

GROCERY ANCHORED - OFFICE/RETAIL/INDUSTRIAL FLEX

15560 NW Us Highway 441 Suite 200 | Alachua, FL 32615



FOR
LEASE

FOR MORE INFORMATION:



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Eric Ligman
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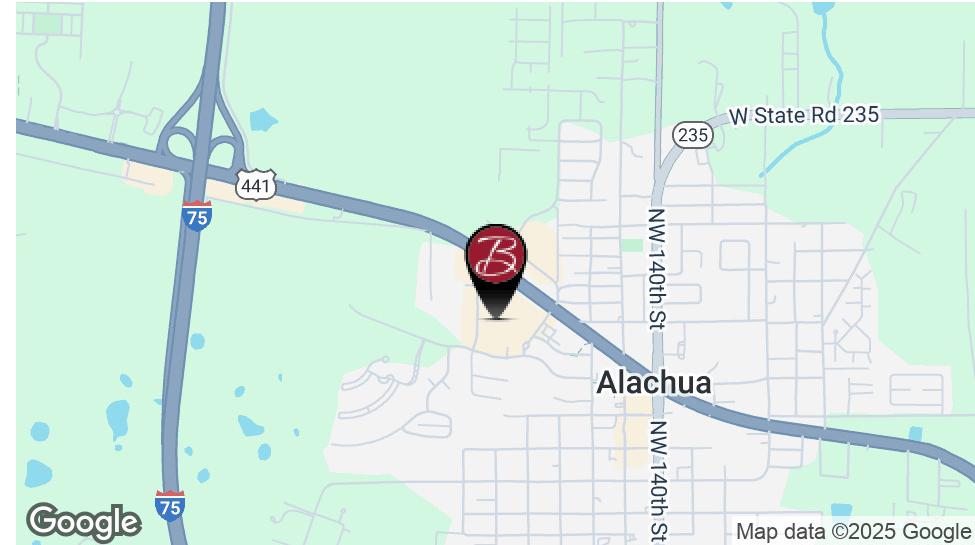


BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

GROCERY ANCHORED - OFFICE/RETAIL/INDUSTRIAL FLEX

EXECUTIVE SUMMARY

15560 NW Us Highway 441 Suite 200 | Alachua, FL 32615



OFFERING SUMMARY

Lease Rate:	Undisclosed
Available SF:	8,000 SF
Lot Size:	47,313 SF
Number of Units:	1
Zoning:	CI

PROPERTY OVERVIEW

Versatile 8,000 SF commercial property in Alachua, FL, currently built out as Office/Flex space with potential for retail use or warehouse expansion. The interior layout includes a welcoming reception and waiting area, seven private offices, a heated and cooled storage room, kitchenette, IT room, two restrooms with a water fountain, and a conference room. The warehouse portion offers approximately 1,400 SF with 19' ceilings, two 10' x 10' bay doors, and easy access for loading and operations. Located in a prime spot attached to a grocery-anchored center with excellent visibility and direct access from Highway 441, surrounded by other established retailers.

PROPERTY HIGHLIGHTS

- 26,500 AADT HWY 441
- Grocery-Anchored Strip Center
- Generous parking

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ADDITIONAL PHOTOS

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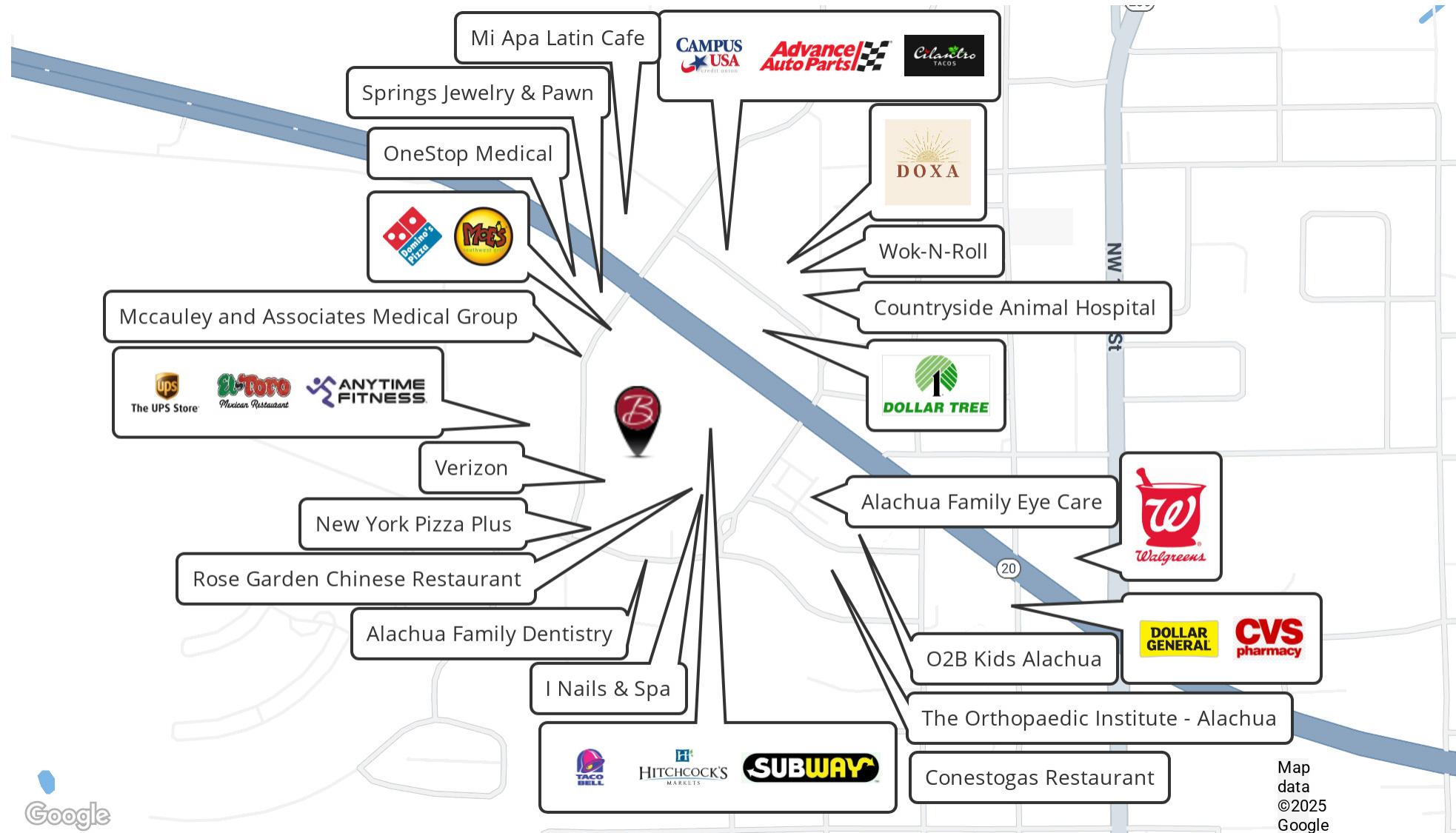


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RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

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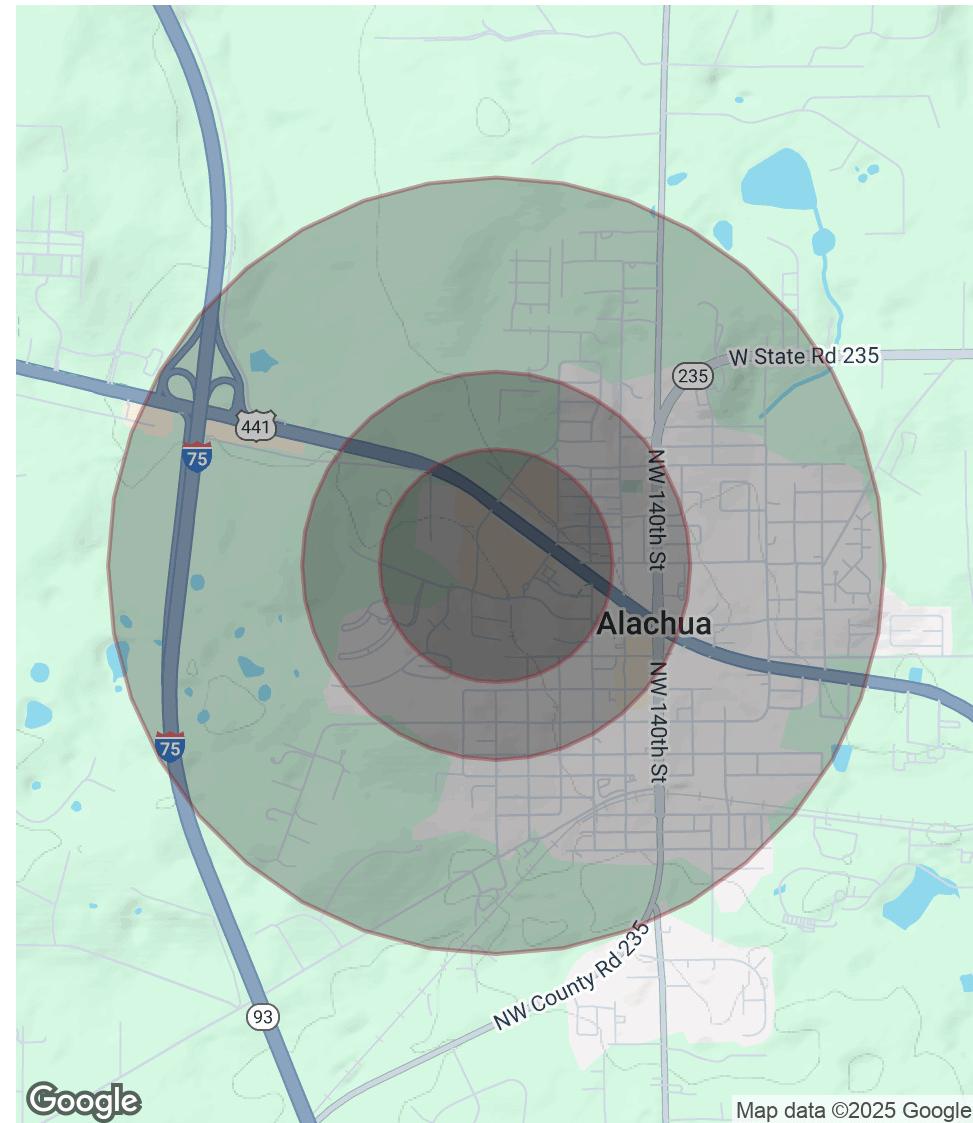
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	200	1,134	3,463
Average Age	40	40	41
Average Age (Male)	39	39	39
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	82	453	1,385
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$91,419	\$90,861	\$86,489
Average House Value	\$411,749	\$434,764	\$383,849

Demographics data derived from AlphaMap



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SAGE ALFONSO

Commercial Associate

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FL #SL3476286

PROFESSIONAL BACKGROUND

Based in North Central Florida, Sage Alfonso is a commercial real estate agent specializing in sales and leasing across multiple asset classes. He represents buyers, sellers, tenants, and landlords with a strong commitment to both the transaction and clients needs.

He is familiar with a wide range of sales and leasing including small business sales, NNN leasing, net lease sales, and many niches such as hotel sales, daycare facilities, small bay industrial, self storage, medical office, tower sales, RV parks, multifamily, retail, solar fields, medical marijuana facilities/licensing and development projects.

Drawing on a wide range of real estate experience, Sage Alfonso brings the insight and creativity needed to unlock value in every deal.

MEMBERSHIPS

CCIM Candidate

ICSC

GACAR- Gainesville Alachua County Association of Realtors

National Association of Realtors (NAR)

Bosshardt Realty Services
5542 NW 43rd Street
Gainesville, FL 32653
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ERIC LIGMAN

Director

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PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

MEMBERSHIPS

ICSC
LoopNet
CoStar
Gainesville Chamber Commerce
GACAR- Gainesville Alachua County Association of Realtors
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