

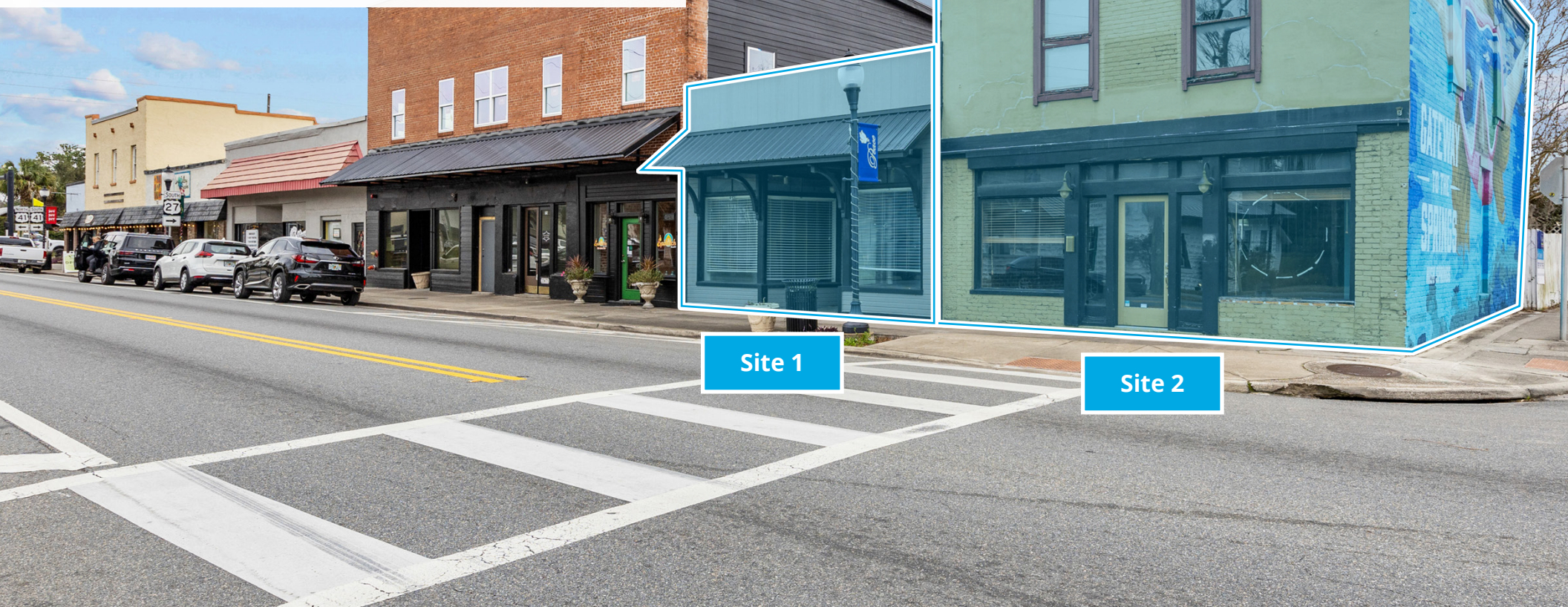
2 Suites Available for Lease

23685 & 23695 W US Hwy 27 | High Springs, FL 32643

Site 1 (23685 W US Hwy 27): 1,428± SF | \$21/SF NNN

Site 2 (23695 W US Hwy 27): 1,488± SF | \$25/SF NNN

Both spaces Combined: 2,916± SF | \$23/SF NNN



Site 1

Site 2

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Property Details

Prime Office or Retail Space with US HWY 27 Frontage in High Springs, FL

Discover an exceptional opportunity to lease a versatile commercial property in the heart of downtown High Springs, Florida. Perfect for office or retail use, this property boasts two spaces, one space measuring at 1,428± SF and the other at 1,488± SF, with unbeatable visibility and prominent frontage on US HWY 27, conveniently located near I-75, providing easy access for customers and clients alike.

This space offers a unique blend of functionality and charm, featuring a fenced outdoor area ideal for additional seating, displays or private events. The property is within walking distance of the vibrant downtown area, including popular restaurants, boutique shops, High Springs Brewery and other local attractions. It's also directly across the street from City Hall, ensuring consistent foot traffic and visibility.

High Springs is renowned for its natural beauty, serving as a gateway to several springs, rivers and outdoor activities that draw locals and visitors year-round. This thriving community provides the perfect backdrop for your business to flourish.

Don't miss this opportunity to establish your business in one of Florida's most picturesque and vibrant small towns. Contact us today to schedule a showing or to learn more!

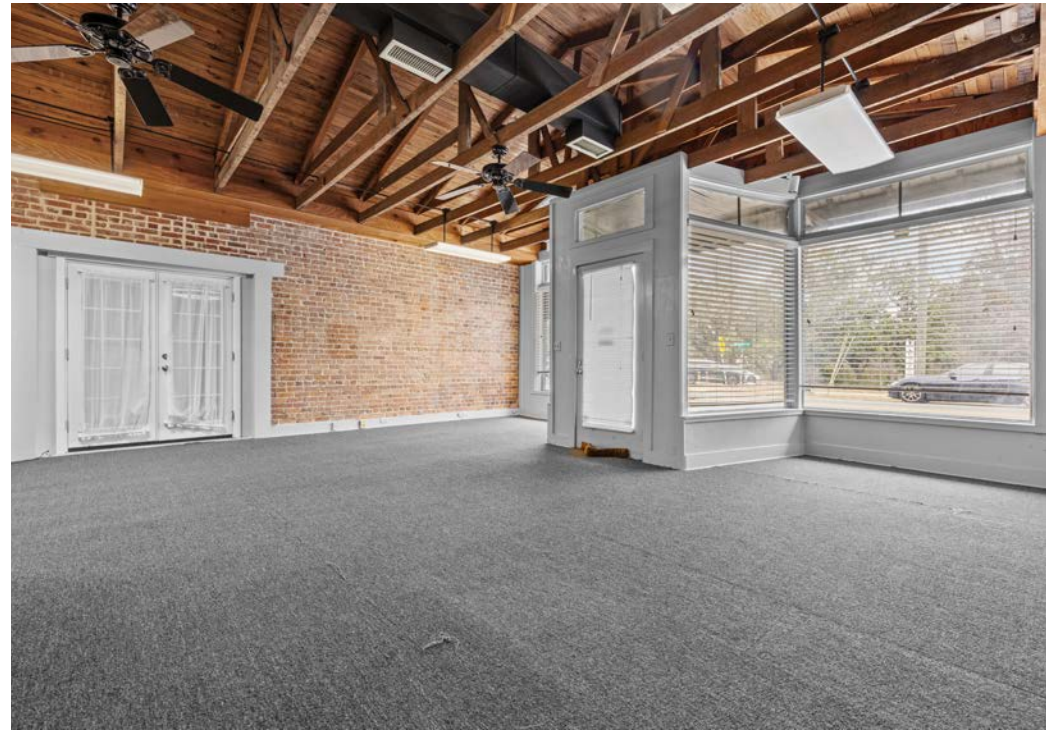


Key Features

- Flexible space for office or retail use
- Excellent visibility on US HWY 27
- Fenced outdoor area for versatile use
- Walkable to restaurants, shops, brewery and local attractions
- Across from City Hall, adding convenience and exposure
- Close proximity to I-75

Photo Gallery

Site 1 | 1,428 SF | \$21/SF NNN

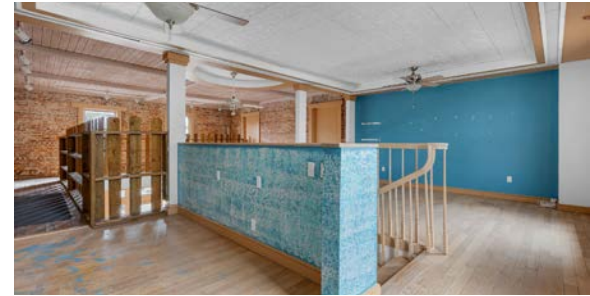


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Photo Gallery

Site 2 | 1,488 SF | \$25/SF NNN

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Area Demographics (5 mile radius)

Source: ESRI Business Analyst



2024
Population

13,535



2029 Projected
Population

15,376



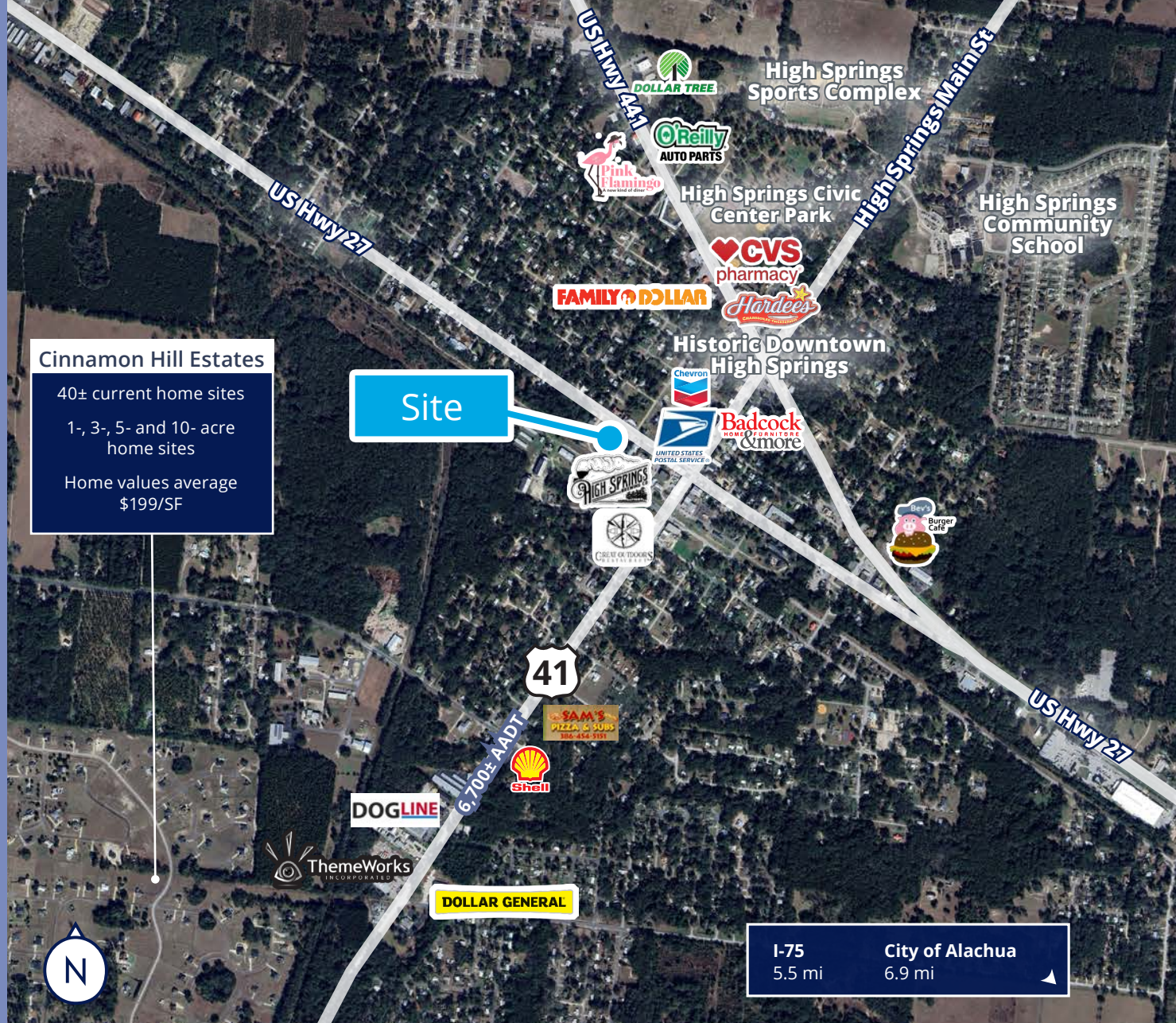
2024
Average HH Income

\$106,528



2029 Projected
Average HH Income

\$128,963



Contact Us

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