

For Sale

Commercial Development Opportunity

1.05 Acres | Prime NW US Hwy 441, Alachua Location



Northwest US Highway 441

Alachua, Florida 32615

Property Highlights

- Highly visible site on NW US Hwy 441 in Alachua, FL - ideal for retail, QSR, office or any commercial development
- 1.04± acres in rapidly growing commercial and residential area
- Direct ingress/egress to US Hwy 441 via easement with Ellianos Coffee
- 210 feet of frontage on US Hwy 441 with 34,000 AADT
- Zoning: C-1; Utilities available
- Great location on a thriving commercial corridor; surrounded by major businesses, shopping centers and new developments; booming biomedical area of Alachua
- Convenient access to I-75 (1.6 miles to interchange) and entire Gainesville MSA
- Across the street from Alachua Market Place – only Publix within 10 miles
- Directly across from Santa Fe High School (1,100+ students)
- One of the last vacant sites on this stretch of US Hwy 441



Sale Price: \$1,500,000

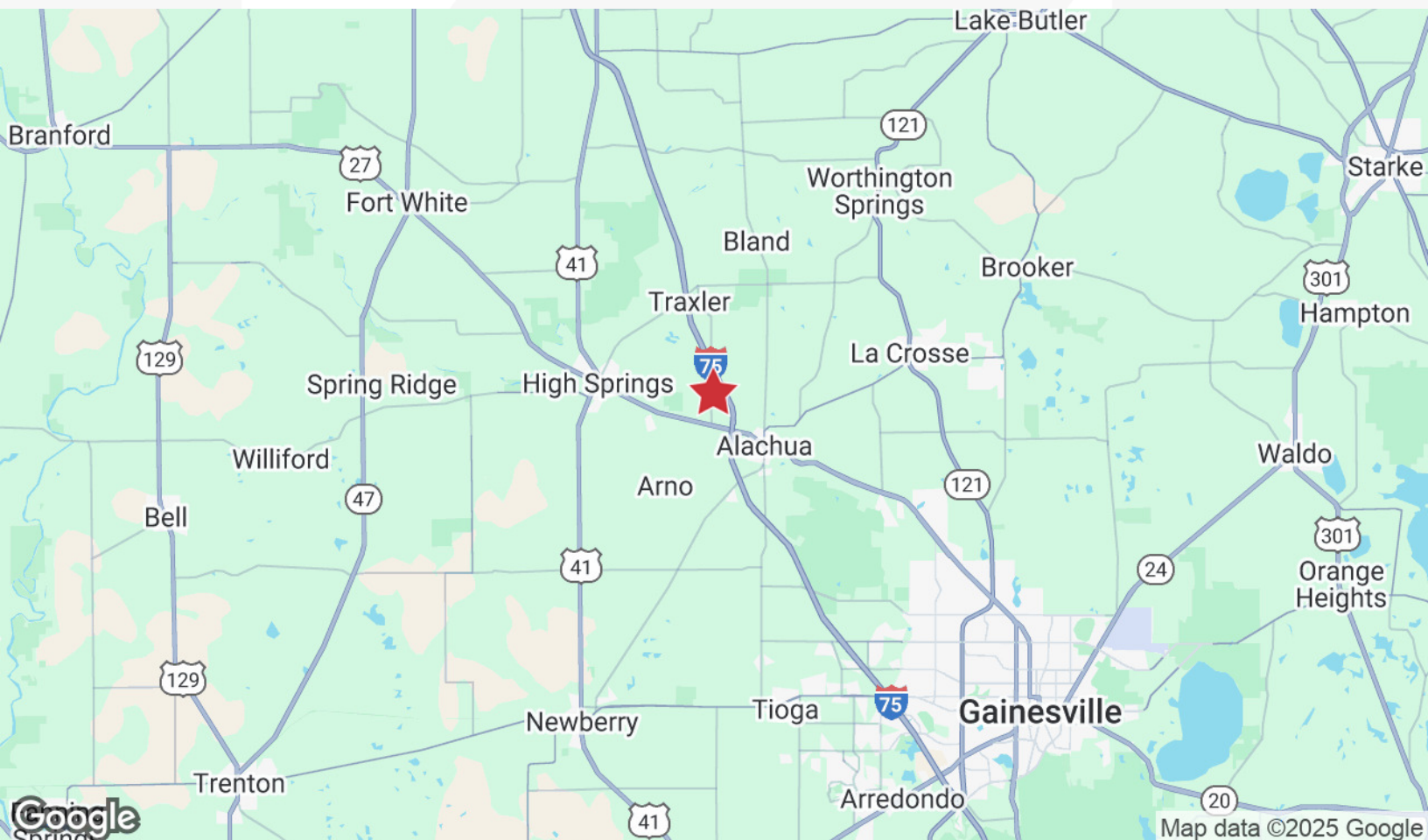
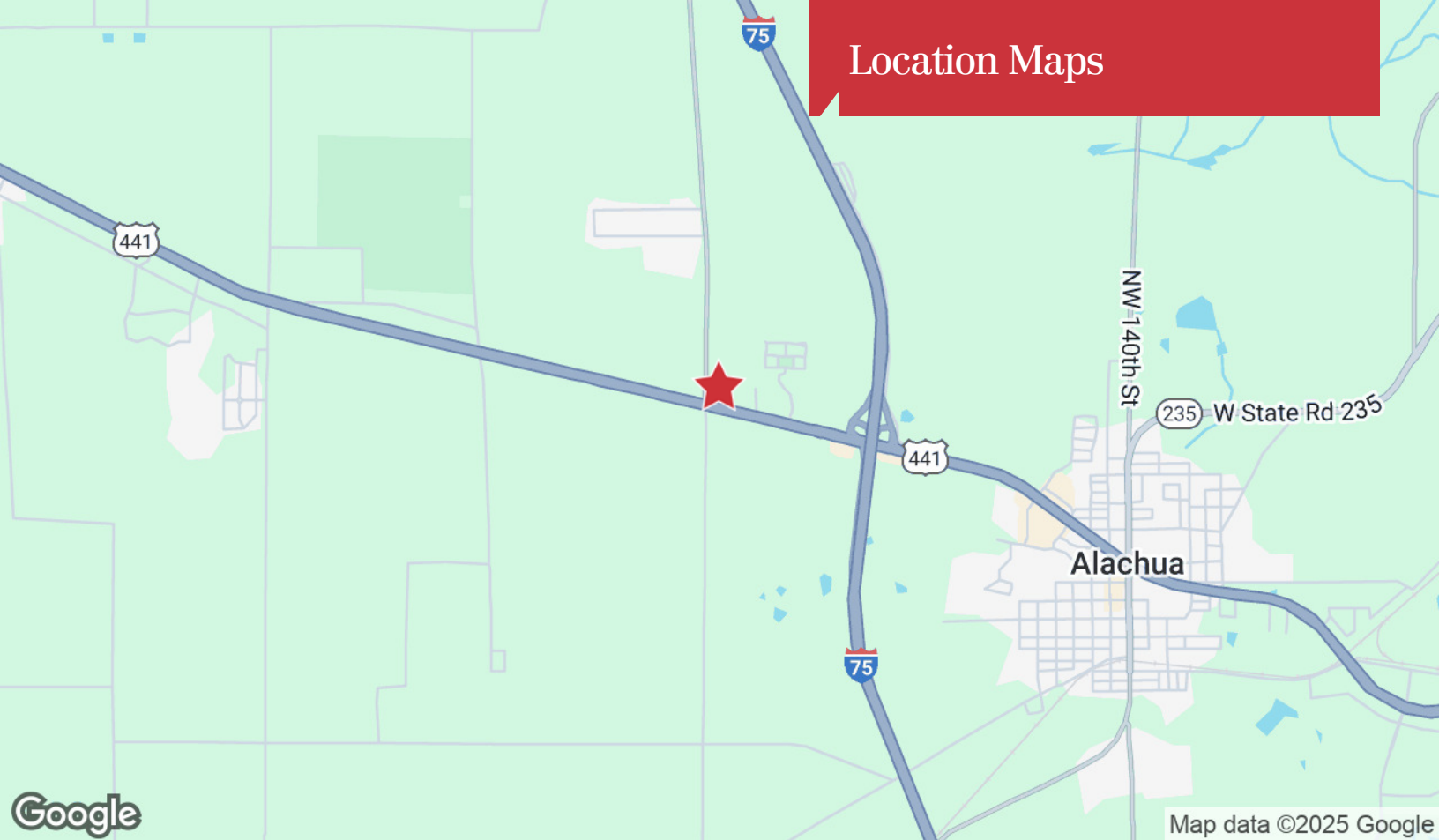
For more information

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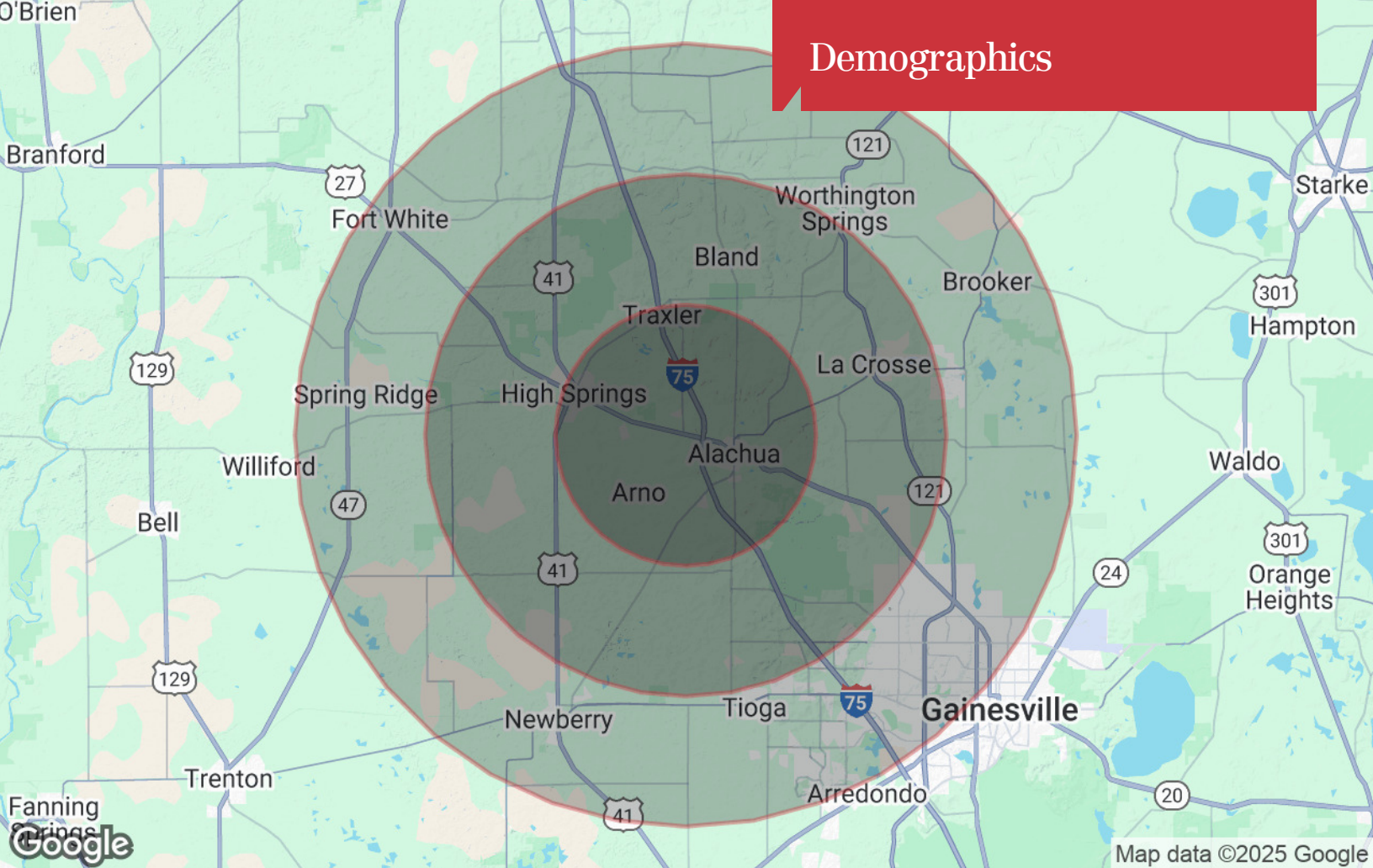
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Location Maps



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