



PROGRESS PARK

PROPERTY BROCHURE

11694 RESEARCH DR, ALACHUA FL 32615

THE SPACE

Location

11694 Research Dr, Alachua, FL,
32615

COUNTY	Alachua
APN	03956-010-028
Cross Street	Innovation Dr, HWY 441
Traffic Count	19600



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
514	6,866	13,518

AVERAGE HOUSEHOLD INCOME

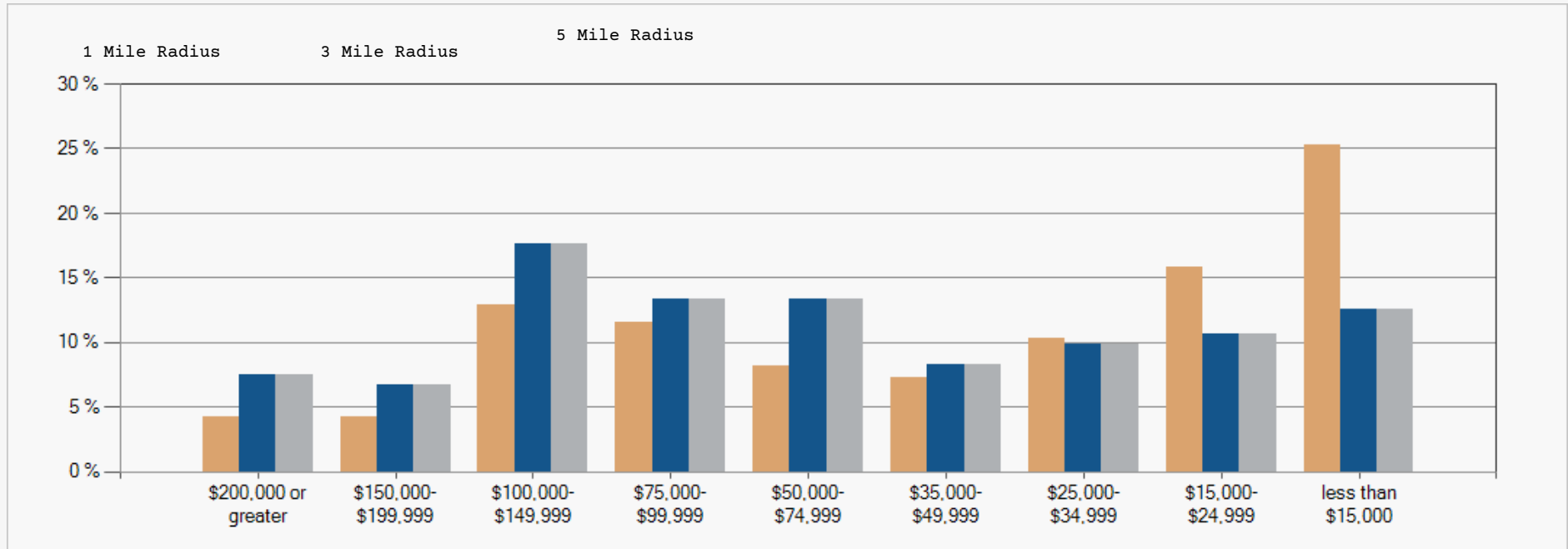
1.00 MILE	3.00 MILE	5.00 MILE
\$65,719	\$91,029	\$101,265

NUMBER OF HOUSEHOLDS

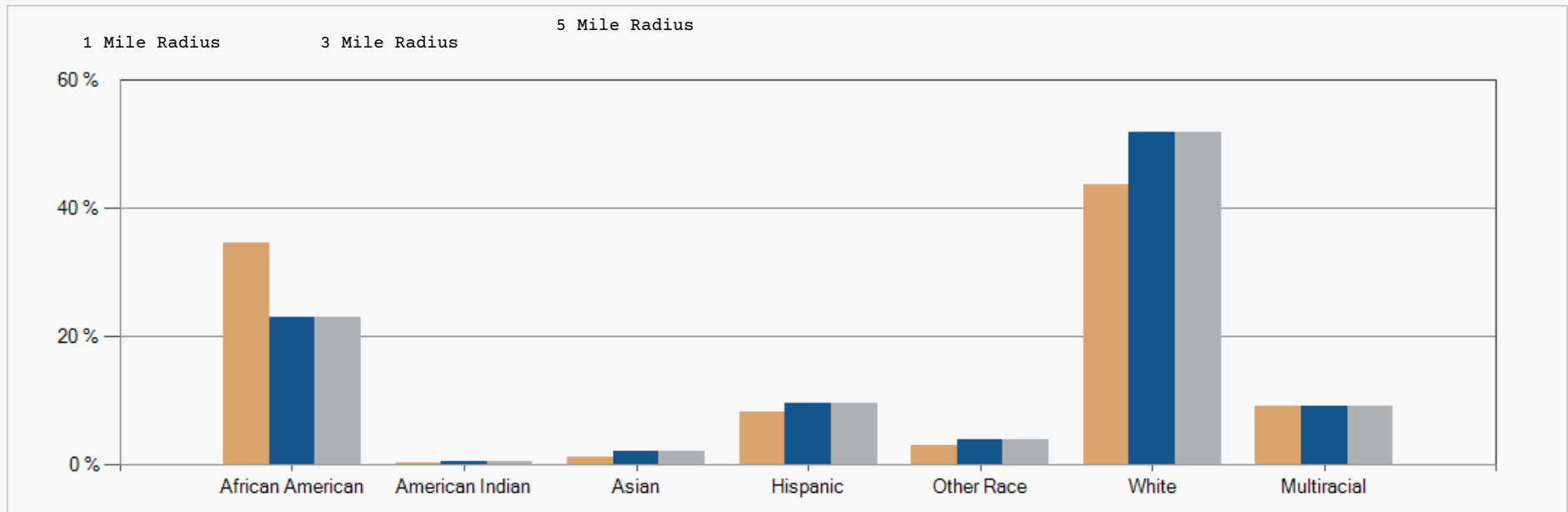
1.00 MILE	3.00 MILE	5.00 MILE
233	2,676	5,386



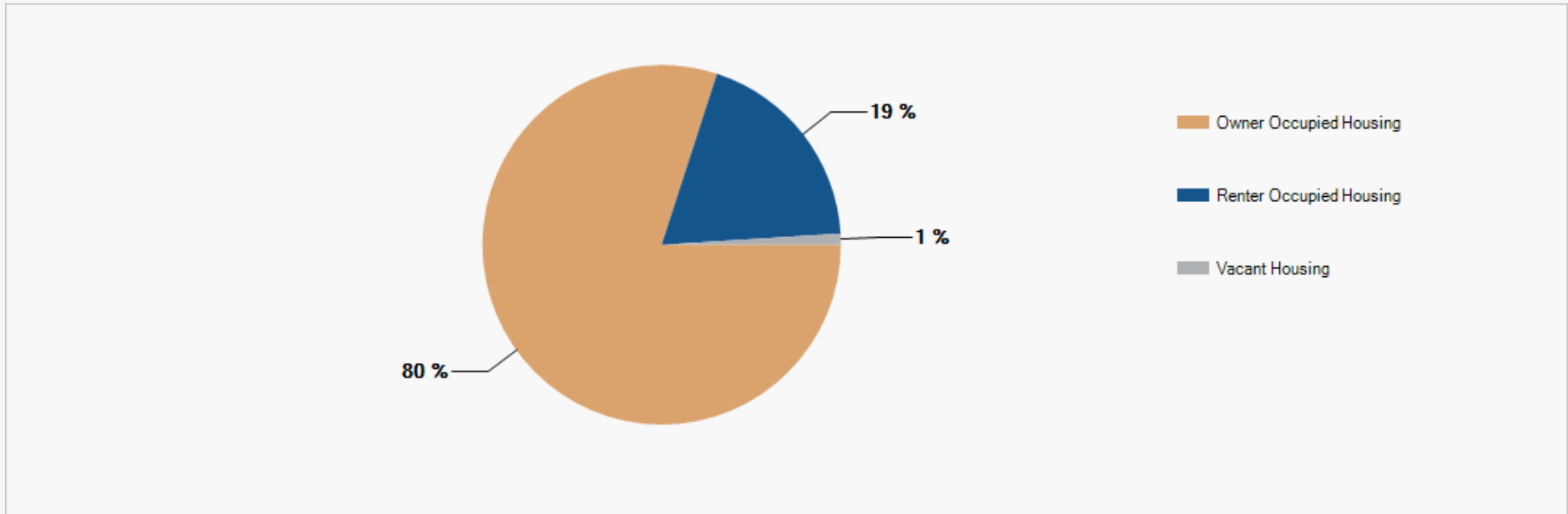
2022 Household Income



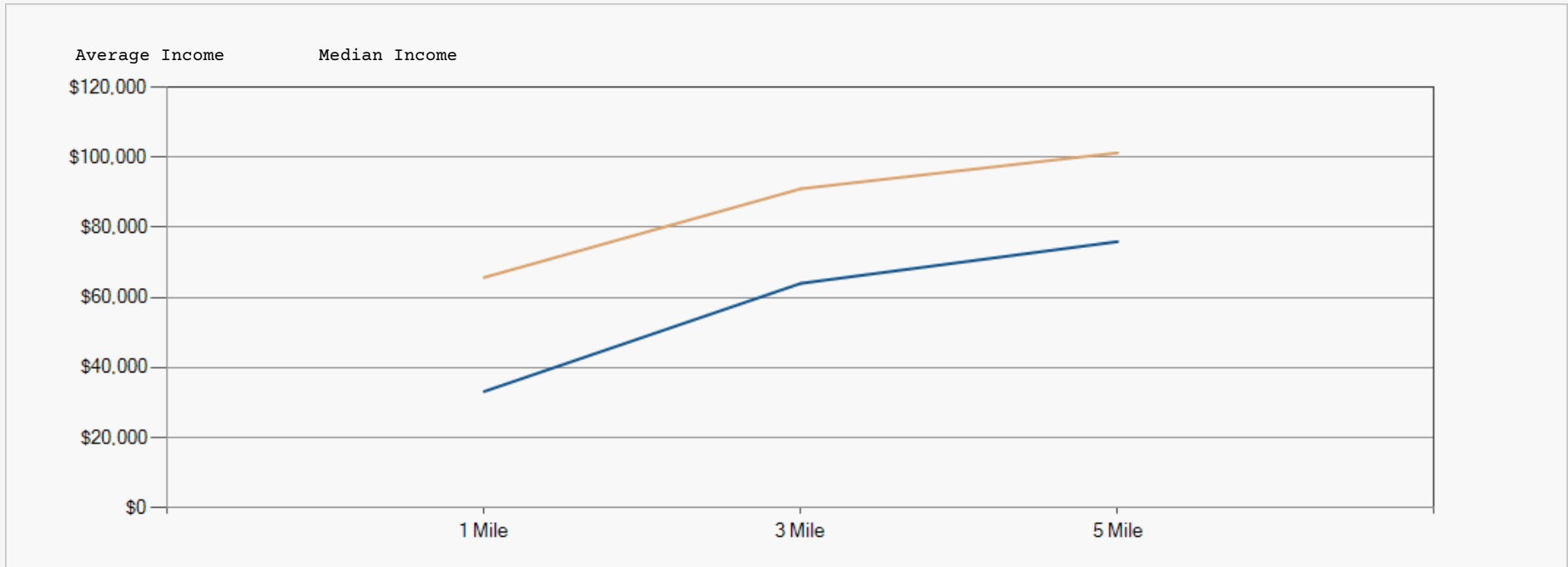
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median





**14 MILES NE
FROM
GAINESVILLE**



Kris R. Callen, Broker
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ALACHUA

Gainesville (Less than 10 miles) via U.S.
HWY 441
UF 14 miles from SF
Main University of Florida Campus
14.3 miles away from Santa Fe College

Entry to Interstate 75 <2 miles away
 39th Rd Exit (10 miles away)

 University of Florida Health
 Newberry Rd Exit (12 miles away)

 **HCA Florida** **THE OAKS MALL**
 North Florida Hospital

Archer Rd Exit (16.1 miles away)

 **Butler ENTERPRISES**  **CELEBRATION POINTE**
PLAZA • NORTH • TOWN CENTRE

GAINESVILLE



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BEAM TO BEAM: 1700 SF

OPEN CONCEPT WITH ABILITY TO DIVIDE:
MINIMUM DIVISIBLE: 1700 SF
MAXIMUM DIVISIBLE: 11900 SF (ENTIRE BUILDING)
GRID DESIGN TO INDICATE POSSIBILITY OF 7 DIVISIONS

- High Traffic Flow Just Off of HWY-441
- Out-Parcel Drive-thru Opportunity
- Accommodating Build-out Possibilities
- Positioned Directly in Front of 600 Home Development
- Located in Progress Park - 34 Businesses - 1200+ employees
- Abundance of Available Parking- 72 Regular Spots, 3 Disabled Spots



**2023 PROJECTED
SALES \$98MM**

\$250MM
ANNUAL SALES

\$8.3MM
SALES PER
AGENT
ANNUALLY

As members of NAR & GACAR, the Gainesville Chamber of Commerce, and various other organizations through our agents, Portal Realty has a strong local community presence in Gainesville, Florida. We continually engage in community events, as well as connect with local businesses and the community to assist in creating successful outcomes. We increase exposure by taking advantage of the many channels for distribution, such as LoopNet, Crexi, StellarMLS, and others combined with high quality media production has proven to achieve the highest and best offers for our customers.

Over \$250MM total sales transactions since its establishment in 2015
\$98MM projected sales in 2023
At \$8.3MM annual sales per agent, Portal ranks as the highest performance for agents

**We believe in
EXPERIENCE and EXCELLENCE,
PROFESSIONALISM and PRODUCTION**



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