

FOR SALE

14411 US Hwy 441, Alachua, FL 32615



PROPERTY HIGHLIGHTS

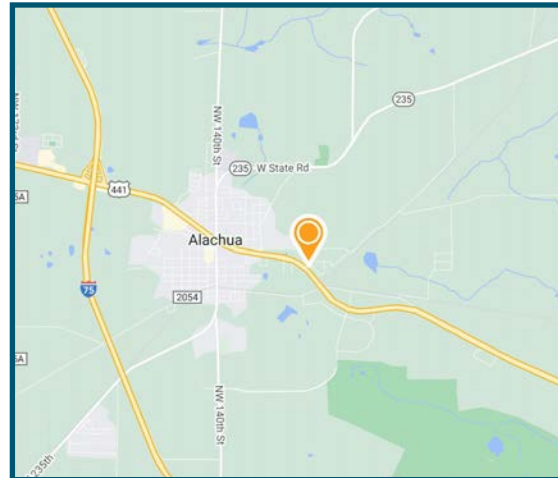
- » **PROPERTY FOR SALE: 1.26 AC with a 2,580 SF building**
- » Former gas/convenience store with excellent visibility.
- » Site is located on a highly trafficked corridor, with traffic counts of 19,600 AADT
- » Built in 1985
- » 12 Parking Spaces

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent. Contact information is below:



DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	8,312	14,559	24,532
Households	3,357	6,323	10,483
Daytime Population	7,909	11,352	17,338
Ave. HH Income	\$89,714	\$91,244	\$96,997



