

18573 NW 246TH ST, High Springs, FL 32643

AUTOSHOP FOR SALE OR LEASE



RATE: \$2,500 per month

TRAFFIC COUNT: 11,000 AADT

0.34 Acres



LISTING AGENTS



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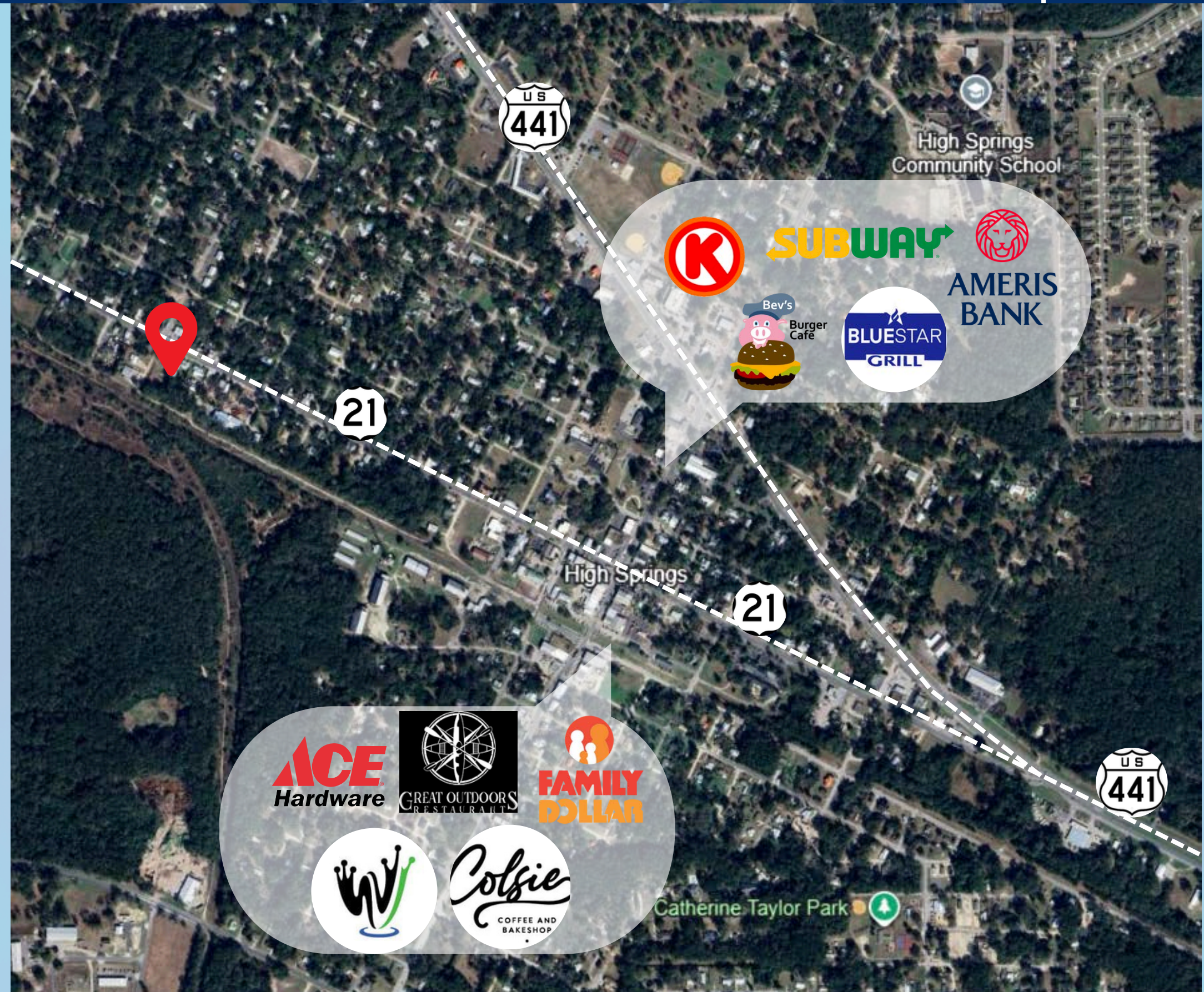
PROPERTY HIGHLIGHTS

Situated in the heart of Downtown High Springs, this expansive auto shop features two warehouses and ample parking space. Built for automotive use, the property is equipped with all the necessary infrastructure to support a thriving business. With high ceilings and spacious interiors, both warehouses offer flexibility for various operations, including repairs, maintenance, and storage. This space also boasts a built-out "spray room" in the warehouse structures. The strategic location ensures easy access to major roads, enhancing visibility and convenience for customers. The site spans 0.34 acres, providing plenty of room for vehicles and equipment. The surrounding area boasts a steady flow of 11,000 vehicles per day, making it an ideal spot to attract new clientele. Whether you're looking to lease or purchase, this property offers a unique opportunity to establish or expand your automotive business in a bustling community. For more information or to schedule a viewing, please contact one of our listing agents.



AERIAL HIGHLIGHTS

Located off of US-27, proximal and walkable to all of Downtown High Springs



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PROPERTY SUMMARY

Located off of US-27, this property is within walking distance to all of Downtown eateries and events



Income
Median Household Income
\$69,871



Housing
Total Housing Units
5,336



Families & Living Arrangements
Total Households
4,011



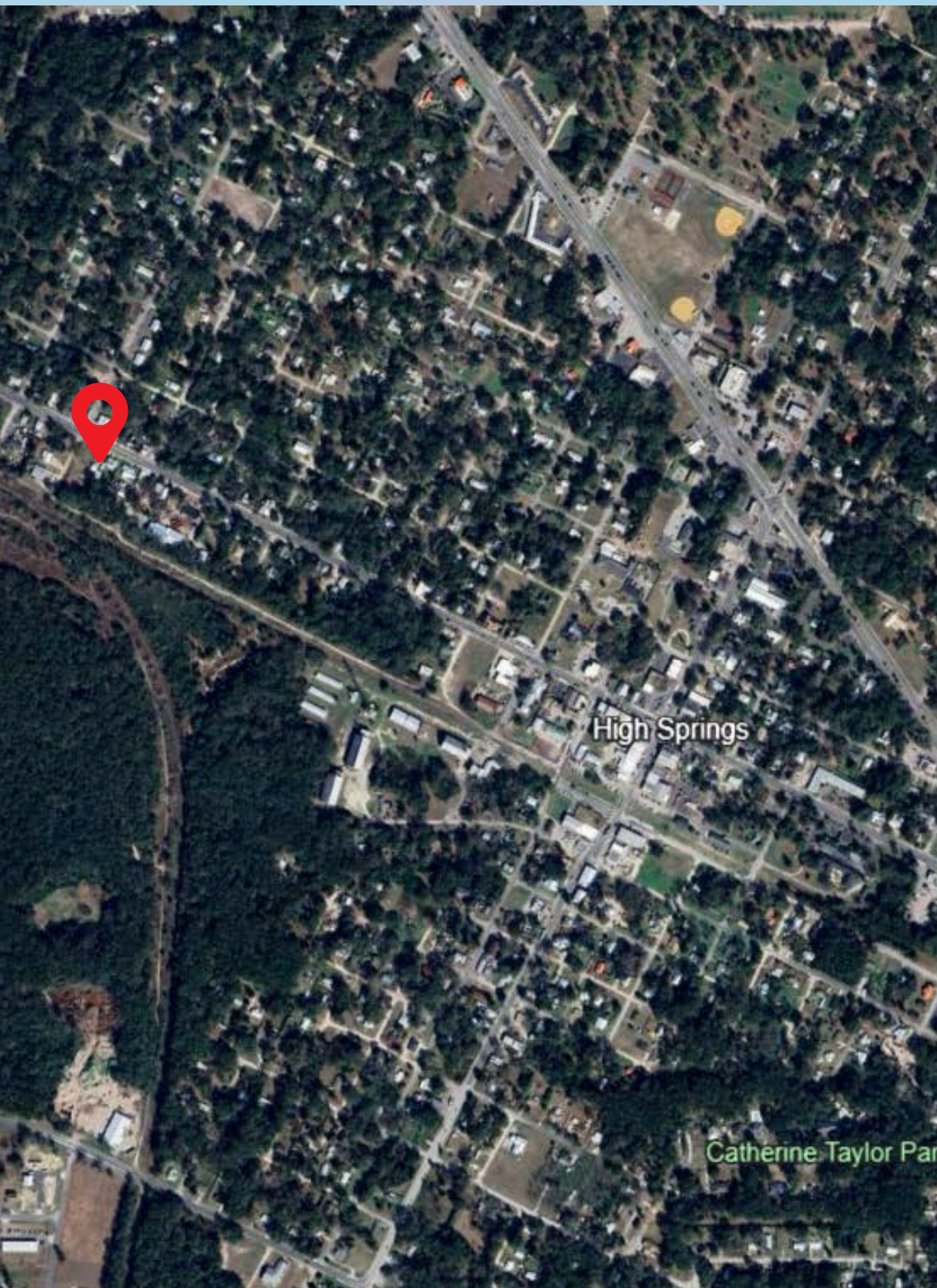
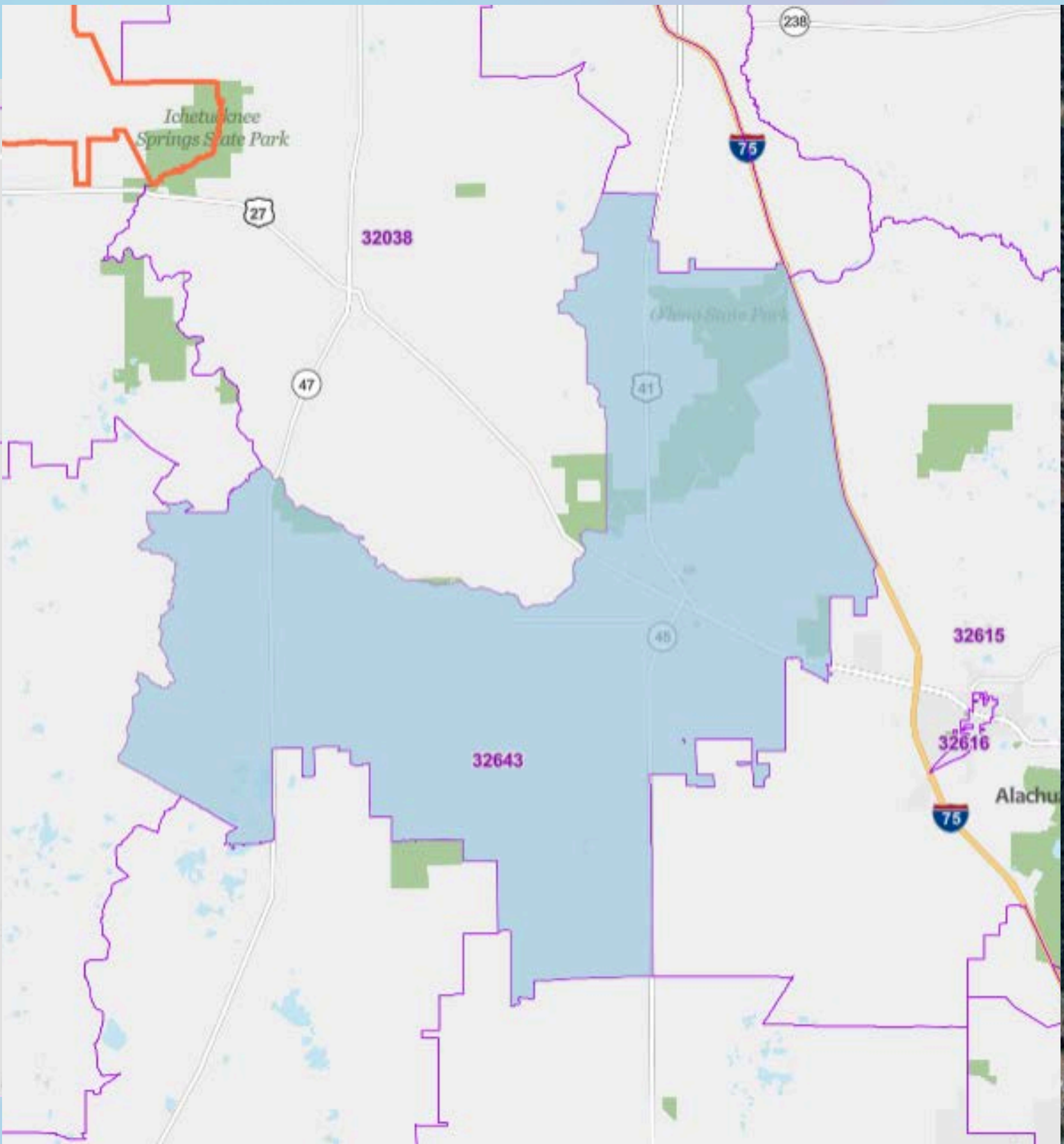
Populations and People
Total Population
12,549



Median Age
Populations & People
38.5



Business and Economy
Total Employer Establishments
256



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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GAINESVILLE OVERVIEW



DOWNTOWN HIGH SPRINGS

With its rich history, vibrant arts scene, and numerous outdoor recreational opportunities, High Springs has become a sought-after destination for families and professionals alike. The town is known for its friendly atmosphere, unique antique shops, and local eateries that provide a taste of Southern hospitality. The nearby natural springs and parks, such as the famous Ginnie Springs and Ichetucknee Springs State Park, offer residents and visitors alike a chance to explore the stunning natural beauty of North Central Florida.

High Springs is also home to a strong sense of community, with numerous festivals and events throughout the year that bring people together to celebrate local culture and traditions. The area's schools are highly rated, making it an appealing choice for families seeking quality education for their children. With its strategic location and growing infrastructure, High Springs is poised for continued growth, offering a promising future for both residents and businesses.

CITY OF ALACHUA

Alachua stands out with its blend of modern amenities and natural beauty. The local economy is bolstered by a variety of industries, including agriculture, technology, and education, providing strong job opportunities for the community. Residents and visitors alike enjoy the area's parks and recreational facilities, which offer activities such as hiking, biking, and fishing. The downtown area features charming shops, cafes, and restaurants, creating a warm, small-town atmosphere where locals gather. Throughout the year, community events and festivals promote a sense of belonging and connection among residents. As Alachua evolves, it remains dedicated to maintaining the quality of life that residents cherish, ensuring it continues to be a vibrant and welcoming community for future generations.

