

# AVAILABLE

SW. ARCHER RD. & SW. 43<sup>RD</sup> ST.,  
GAINESVILLE, FL

## MEDICAL BUILD-TO-SUIT AVAILABLE GAINESVILLE, FL

### PROPERTY OVERVIEW

- Approximately 3.6 acres available for up to 40,000 SF of Class A build-to-suit medical including surgery center.
- Rare pad-ready opportunity in a high barrier-to-entry submarket in the heart of Gainesville's premier Archer Road corridor with proximity to I-75.
- Directly across from the \$231 million HCA medical campus under construction.
- Part of the mixed-use Celebration Pointe development with over 1 million SF of office, retail, residential and hospitality.



CONCEPTUAL RENDERING



**OPTIMAL OUTCOMES**

Planning, Design, Development

727.895.8902

[www.optimal-outcomes.com](http://www.optimal-outcomes.com)

For More Information:

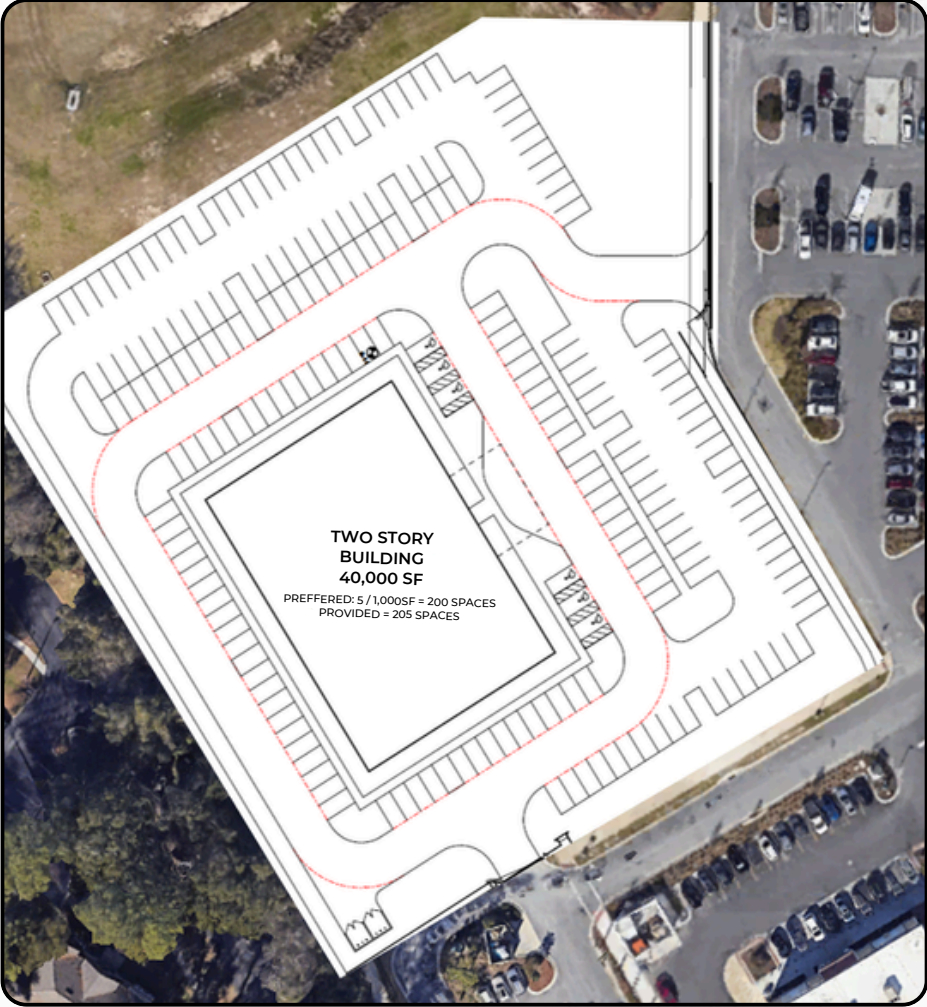
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# LOCATION MAP & SITE PLAN



## SITE HIGHLIGHTS

- One of the last remaining commercial parcels in the Archer corridor: fully entitled with all infrastructure in place and prominent signage on Archer Rd.
- Excellent visibility and access from the signalized Archer Rd and SW 43rd St. intersection.
- The site benefits from a prominent location in the heart of the main commercial corridor, while also allowing for ease of access and a serene setting for patients.
- Ample surface parking with over 5 per thousand spaces.
- Proximity to nearby amenities and demand drivers.

	2024 General Population	2024 Number of Households	2024 Avg. Household Income
1-MILE	6,880	2,810	\$61,050
3-MILE	73,145	30,848	\$67,115
5-MILE	150,629	61,376	\$87,510



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