



RETAIL SPACE FOR LEASE

HAWTHORNE, FL NEW DEVELOPMENT

6004 SE US HWY 301 | HAWTHORNE, FL 32640

UP TO 1.31 AC BTS OR GROUND LEASE AVAILABLE

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WELCOME TO

6004 SE US HWY 301 | HAWTHORNE, FL 32640

Positioned at 6004 SE US Highway 301, this approximately 1.5-acre development opportunity offers excellent frontage, convenient access, and exposure to roughly 18,400 vehicles per day. Its flexible configuration can accommodate build-to-suit or ground-lease concepts for QSR, restaurant, medical, convenience, service, and general retail users, including potential drive-thru development. Nearby McDonald's, CVS, Subway, Family Dollar, Chevron, and Tractor Supply help establish the location as Hawthorne's primary retail corridor.

The site serves local households, regional commuters, and travelers moving through eastern Alachua County, while remaining approximately 25 minutes from Gainesville. Hawthorne's US 301 business corridor is also included within the city's Community Redevelopment District, which is focused on attracting private investment, supporting new construction, and improving infrastructure. Together, strong highway exposure, limited competitive retail supply, regional accessibility, and continued public investment make the property a compelling entry point into an underserved trade area.



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**±1.5 Acres | Retail Pad Opportunity |
Hawthorne, FL**

Flexible Development: Ideal for restaurant, QSR, medical, and service-based uses with customizable layouts and efficient ingress/egress.

Excellent Frontage: Prime exposure along US Hwy 301 with ±18,400 ADT, offering consistent commuter and local traffic.

Surrounding Retail Synergy: Adjacent to McDonald's, CVS, Subway, Family Dollar, Chevron, and Tractor Supply—boosting draw and visibility.

Drive-Thru Potential: Site configuration supports endcap and pad placements with potential for drive-thru integration.

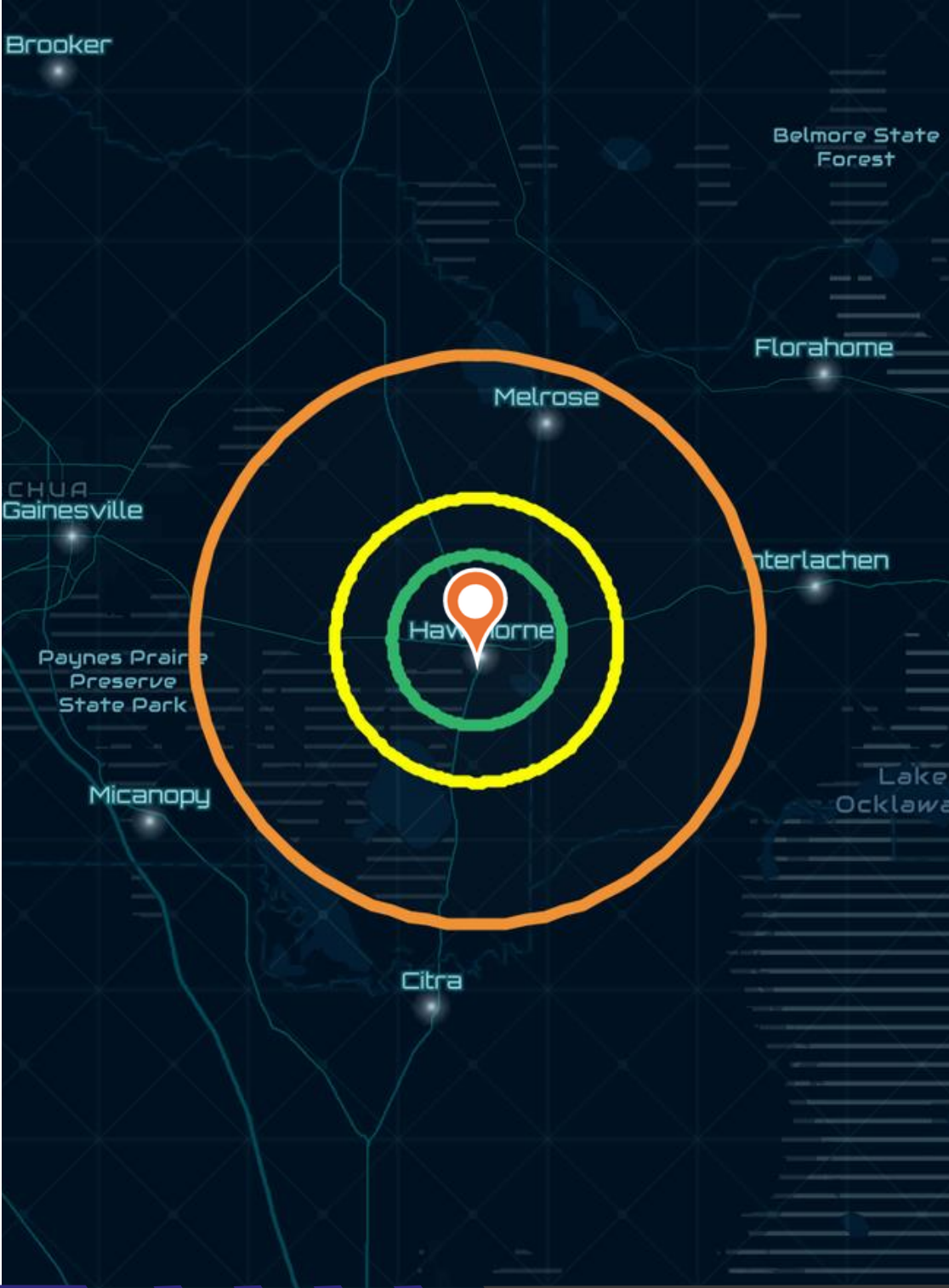
High Accessibility: Easy access from both directions of Hwy 301 with nearby signalized intersections and dense local infrastructure.

Expanding Trade Area: Situated just 25 minutes from Gainesville, the area serves as a gateway to regional traffic, rural households, and passing travelers.



DEMOGRAPHICS

METRICS	3 MILES	5 MILES	10 MILES
POPULATION	2,584	4,757	16,161
DAYTIME POPULATION	2,497	4,185	13,430
AVG. HOUSEHOLD INCOME	\$77,377	\$77,041	\$81,165
HOUSEHOLDS	936	1,864	6,575
HOUSEHOLD SIZE	2.59	2.42	2.35
MEDIAN AGE	44.2	48.1	49.8
AVG. HOME VALUE	\$276,982	\$263,824	\$267,182

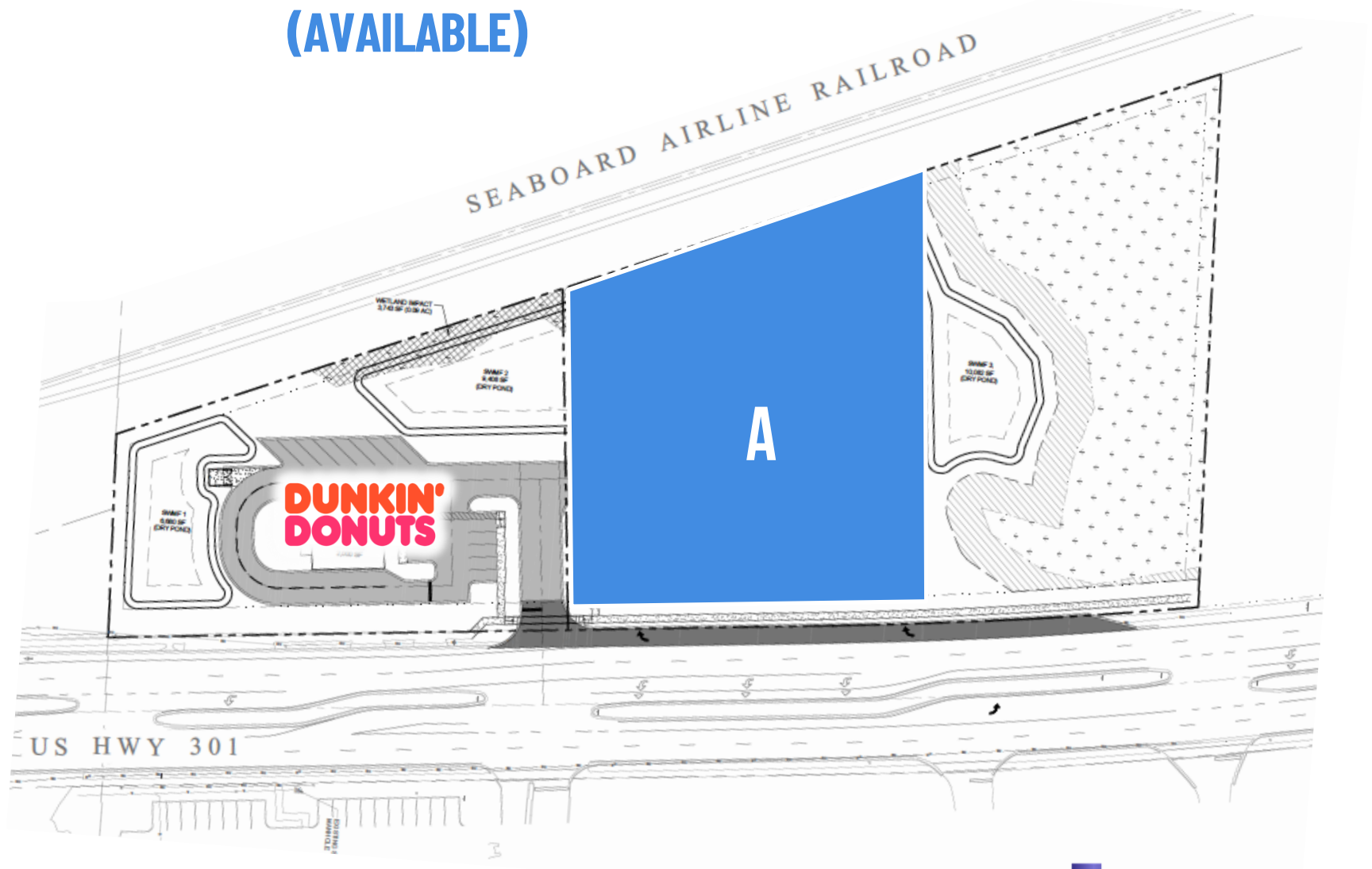


MARKET AERIAL



SITE PLAN

**A – 1.5 ACRES USABLE
(AVAILABLE)**



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