



Colliers

Office Space for Lease

Alachua Commerce Center

**17750 NW 115th Avenue
Suite 220
Alachua, FL 32615**

Office Size:

1,299± SF

Lease Rate:

\$16.00/SF NNN

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Colliers

104 SW 6th Street

Gainesville, FL 32601

colliers.com/gainesville

Aerial View



Property Overview

Don't miss this exceptional opportunity to lease professional office space in Alachua Commerce Center, a 1,169-acre, master-planned business and industrial park ideally located in the growing city of Alachua, Florida. Home to a strong mix of regional and national companies including Dollar General, Walmart, Lane, G&C Foods, Assa Abloy, Ben E. Keith, Cintas, CES and Integrated Regional Laboratories, this dynamic location offers a thriving business environment with unmatched access and visibility.

Positioned at the front of a 197,000 SF building currently occupied by Dollar General, this 1,299± SF office suite provides a professional and efficient layout ideal for a variety of business uses.

Inside, you'll find a bright and functional floor plan designed for comfort and productivity, featuring:

- An inviting lobby and reception area that creates a professional first impression
- Four private offices offering flexibility for team members or executives
- A conference room for meetings and collaboration
- A break area for staff convenience
- An ADA-compliant restroom

Located in the heart of North Central Florida's innovation corridor, Alachua Commerce Center provides convenient access to I-75 and is minutes from Gainesville, home of the University of Florida.



Floor Plan

Utilities

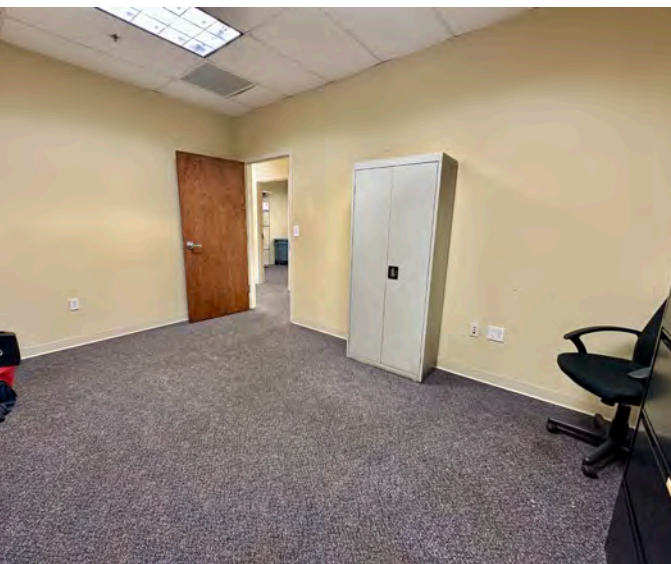
- **Electric:** Clay
- **Water and Wastewater:** City of Alachua
- **Internet:** Windstream or Cox [Fiber]



***Not to Scale**



Photo Gallery





Market Overview

17750 NW 115th Ave, Alachua, Florida, 32615
5 mile radius

Household & population characteristics



\$84,891

Median household income



\$384,016

Median home value



81.1%

Owner occupied housing units



42.2

Median age



51.6%

Female population



56.1%

% Married (age 15 or older)

Annual lifestyle spending



\$3,521

Travel



\$35

Tickets to Movies



\$109

Theatre/Operas/Concerts



\$94

Admission to Sports Events



\$9

Online Gaming Services

Households & population



14,827

Current total population



16,313

5 Year total population



5,865

Current total households



6,509

5 year total households

Education



No high school diploma



26%

High school graduate



28%

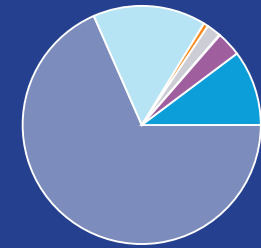
Some college



42%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific Islander population
- Other race population
- Population of two or more races

Business



590

Total businesses



6,504

Total employees

Annual household spending



\$2,325

Apparel & Services



\$216

Computers & Hardware



\$3,898

Eating Out



\$7,070

Groceries



\$7,618

Health Care

Employment



71%

White collar



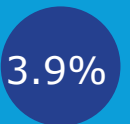
16%

Blue collar



13%

Services

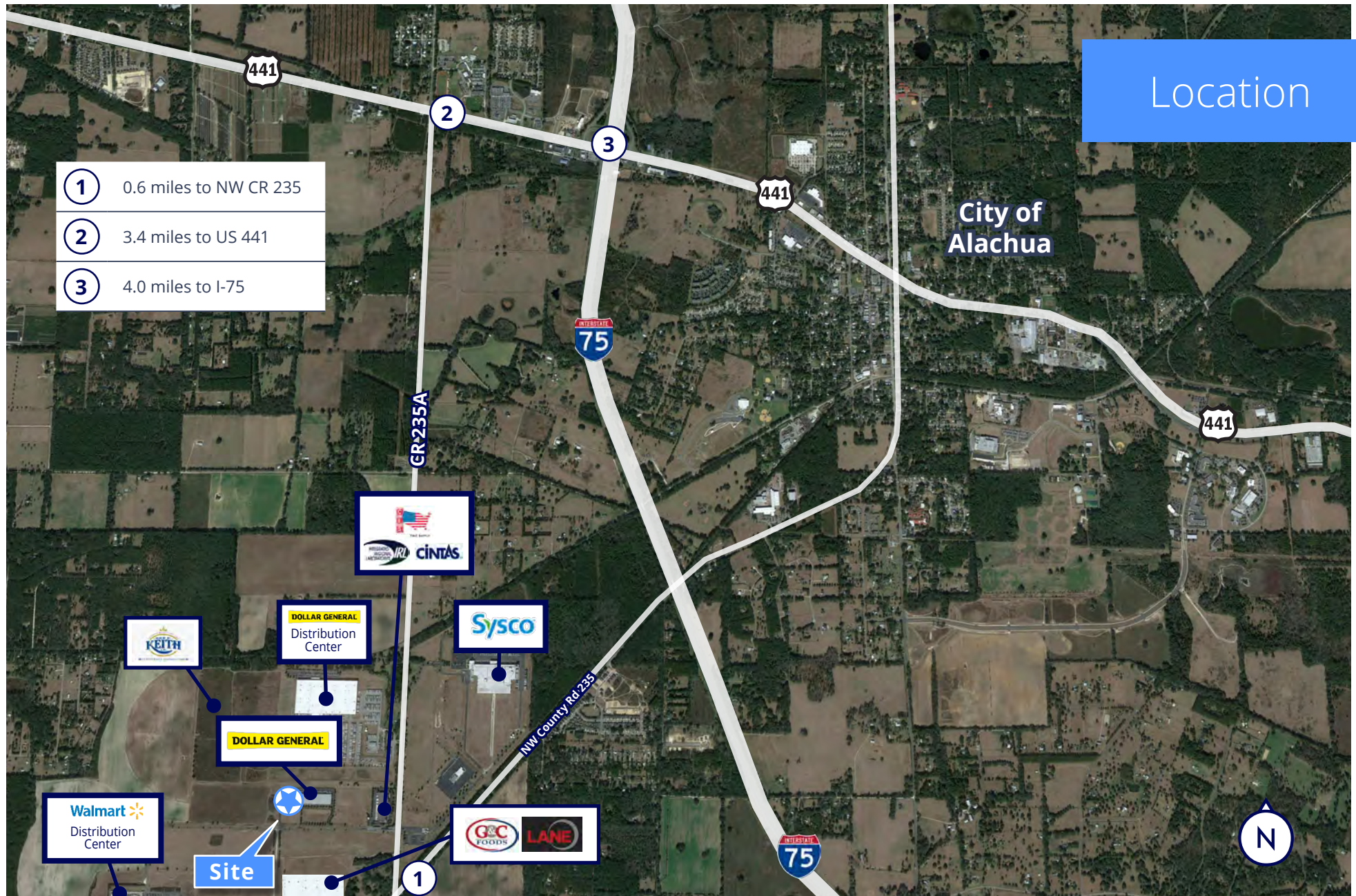


Unemployment rate

Location



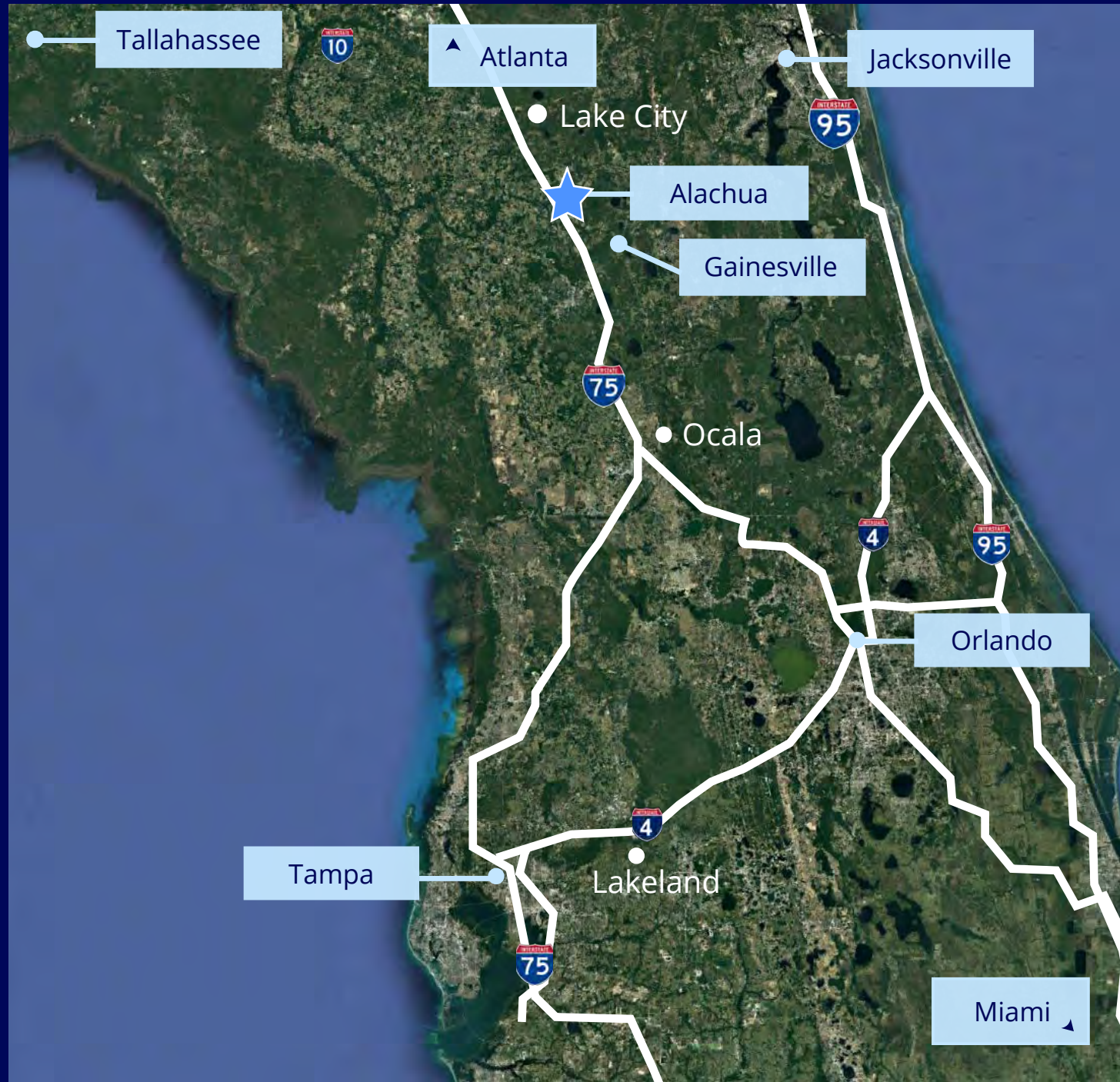
Location

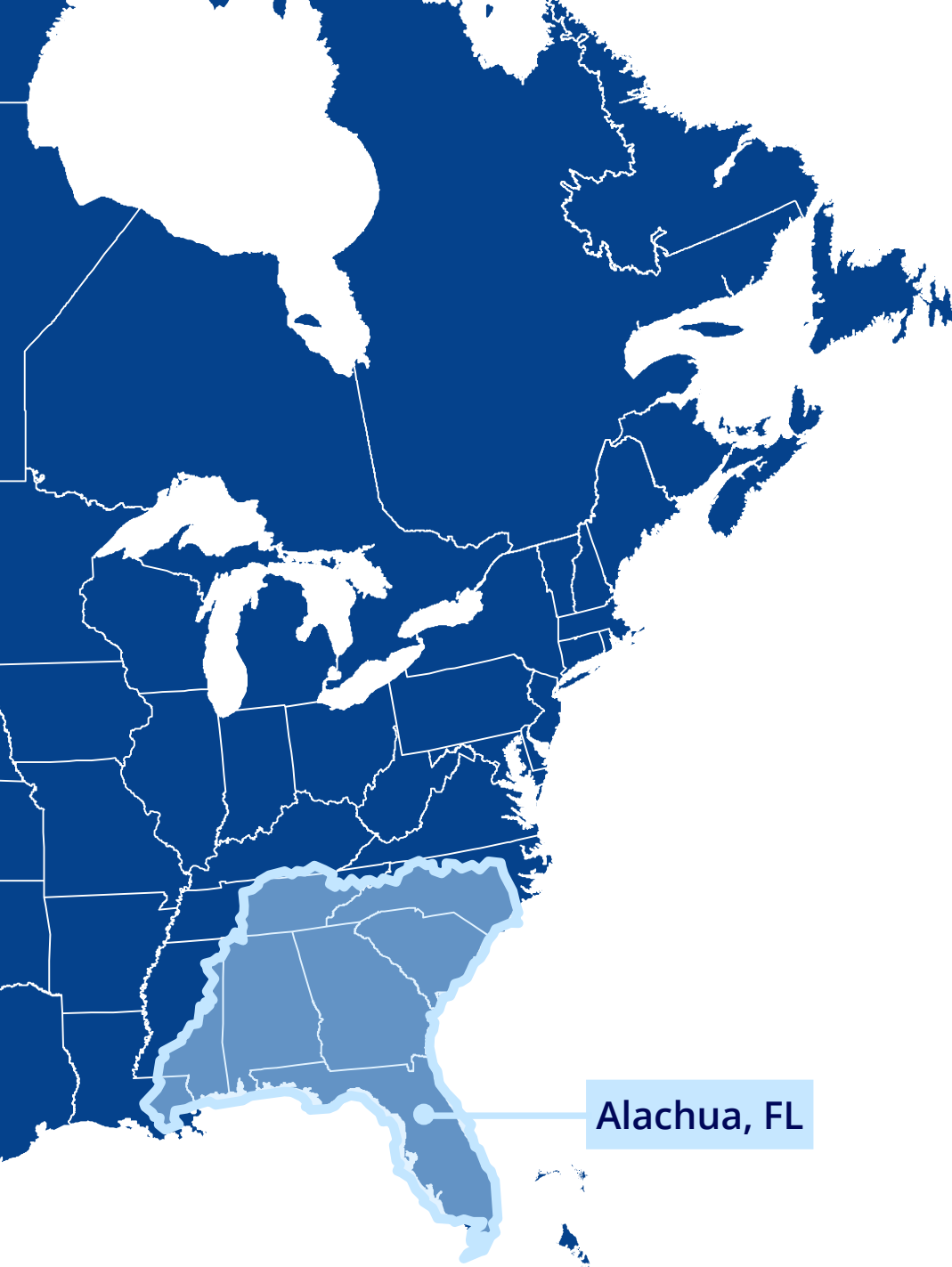




Drive Times in Florida

- **Gainesville, FL**
19 miles, 31 mins
- **Interchange for I-75/I-10**
50.3 miles, 47 mins
- **Jacksonville, FL**
77 miles, 1 hr 28 mins
- **Tallahassee, FL**
137 miles, 2 hrs 7 mins
- **Tampa, FL**
147 miles, 2 hrs 9 mins
- **Atlanta, GA**
318 miles, 4 hrs 44 mins
- **Miami, FL**
353 miles, 5 hrs 14 mins





Within 8 Hour Drive Time

Florida

- Jacksonville
- Orlando
- Tampa
- Tallahassee
- Pensacola
- Fort Lauderdale
- Miami

Georgia

- Savannah
- Atlanta
- Athens
- Columbus

Alabama

- Birmingham
- Mobile
- Huntsville

Louisiana

- New Orleans

Mississippi

- Hattiesburg
- Biloxi

South Carolina

- Charleston
- Greenville
- Columbia

North Carolina

- Charlotte
- Wilmington
- Fayetteville

Tennessee

- Chattanooga
- Knoxville

Alachua, FL



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