

# SALE

## 18245 NW US HIGHWAY 441

18245 NW US Highway 441 High Springs, FL 32643



### PROPERTY DESCRIPTION

Quaint office building for sale in High Springs. Located directly on US Hwy 441, this 0.35 acre parcel has plenty of parking, good curb appeal and great visibility. The building consists of waiting/reception area, 5 offices/exam rooms, and a restroom. It was formerly a chiropractic office but it's layout is conducive for many different uses! Convenient to downtown High Springs and easy access to Alachua and Gainesville.

### OFFERING SUMMARY

Sale Price:	\$272,000
Parcel #:	00276-000-000
Lot Size:	0.35 Acres
Building Size:	1,159 SF
Zoning:	Ind/Comm
Traffic Count:	24500 AADT

### PROPERTY HIGHLIGHTS

- 1,159 SF building, suitable for small to mid-sized office operations
- Built in 1970, offering a timeless and established structure
- Zoned Ind/Comm, providing flexibility for various business uses
- Convenient location in High Springs, FL, with easy access to major highways
- Ample parking space for employees and visitors
- Signage visibility on NW US Highway 441
- Proximity to local amenities for employee convenience

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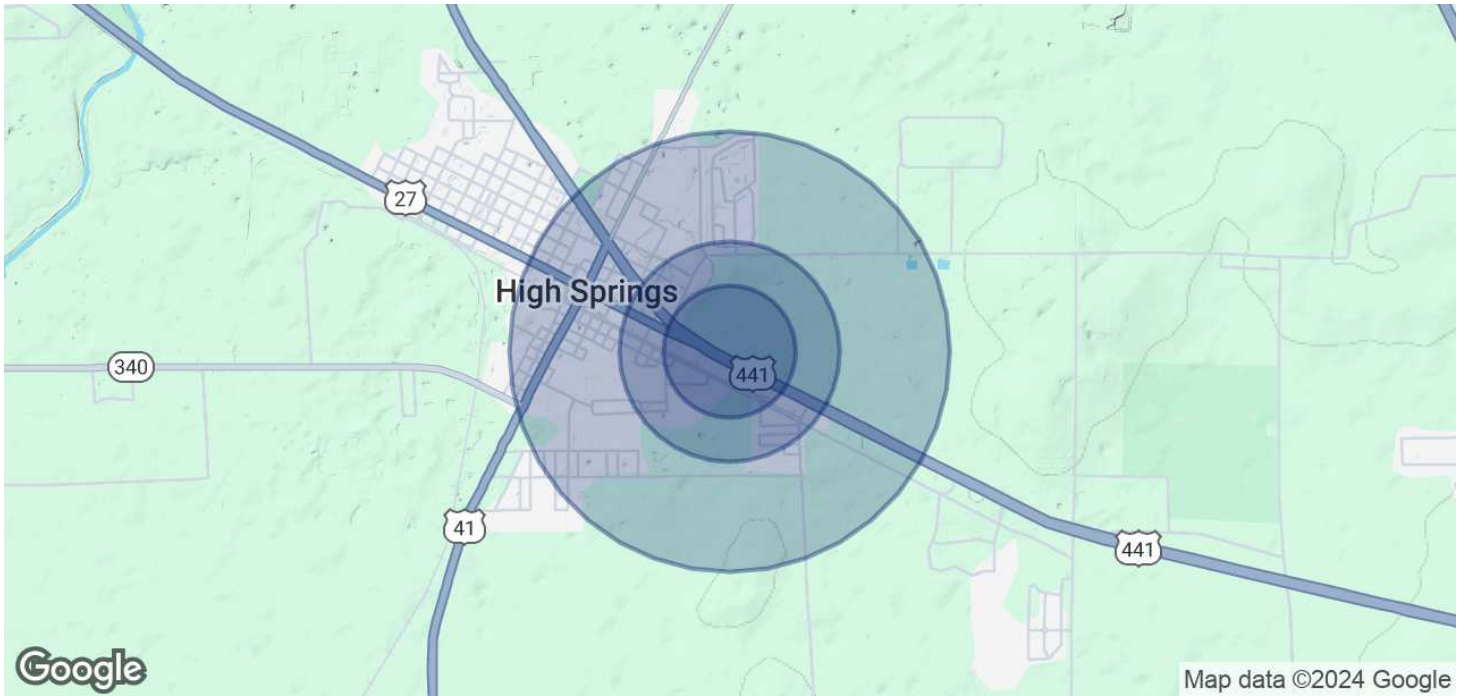


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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	119	540	2,473
Average Age	40	40	41
Average Age (Male)	39	38	39
Average Age (Female)	42	42	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	49	223	997
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$92,499	\$91,854	\$98,432
Average House Value	\$238,302	\$234,504	\$279,925

Demographics data derived from AlphaMap

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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County for many years, which gives them insight into local laws and code requirements, relationships with folks within the industry, and a deep understanding of the needs of businesses and investors.

- **Highly Specialized:** 100% of their focus is commercial real estate.
- **Consistent Producers:** Awarded “Top Two” status for being in the top 2% of Coldwell Banker Commercial Realtors nationwide in 2023, with multi-million-dollar production year after year.
- **Global Resources:** The Team has the backing and longevity (since 1906) of Coldwell Banker Commercial agents and database assets around the U.S. and the world. Their brokerage, M.M. Parrish Realtors, who have been in our community since 1911, gives the CRE Pro Team local knowledge and global influence to make them a force in the commercial real estate market.
- **In-the-Know:** As members of the largest MLS in the state of Florida, the Team deploys listings on all the major commercial sites, including Loopnet/Costar, Crexi, CBC Worldwide, and more. Their strength in networking and regional relationships can bring off-market deals to their clients.
- **Anticipating Needs and Fixing Problems:** The Team identifies potential roadblocks before they become your problem and harnesses their resources to bring your deal to completion.

**Call to see what the CRE Pro Team can do for you!**

