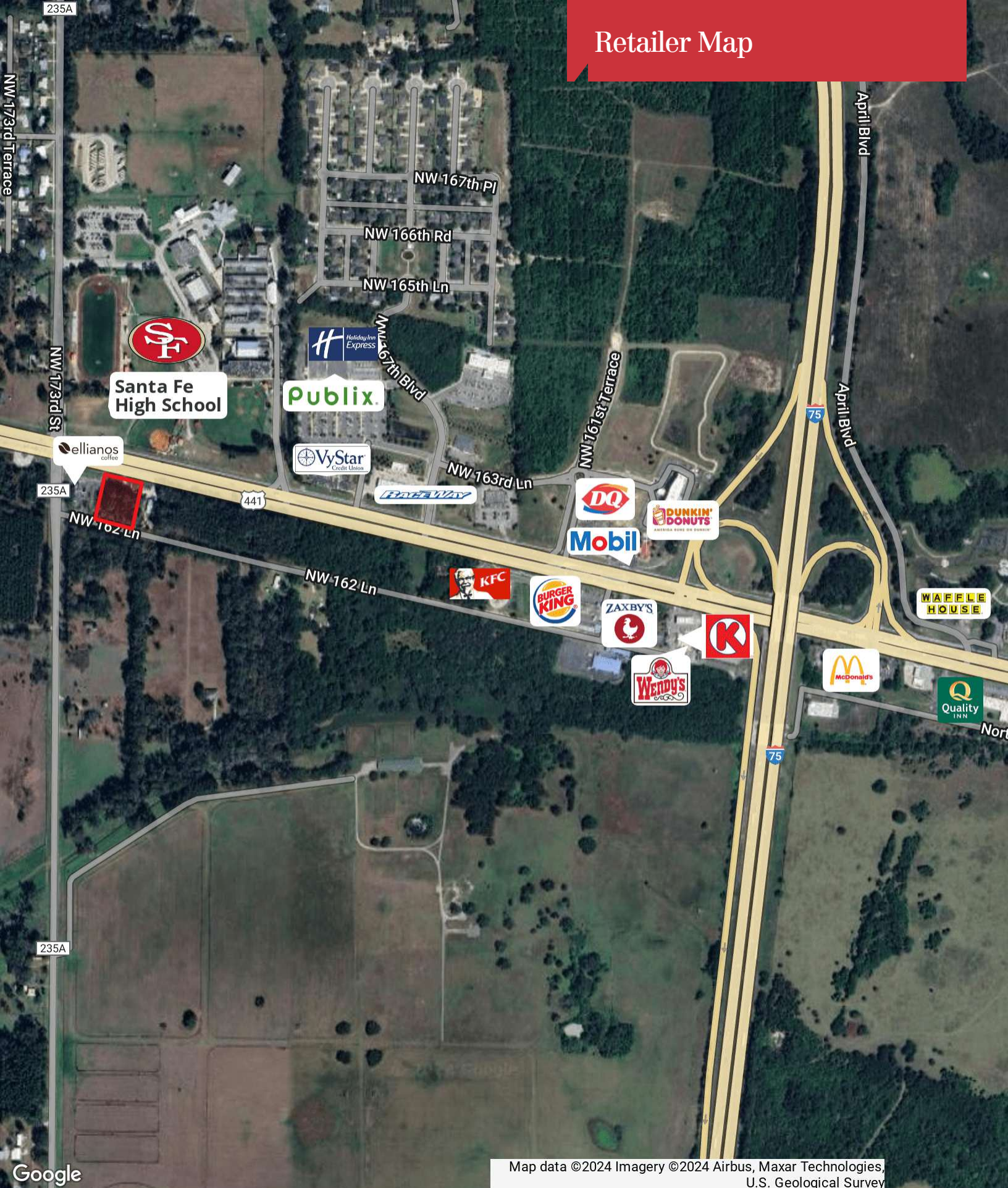
Hillary S. Bressler

O: 407 949 0729
hbressler@realvest.com

Location Maps



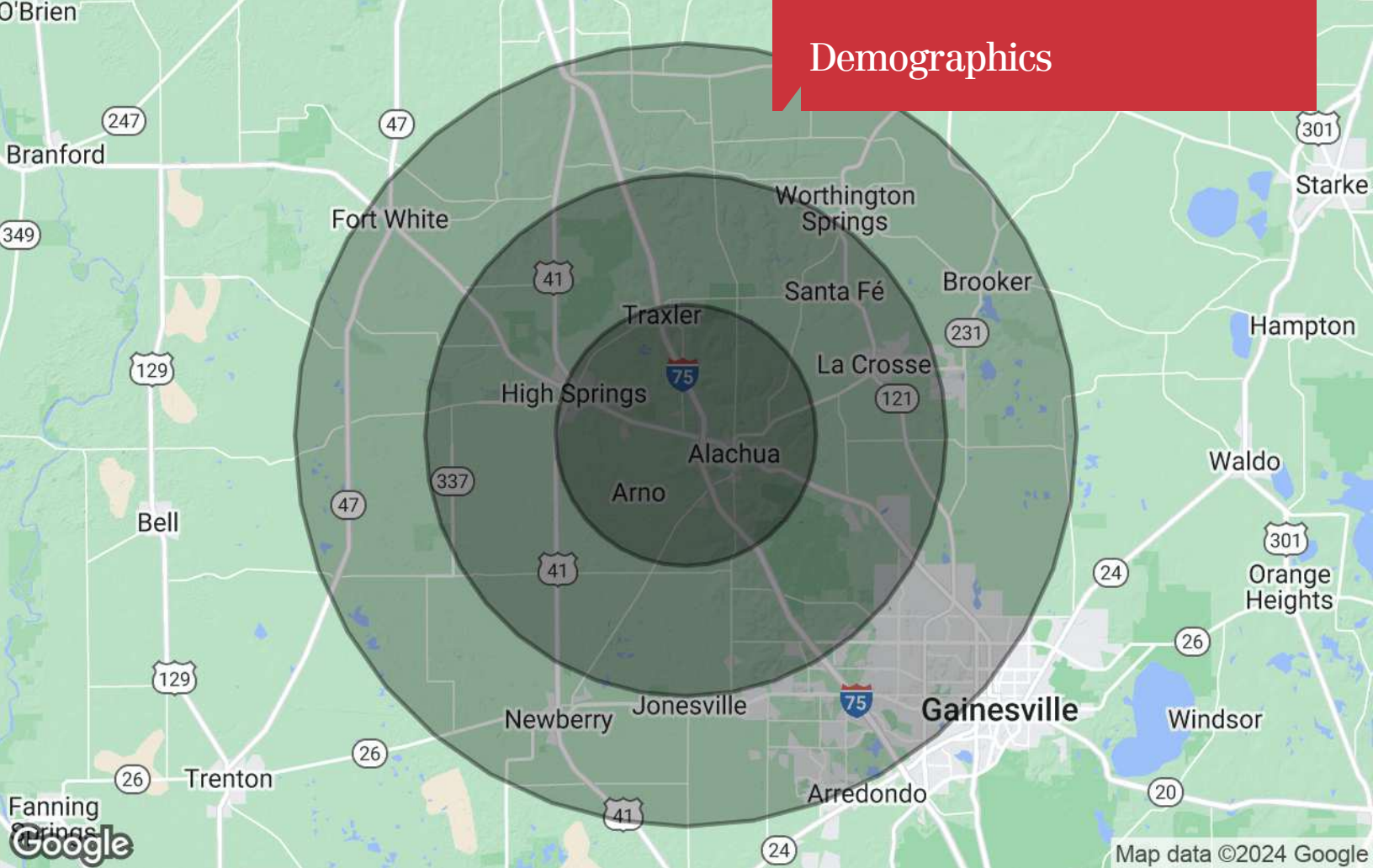
Retailer Map



Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey

Demographics



Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	11,063	45,650	177,053
MEDIAN AGE	39.3	41.0	38.3
MEDIAN AGE (MALE)	38.8	39.7	37.1
MEDIAN AGE (FEMALE)	39.5	42.6	39.8

Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	4,685	19,085	79,051
# OF PERSONS PER HH	2.4	2.4	2.2
AVERAGE HH INCOME	\$71,114	\$77,131	\$72,509
AVERAGE HOUSE VALUE	\$219,581	\$219,795	\$195,156

* Demographic data derived from 2020 ACS - US Census