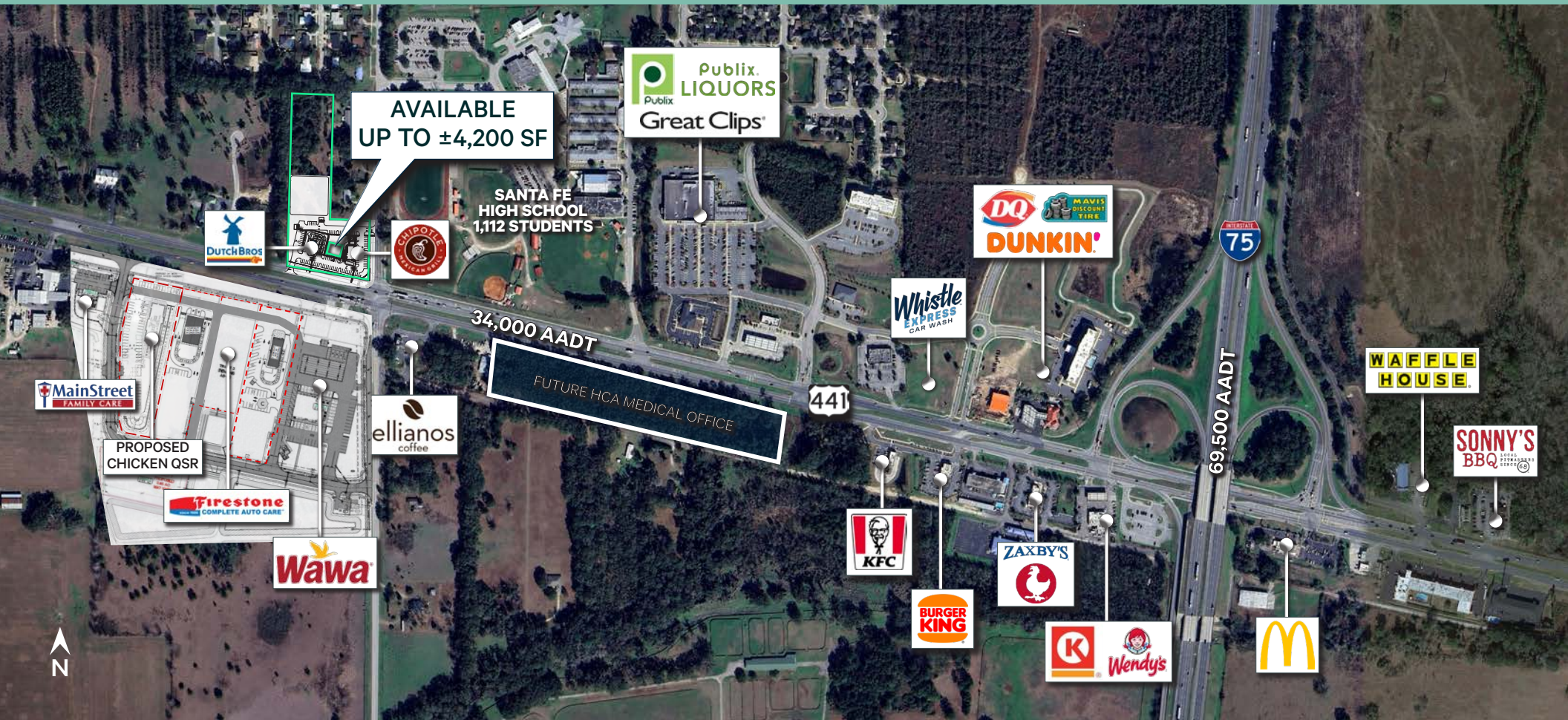


New Retail Development

Up to ±4,200 SF Available

NWC of US Hwy 441 & 173rd St
Alachua, FL 32615
www.cbre.com/orlando

Join new Chipotle Mexican Grill and Dutch Bros Coffee



Property Highlights

- + Available for lease:
 - Up to ±4,200 SF
- + Join Chipotle Mexican Grill and Dutch Bros Coffee
- + Ideal for QSR, medical, financial institutions, casual dining restaurants, daycare
- + Strong grocer sales with in the trade area
- + 1 block west from the Publix Super Market at Alachua Market Place, the 2nd most visited Publix in Alachua County with over 1.26 million visits a year
- + Situated at the signalized hard corner of US Hwy 441 and 173rd St
- + Located 0.77 miles west of Interstate 75 (69,500 AADT)
- + Excellent visibility along US Hwy 441 (34,000 AADT)
- + Across from Santa Fe High School with over 1,112 students

Join Nearby Retailers:



New Retail Development | Up to $\pm 4,200$ SF Available
NEC of US Hwy 441 & 173rd St | Alachua, FL 32615

For Lease

Site Plan | Conceptual



New Retail Development | Up to $\pm 4,200$ SF Available
NEC of US Hwy 441 & 173rd St | Alachua, FL 32615

For Lease

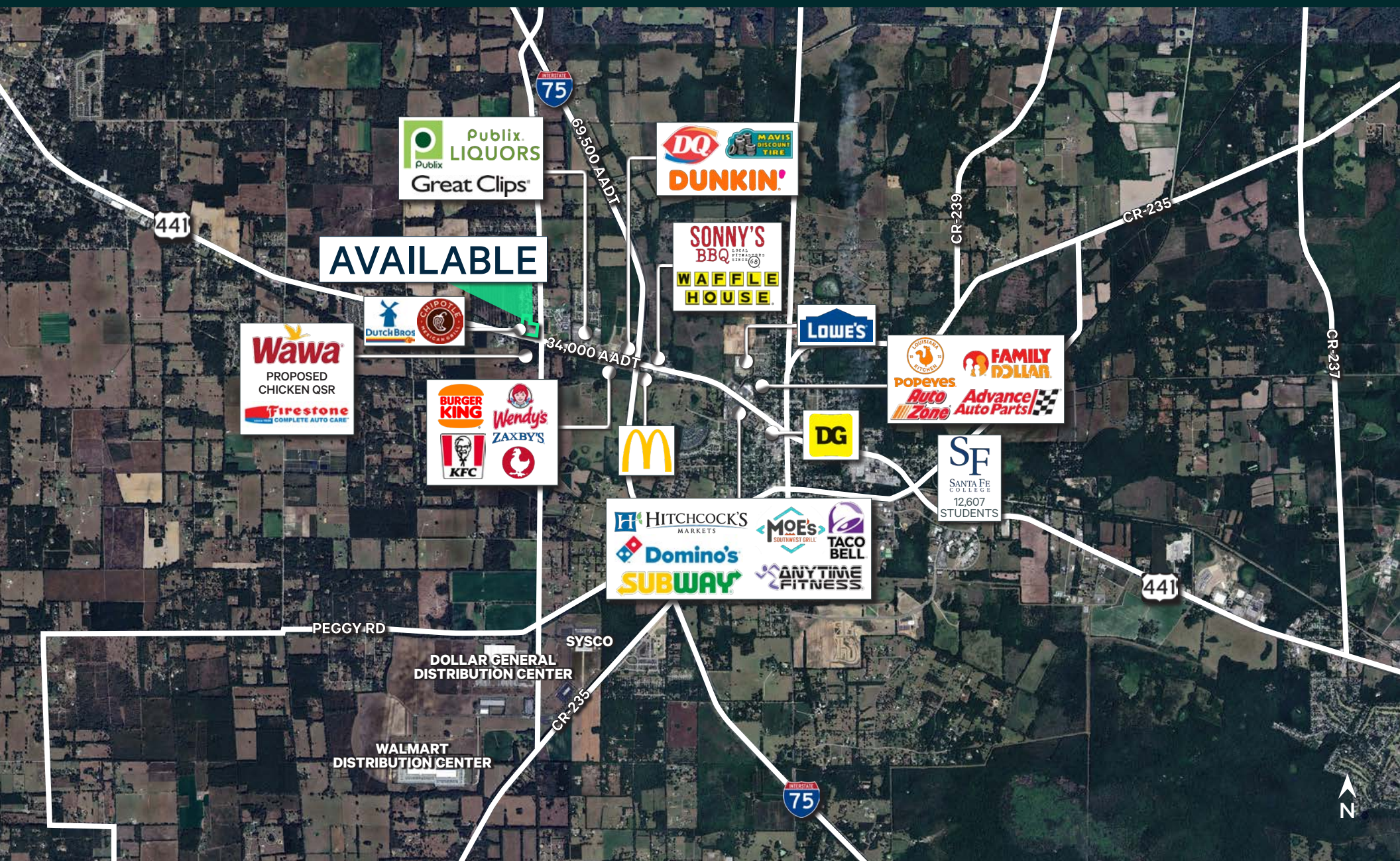
Aerial | Micro



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For Lease

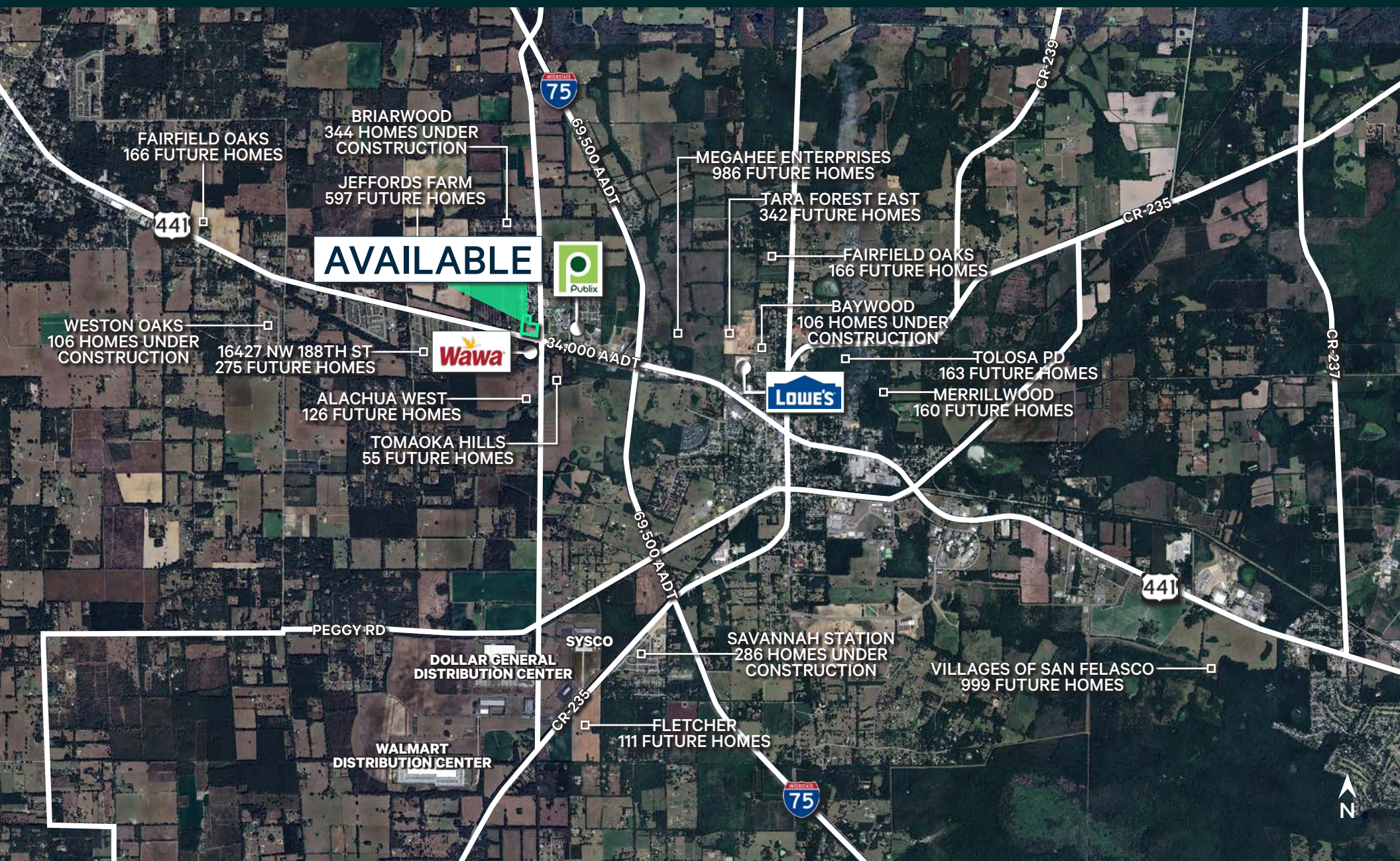
Aerial | Trade Area



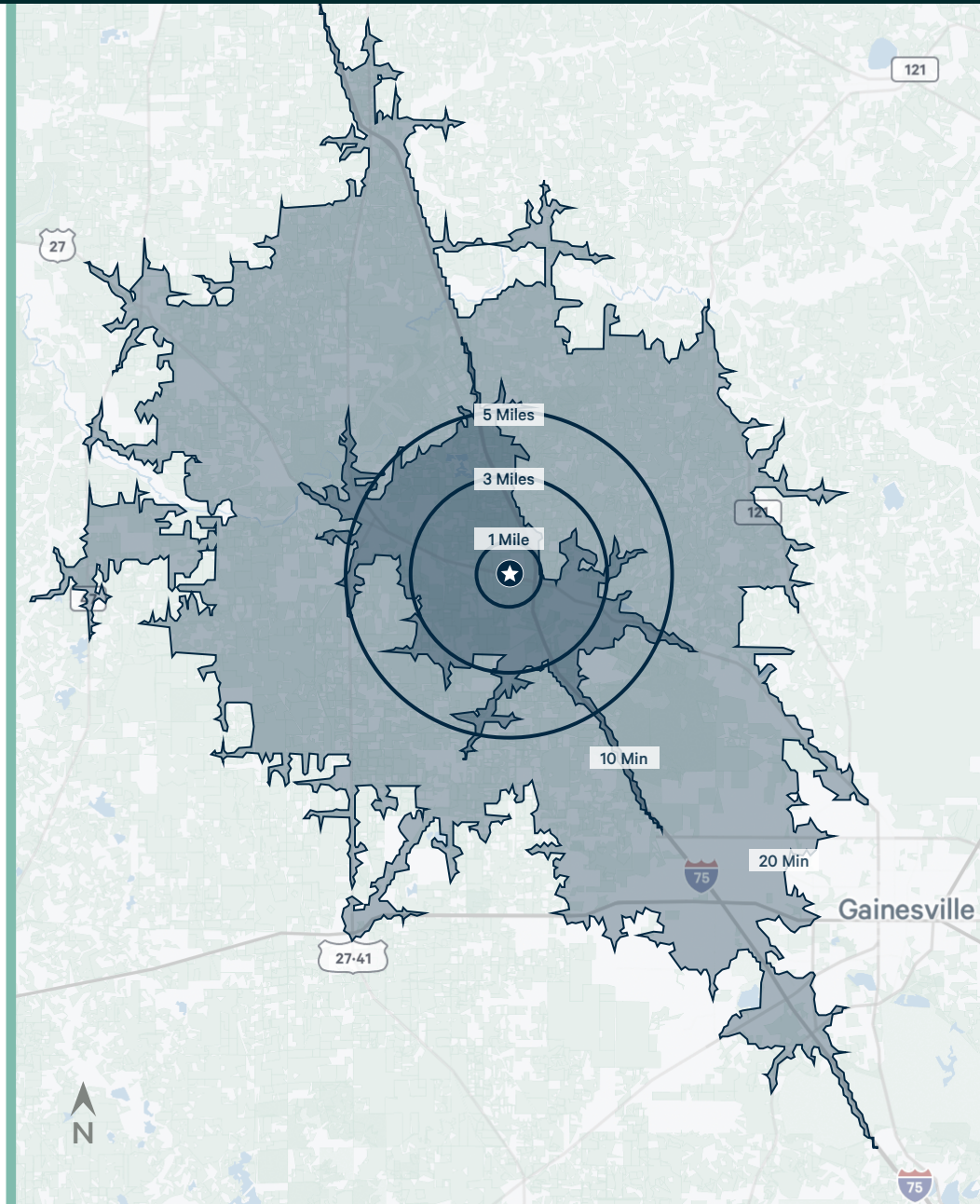
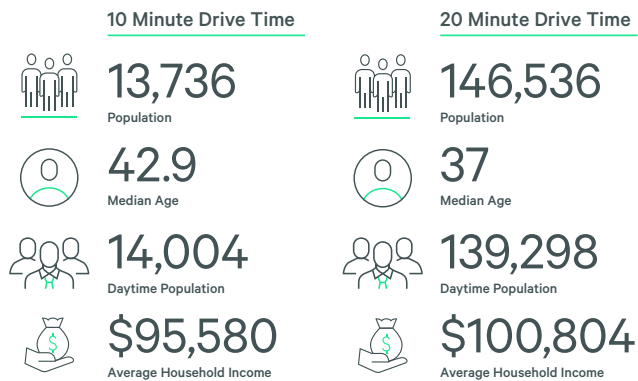
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NEC of US Hwy 441 & 173rd St | Alachua, FL 32615

For Lease

Aerial | Housing Growth



2023 Estimated Demographics





For more
information
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