

# Retail Development Site For Sale

6007 SW Archer Rd.  
Gainesville, FL 32608



## Site Highlights:

- 4 acres Total - Off Site Retention
- Direct frontage on Archer Road with traffic light
- Immediately adjacent to a 298-unit luxury apartment complex breaking ground late 2024
- Zoning allows for the variety of configuration and uses
- Located 3.4 miles to the University of Florida

- 75k+ College students reside in Gainesville
- \$106,700 median family income of a UF student
- \$12.56 billion UF's economic impact on State of Florida
- 3.85 million UF-driven visitor attendance

Asking Price: \$4,200,000 (\$1.05M per acre)

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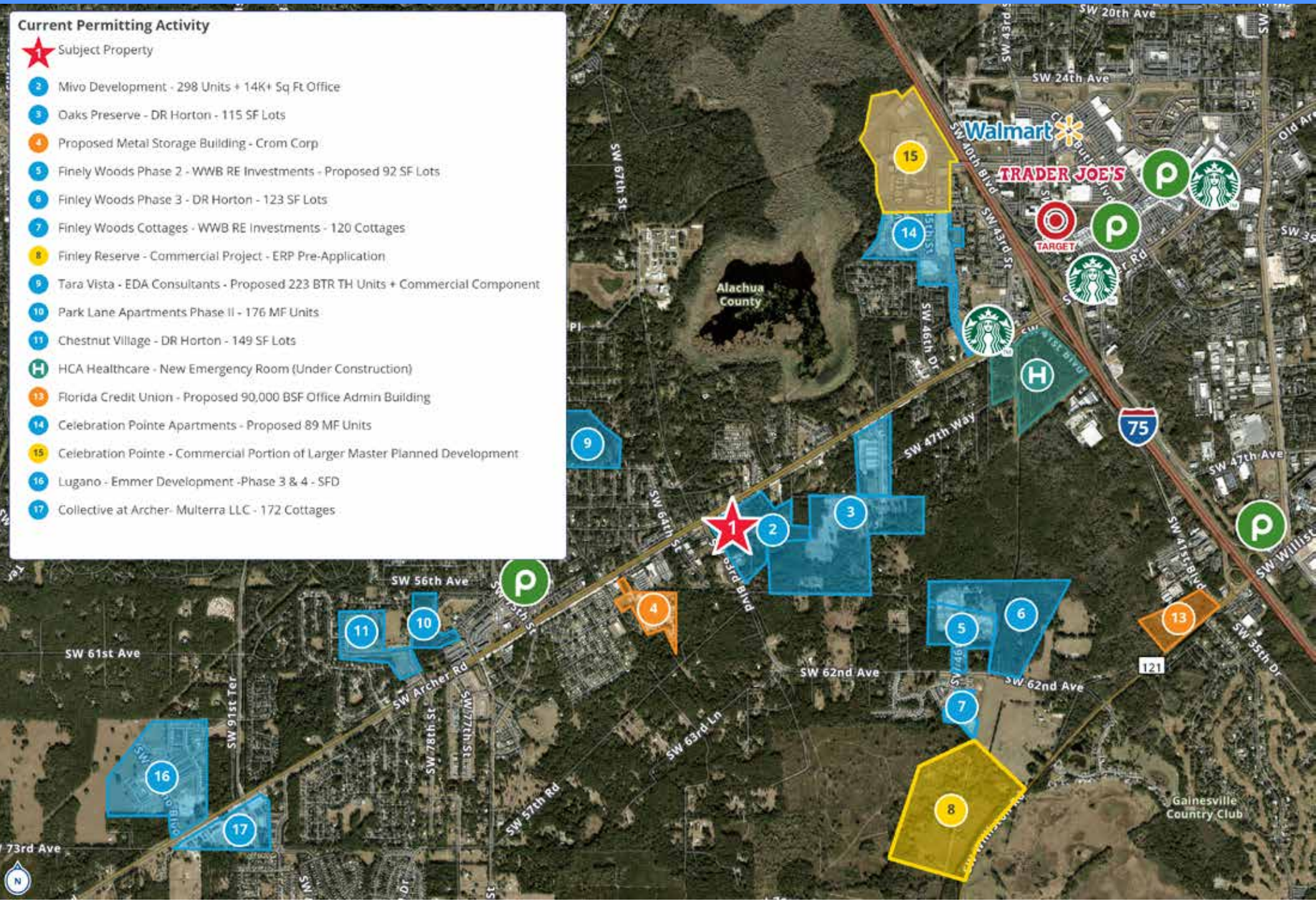
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# Current Permitting Activity

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- ★ Subject Property
- 2 Mivo Development - 298 Units + 14K+ Sq Ft Office
- 3 Oaks Preserve - DR Horton - 115 SF Lots
- 4 Proposed Metal Storage Building - Crom Corp
- 5 Finley Woods Phase 2 - WWB RE Investments - Proposed 92 SF Lots
- 6 Finley Woods Phase 3 - DR Horton - 123 SF Lots
- 7 Finley Woods Cottages - WWB RE Investments - 120 Cottages
- 8 Finley Reserve - Commercial Project - ERP Pre-Application
- 9 Tara Vista - EDA Consultants - Proposed 223 BTR TH Units + Commercial Component
- 10 Park Lane Apartments Phase II - 176 MF Units
- 11 Chestnut Village - DR Horton - 149 SF Lots
- H HCA Healthcare - New Emergency Room (Under Construction)
- 13 Florida Credit Union - Proposed 90,000 BSF Office Admin Building
- 14 Celebration Pointe Apartments - Proposed 89 MF Units
- 15 Celebration Pointe - Commercial Portion of Larger Master Planned Development
- 16 Lugano - Emmer Development -Phase 3 & 4 - SFD
- 17 Collective at Archer - Multerra LLC - 172 Cottages



# HCA Florida North Coming to Gainesville

Gainesville, FL - HCA Florida North Florida Hospital (NFH) held a groundbreaking ceremony on Thursday for two new facilities in Gainesville.

"It enables us to continue to serve our community in Gainesville. It gives us another location, as well as focusing on innovation and partnership with the Gainesville area," HCA Florida North Florida Hospital Chief Executive officer Eric Lawson said.

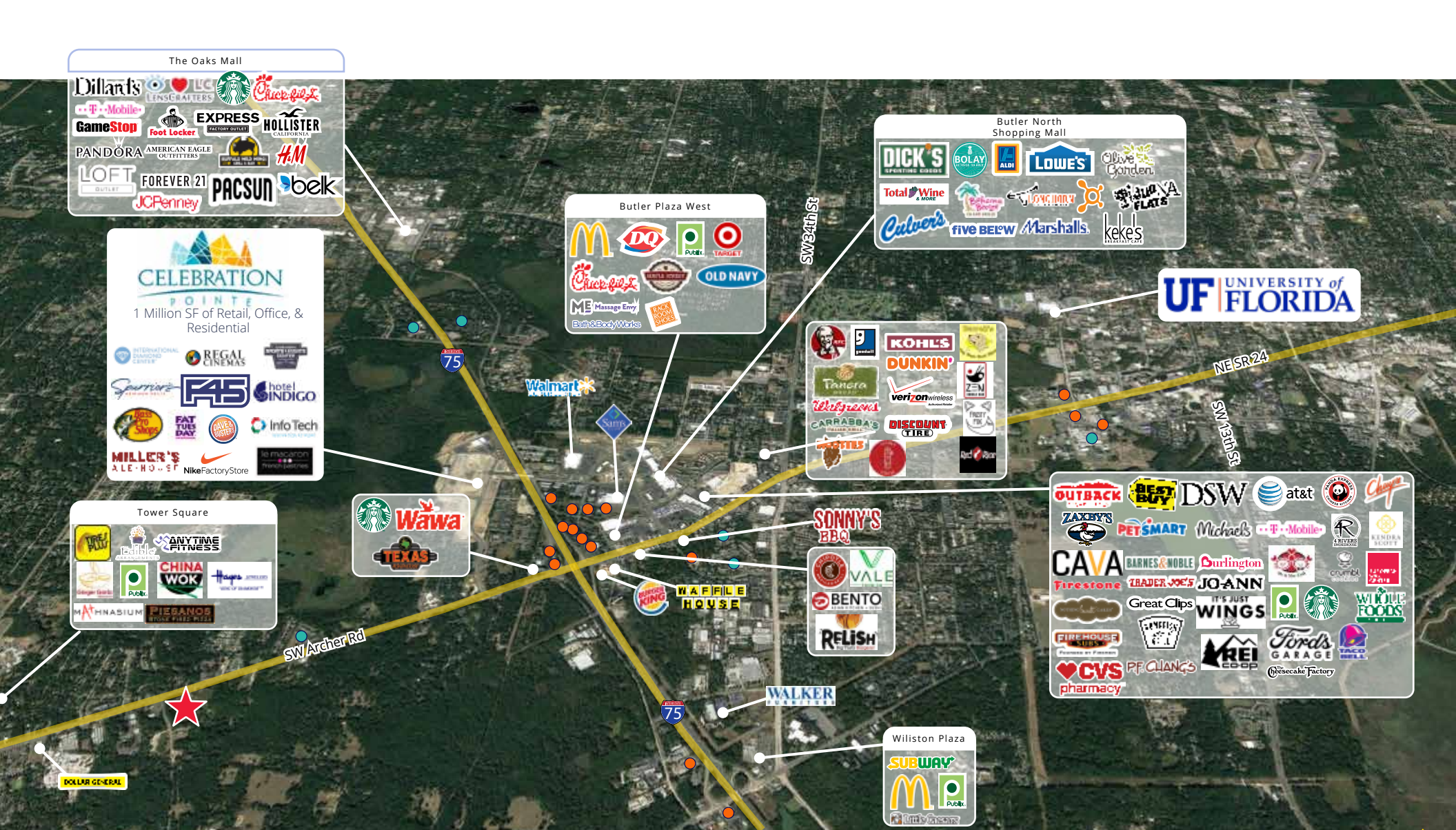
The proposed HCA Florida Gainesville Emergency will be equipped with 11 beds and will be located off Archer Road and Interstate 75 at 4094 SW 41st Blvd.

"Everyone that I've talked to is really excited about having care closer to home. And as you know, this side of Gainesville has really grown significantly. And so it gives us the ability to really make care more accessible to our community," Lawson said.

Gainesville Chamber of Commerce President Eric Godet says this expansion represents the exponential growth of the Gainesville area. "When we look at our community, one of the pivotal organizations that have been here has been HCA Florida North Florida. And we've watched HCA Florida North Florida grow as our community grows," Godet said.

HCA Florida Gainesville Emergency will open by the end of this year and HCA Florida Gainesville Hospital will be finished in 2025. (Source: MyCBS4 by Massiel Leyva)





# Surrounding Retail & Hotels

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