

15210 US HWY 441, Alachua, FL 32615

CENTRALLY LOCATED DRIVE-THRU PROPERTY FOR LEASE

PROPERTY HIGHLIGHTS

15210 NW US HWY 441, sits on the hard lighted corner of HWY 441 and Main Street in the heart of Alachua, FL, a town currently experiencing unprecedented growth in retail, distribution, biomedical, and residential sectors. The intersection sees an average annual daily traffic count of over 34,000! This 0.77 acre, CI (Commercial Intensive) zoned parcel allows for a drive through retail or restaurant by right and has an existing drive through building currently in place. This property sits just 10 minutes from Gainesville (~ 8 Miles), and 20 minutes from the University of Florida (~ 16 Miles).

Walmart, Dollar General, and Sysco Foods have over 3 Million SF of distribution space in Alachua. Lennar/D.R Horton, and San Felasco Tech City (SFTC) are bringing over 2,000 new rooftops. Progress Corporate Park and SFTC bring a cumulative nearly 300 acres and almost a million SF of tech, biomedical, and professional office space employing thousands of professionals in the Alachua MSA.



LISTING AGENTS



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RETAIL/RESTAURANT
DRIVE-THRU
FOR LEASE

BUILDING SIZE:
1800 SF+-

ACREAGE:
0.77 ACRES

TRAFFIC COUNT:
>35,000

CONTACT FOR
PRICING



MARKET DEMOGRAPHICS

The subject property sits in the heart of Alachua in 32615 zip code. The area boasts an impressive median household income and an explosive growth of new construction rooftops.



Income
Median Household Income
\$71,984



Housing
Total Housing Units
7,137



Families & Living Arrangements
Total Households
5,993



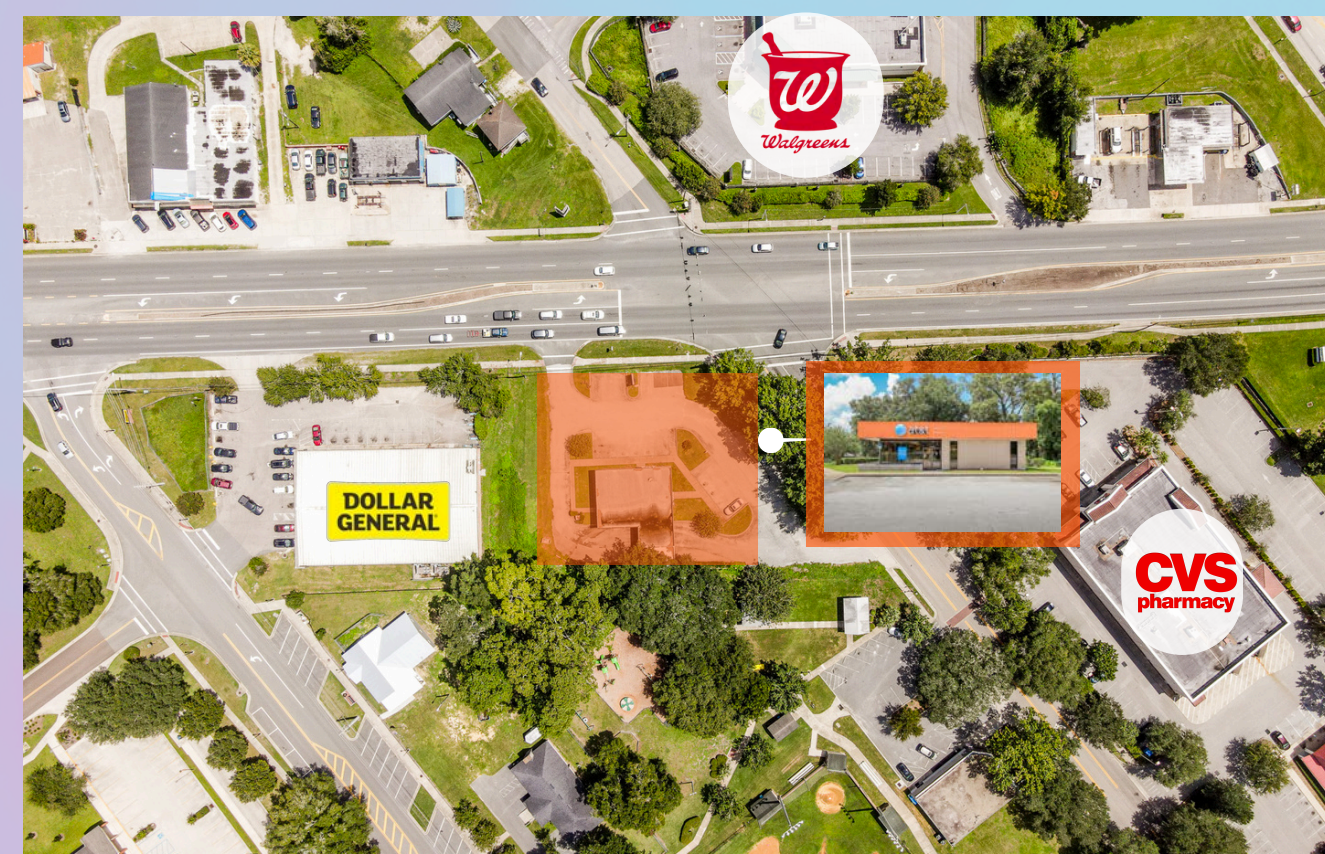
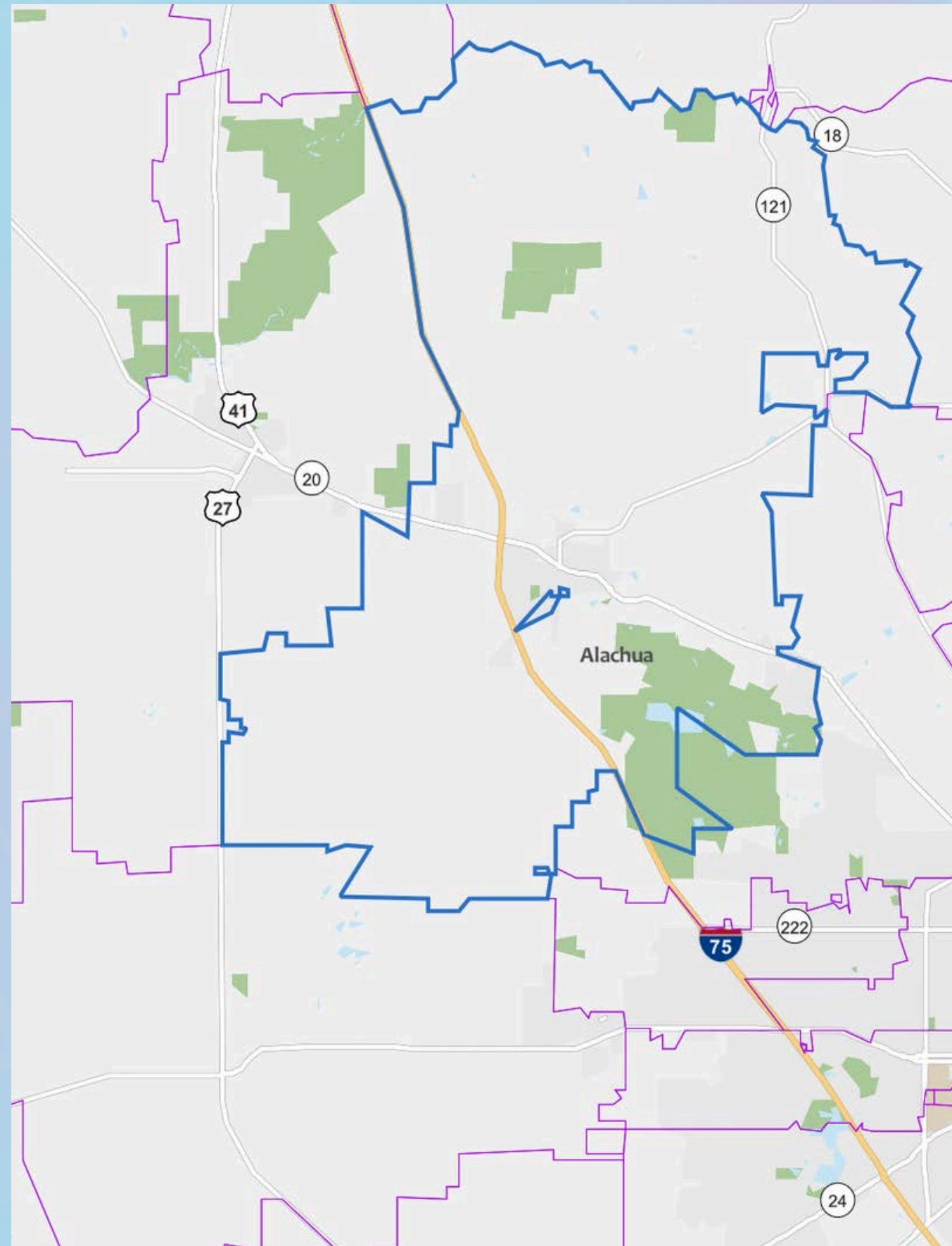
Populations and People
Total Population
16,524



Median Age
Populations & People
40.2



Business and Economy
Total Employer Establishments
431



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AERIAL HIGHLIGHTS & PROXIMAL RETAILERS

The subject property is surrounded by National QSR's, retail anchors, and 2 million+ SF of distribution centers anchored by Walmart, Dolgen Corp., Sysco Foods, and more.

Surrounding Retailers Include:

- | +/- 0.25 MILE | +/- 0.5 MILE | +/- 1 MILE |
|--------------------|------------------|--------------------|
| • Dollar General | • Lowe's | • Burger King |
| • U.S. Post Office | • Campus USA | • McDonald's |
| • Circle K | • KFC Chicken | • Waffle House |
| • CVS | • Moe's Tex-Mex | • Dunkin' |
| • Walgreens | • UPS Office | • Publix |
| • AutoZone | • Domino's Pizza | • Zaxby's |
| • Taco Bell | • Mi Apa' Cafe | • Dairy Queen |
| • Subway | • Hitchcock's | • Elliano's Coffee |
| • Verizon | • Popeye's | • Wendy's |
| • Advanced Auto | | • Sonny's |
| | | • Santa Fe Ford |



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PROPERTY ADJACENT DEVELOPMENT

Numerous tech & corporate park developments such as Progress Park and San Felasco Tech City sit adjacent to the subject property.

Landmark home builders such as Lennar & D.R. Horton have broken ground on large scale home-build projects set to bring thousands of new rooftops to the Alachua MSA.

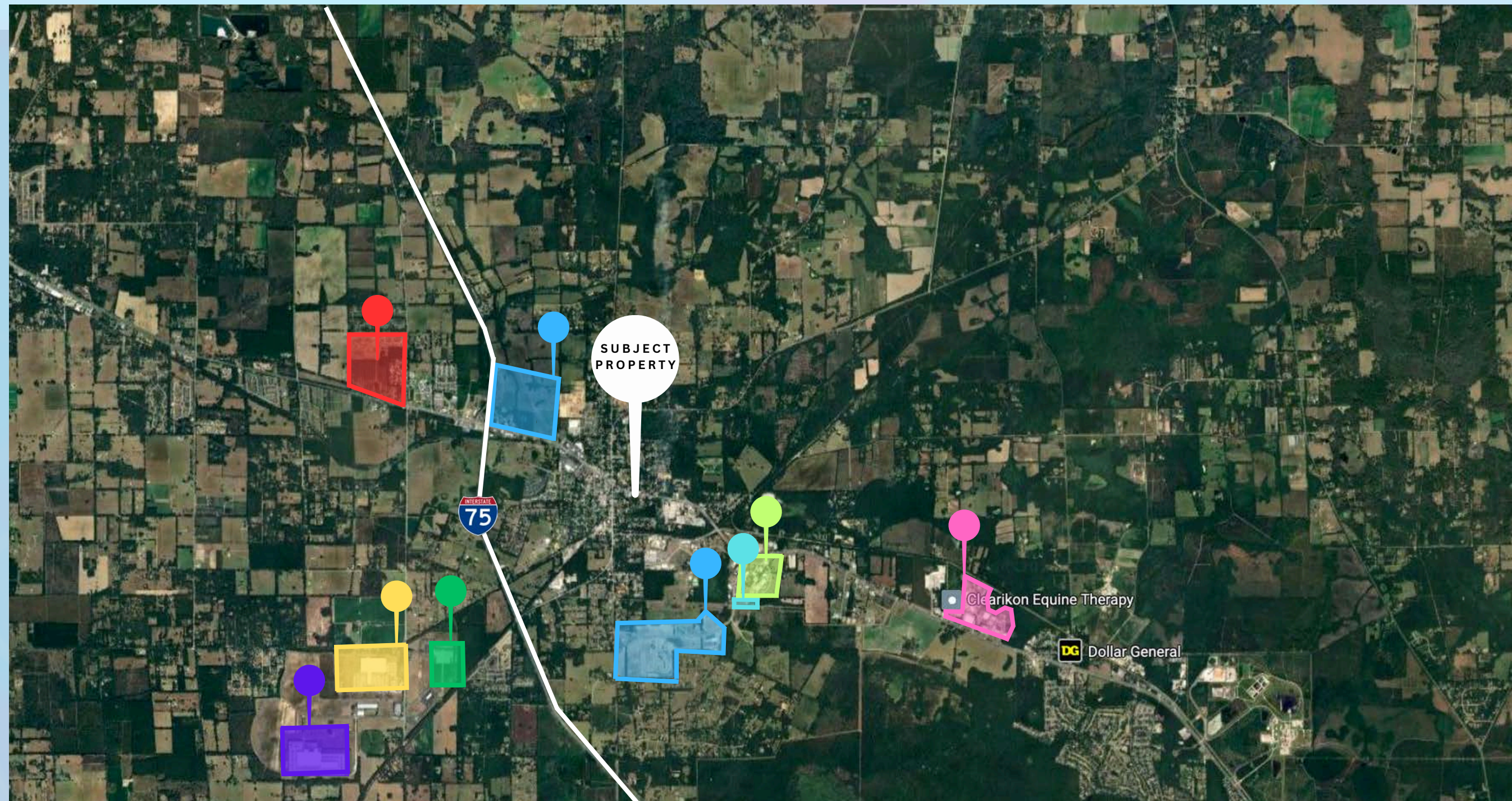
Additionally, Walmart, Dollar General, and Sysco Foods have built over 3 million SF of distribution space in Alachua bringing thousands of jobs and significant commerce to the area.

	Income Median Household Income \$71,984
	Housing Total Housing Units 7,137
	Families & Living Arrangements Total Households 5,993

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Total Population
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KEY:

- LENNAR**
- CONCEPT COMPANIES**
- SAN FELASCO TECH CITY**
- Progress Park**
- D·R·HORTON**
America's Builder
- Walmart**
- DOLLAR GENERAL**
- Sysco**

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PROPERTY PHOTOS



COMMERCIAL CONCEPTS



15210 NW US HWY 441 IS PERFECTLY SUITED TO ACCOMODATE:

- DRIVE-THRU & SIT-DOWN COFFEE SHOP QSRS
- DRIVE-THRU & SIT-DOWN RESTAURANT QSRS
- URGENT ER & DRIVE-THRU PHARMACIES
- DRIVE-THRU BANKS & CREDIT UNIONS



The property features a large, 0.77 acre parcel with major visibility just off HWY-441 and Alachua's Main Street on a hard lighted corner that sees a daily traffic count of over 35,000.

The property is zoned for a drive thru by right and has an existing traffic plan and layout grandfathered in while still allowing for plentiful guest & employee parking.



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ALACHUA OVERVIEW



DOWNTOWN ALACHUA

Alachua, Florida is a city in Alachua County, Florida and the third-largest city in North Central Florida. It's part of the Gainesville, Florida Metropolitan Statistical Area. As of 2020, the city's population was 10,574. Alachua has a suburban feel, with many parks and residents who own their homes. It's also home to many families, young professionals, and residents. Alachua has seen a recent business and population boom with many biomedical & tech firms, home-building companies, and national brands quickly moving to the MSA.



UNIVERSITY OF FLORIDA

The University of Florida (UF), located in Gainesville, is a top-tier public research university renowned for its academic excellence and vibrant campus life. Established in 1853, UF is one of the largest universities in the United States, serving over 56,000 students across diverse undergraduate, graduate, and professional programs. As a member of the prestigious Association of American Universities, UF is committed to advancing research, with robust programs in fields such as agriculture, engineering, business, and health sciences. The university boasts a dynamic community, rich in traditions and opportunities, where students engage in a multitude of extracurricular activities, sports, and leadership roles. With a strong emphasis on innovation and a global perspective, the University of Florida is dedicated to preparing students for success in a rapidly evolving world.



PROGRESS PARK

Less than 2 miles from the subject property, Progress Park is a premier business and industrial park known for its strategic location and state-of-the-art facilities. Spanning over 1,000 acres, and employing more than 1,200 professionals. The park provides a range of customizable spaces for businesses in various sectors, including technology, manufacturing, and distribution



SAN FELASCO TECH CITY

Less than 4 miles from the subject property, San Felasco Tech City is a dynamic and innovative technology and business park, designed to foster collaboration and growth, this modern development offers a range of amenities and facilities tailored for technology companies, startups, and entrepreneurs.