

For Sale

Prime Lot on US Hwy 441, Alachua FL

0.51± Acres | \$800,000



16260 NW US Hwy 441

Alachua, Florida 32615

Property Highlights

- Auto body repair shop on 0.51± acres
- Adjacent lot (1.01± acres) also for sale
- Total of 1.52± acres available
- Prime location on US Hwy 441
- Less than 1/2 mile from I-75 interchange
- Ideal for quick service restaurant, drive-thru, bank or medical office
- 100 feet of frontage with daily traffic count of 28,426
- High and dry lot
- Under construction within 1 block: Wawa, Chick-fil-A and Chipotle
- Do Not Disturb Tenant - Appointment Only



Sale Price: \$800,000

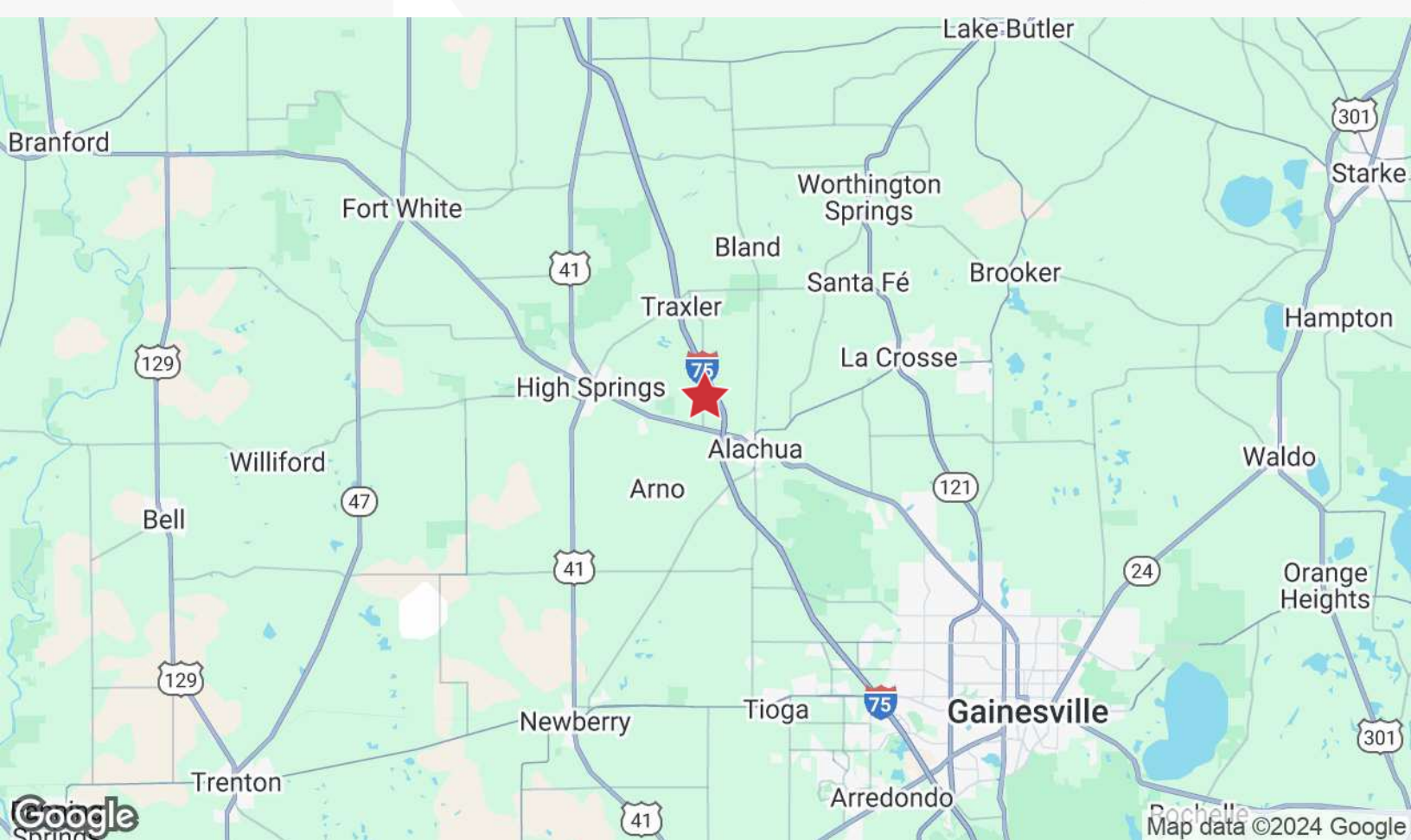
For more information

Hillary S. Bressler

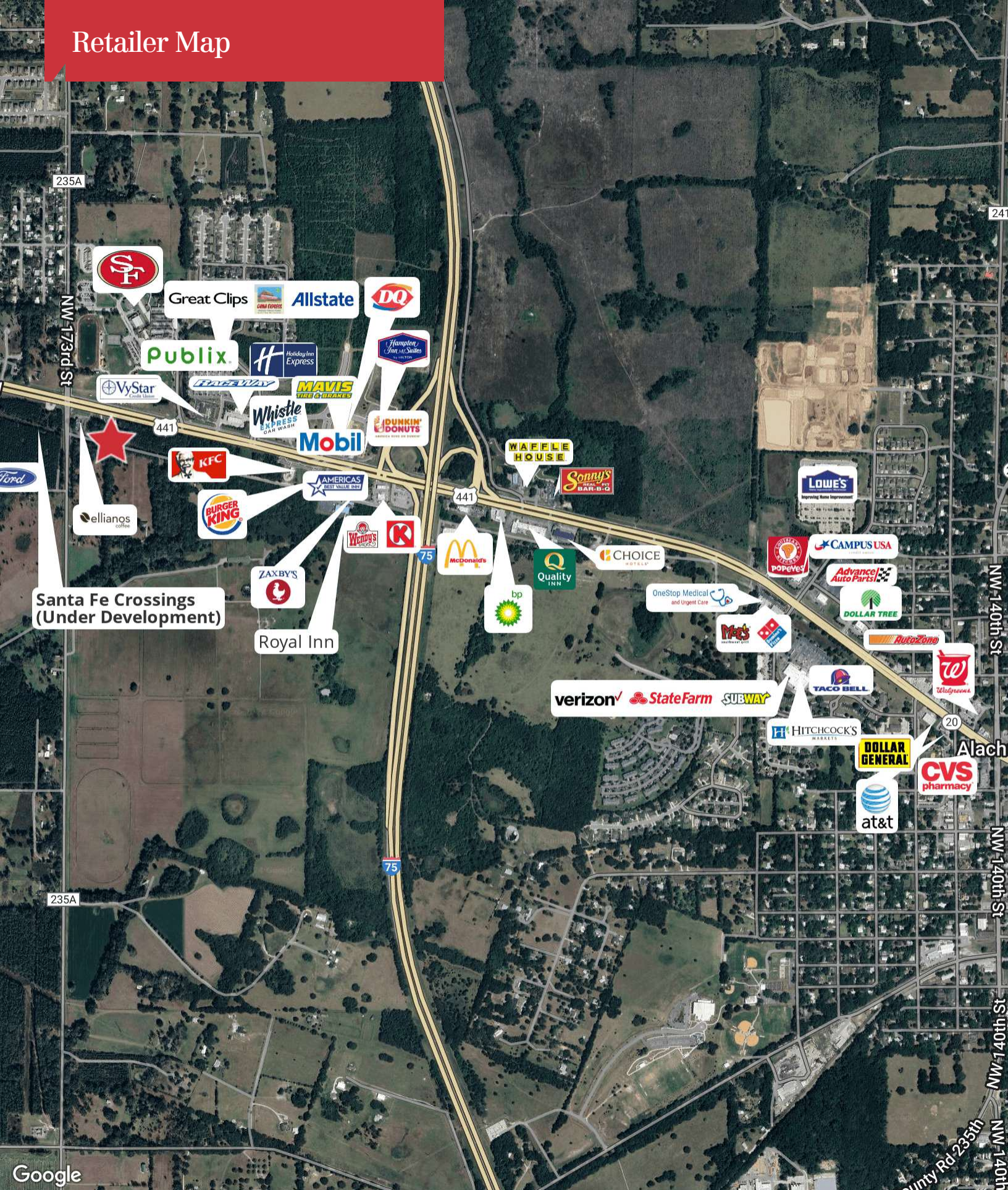
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Location Maps



Retailer Map



Santa Fe Crossings
(Under Development)

Google

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

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Retailer Map - Adjacent Development



Tract 6
MainStreet
FAMILY CARE

Santa Fe Crossings -
Under Development

Tract 4
1.25±
Acres

Tract 3
Firestone

Tract 2
1.26±
Acres

Tract 1
Wawa

Tract 5
Pending
QSR

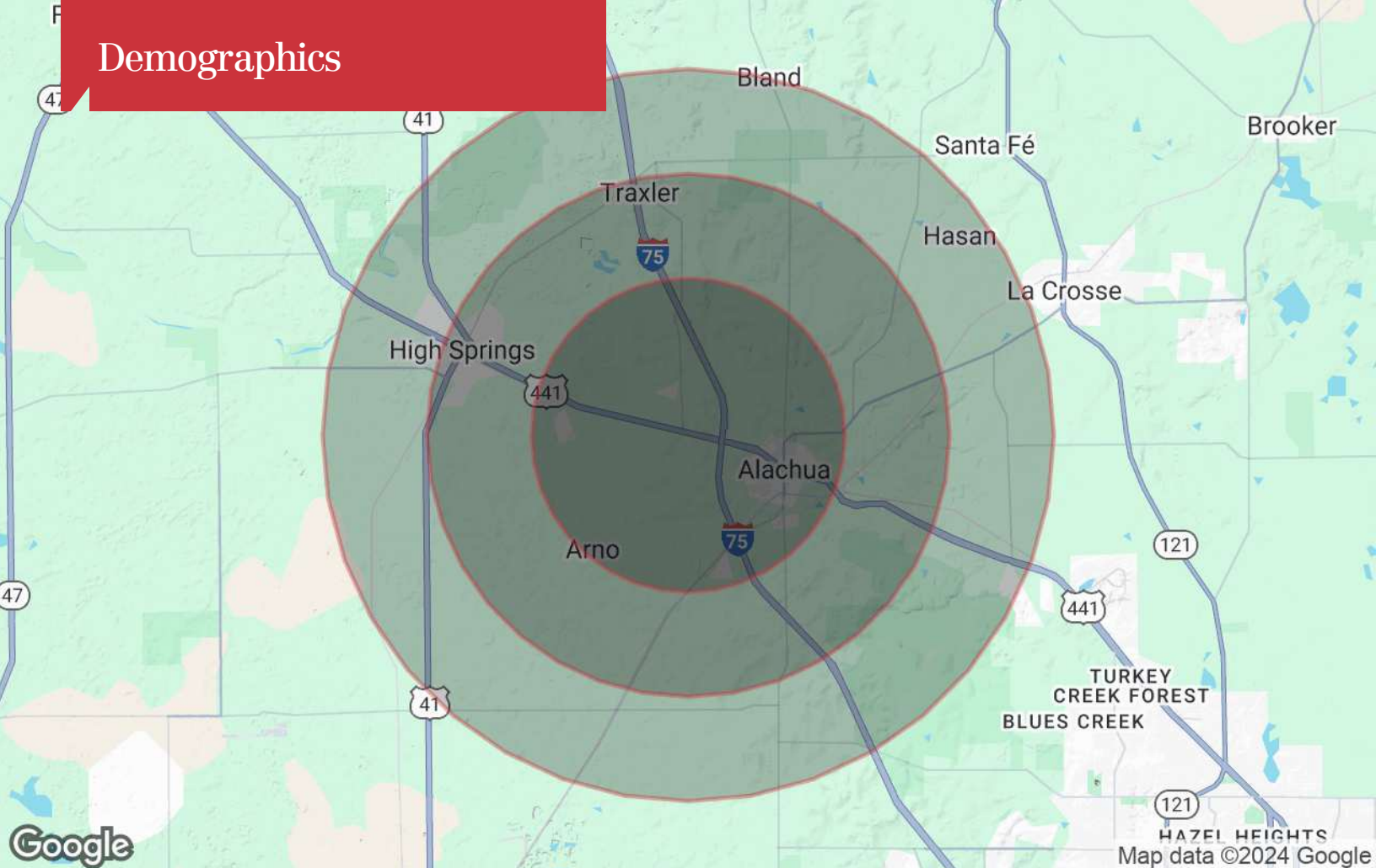
WRA

ellianos
coffee



Google

Demographics



Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	8,372	15,384	22,857
MEDIAN AGE	41	41	42
MEDIAN AGE (MALE)	40	40	41
MEDIAN AGE (FEMALE)	42	42	43

Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	3,292	6,051	8,980
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$94,987	\$98,657	\$104,122
AVERAGE HOUSE VALUE	\$371,244	\$349,413	\$341,043

* Demographic data derived from 2020 ACS - US Census