

SALE / LEASE

16923 SW ARCHER RD

16923 SW Archer Rd Archer, FL 32618



PROPERTY DESCRIPTION

Prime commercial space available for lease on busy SW Archer Road (SR 24) - the main corridor connecting Gainesville and Archer. This high-visibility property offers excellent frontage, convenient access and strong daily traffic counts making it ideal for a variety of retail, service or light industrial uses. Building layout consists of one office and one filing room/kitchenette, a 25'x38' showroom, and a 38'x52' warehouse. There are three bay doors and a large fenced lot.

PROPERTY HIGHLIGHTS

- ± 3,632 SF of flexible commercial space w 672 SF office
- Direct frontage and signage on SW Archer Road (SR 24)
- Located minutes from downtown Archer and just 15 minutes from Gainesville
- Surrounded by established businesses and growing residential neighborhoods

Sale Price:	\$475,000
Lease Rate:	\$14.00 SF/yr
Pass Thru Rate:	\$2.70/SF
Available SF:	3,632 SF
Lot Size:	0.57 acres
Zoning:	I-2
Traffic Count:	8300 AADT

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	69	175	410
Total Population	177	447	1,045
Average HH Income	\$101,463	\$93,646	\$91,628

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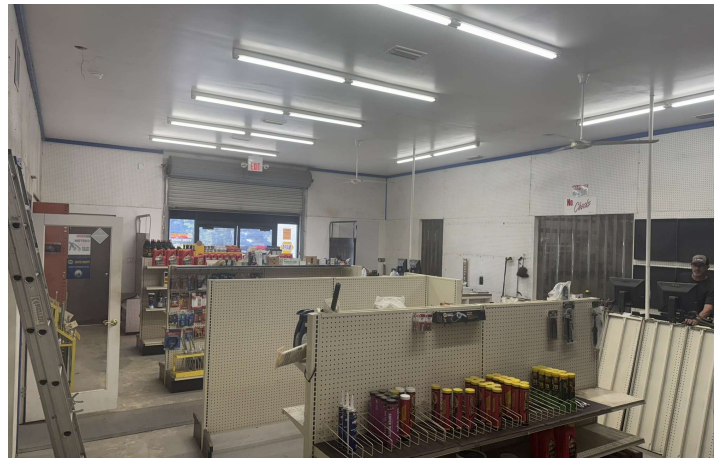
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**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

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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!

