



Accelerating success.



# Commercial Development Opportunity

**Size: 18.96± AC | Sale Price: \$948,000**

US Hwy 441 at 6609 NW 120th Lane | Gainesville, FL 32653

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# Property Description

Asking Price:  
**\$948,000**

Vacant property for sale. The property's zoning and land use designation permits numerous uses. The high volume traffic on US 441 offers good visibility and access to pass-by traffic. The frontage on NW 120th Lane (rear side of the property) offers accommodations of multiple ingress/egress and accessibility.

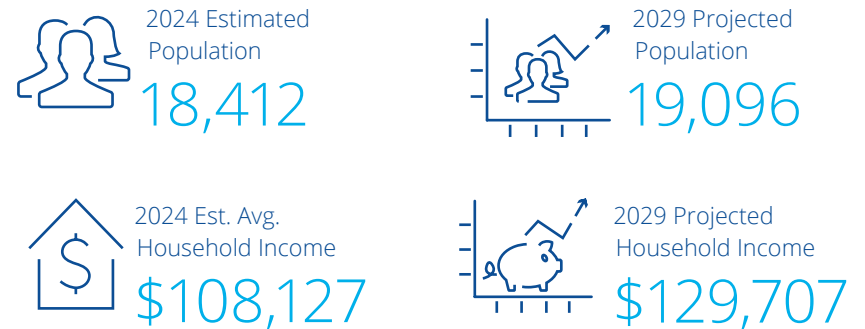
# Offering Summary

<b>Sale Price</b>	\$948,000	<b>Traffic Count</b>	23,000± (Source: FDOT)
<b>Lot Size</b>	18.96± Acres	<b>Price/SF</b>	\$1.15
<b>Zoning</b>	CI	<b>Tax Parcels</b>	#05898-003-000 #05898-004-000
<b>Market</b>	Gainesville/Alachua County		

# Property Highlights

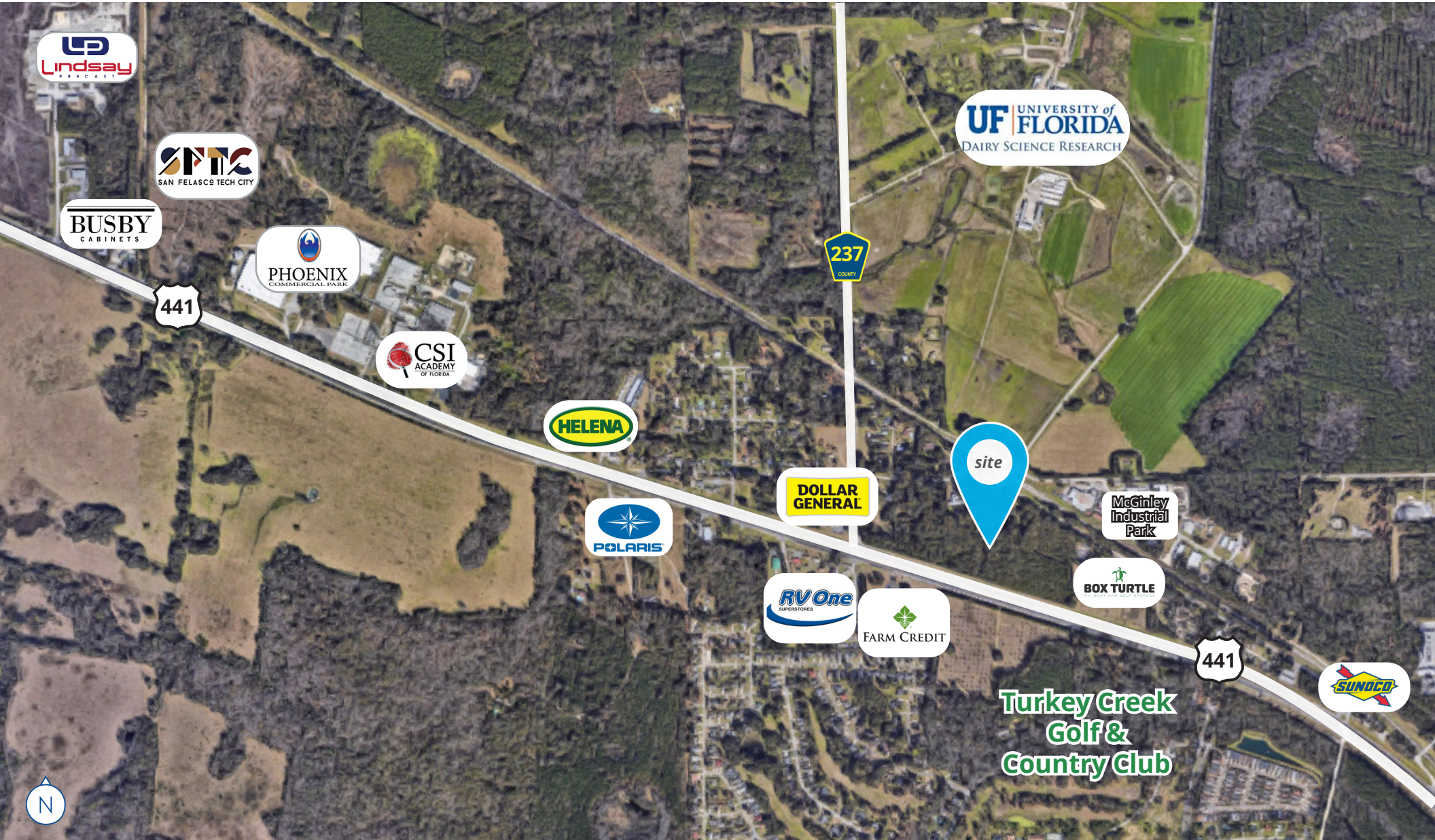
- This 18.96± acre tract has 1,191± frontage feet on US 441 and 1,020± frontage feet on NW 120th Lane
- The location of the property is conveniently located in proximity to Gainesville via US 441 or NW 43rd Street as well as to downtown Alachua and I-75
- The US 441 corridor characteristics offers the buyer opportunities for multiple uses for this property
- The 18.96± acres is high, dry and fully developable with high visibility from and to US 441
- Property is adjacent to McGinley Industrial Park with metal works, paving, crane services, engine repair and metal roofing businesses

# Area Demographics

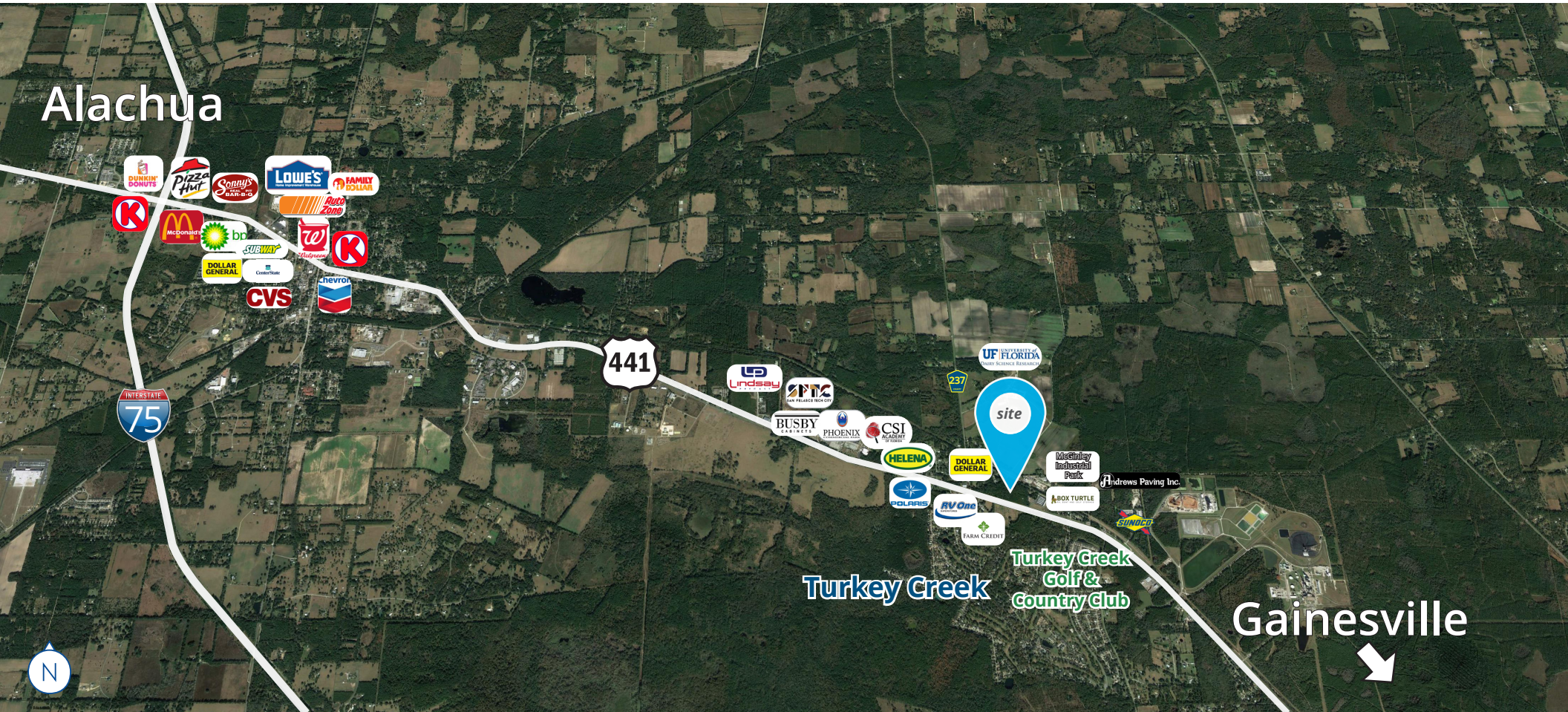


Source: ESRI Business Analyst | 5 mile radius

# Trade Area



# Trade Area



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