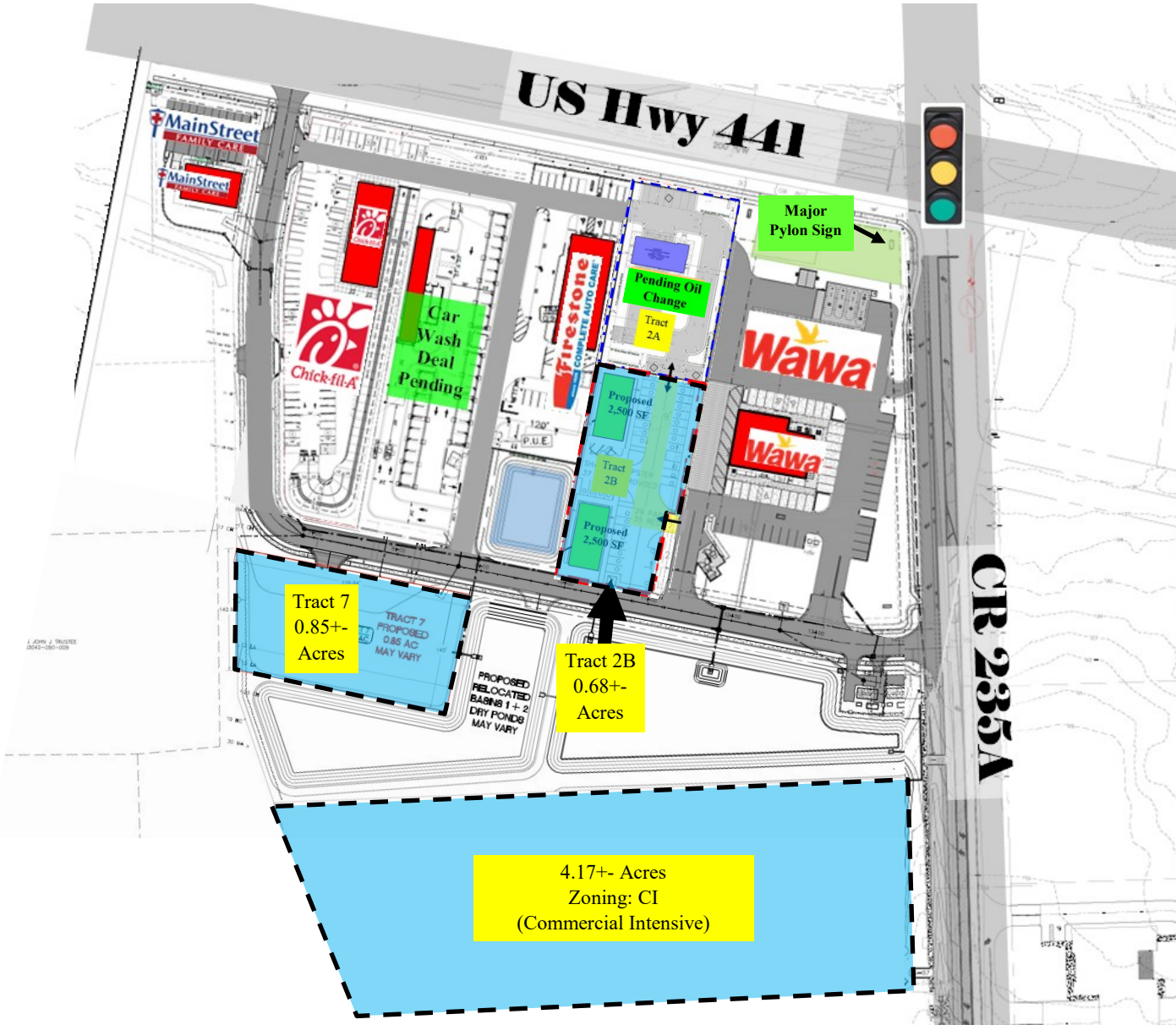


Santa Fe Crossings – Tract 2B, 7 and 4.17 acres.

I75 & Hwy441 Node-SWC of US Hwy 441 & CR 235A, Alachua, FL



Info: David Marks (407) 694-7040

Marketplace Advisors, Inc.

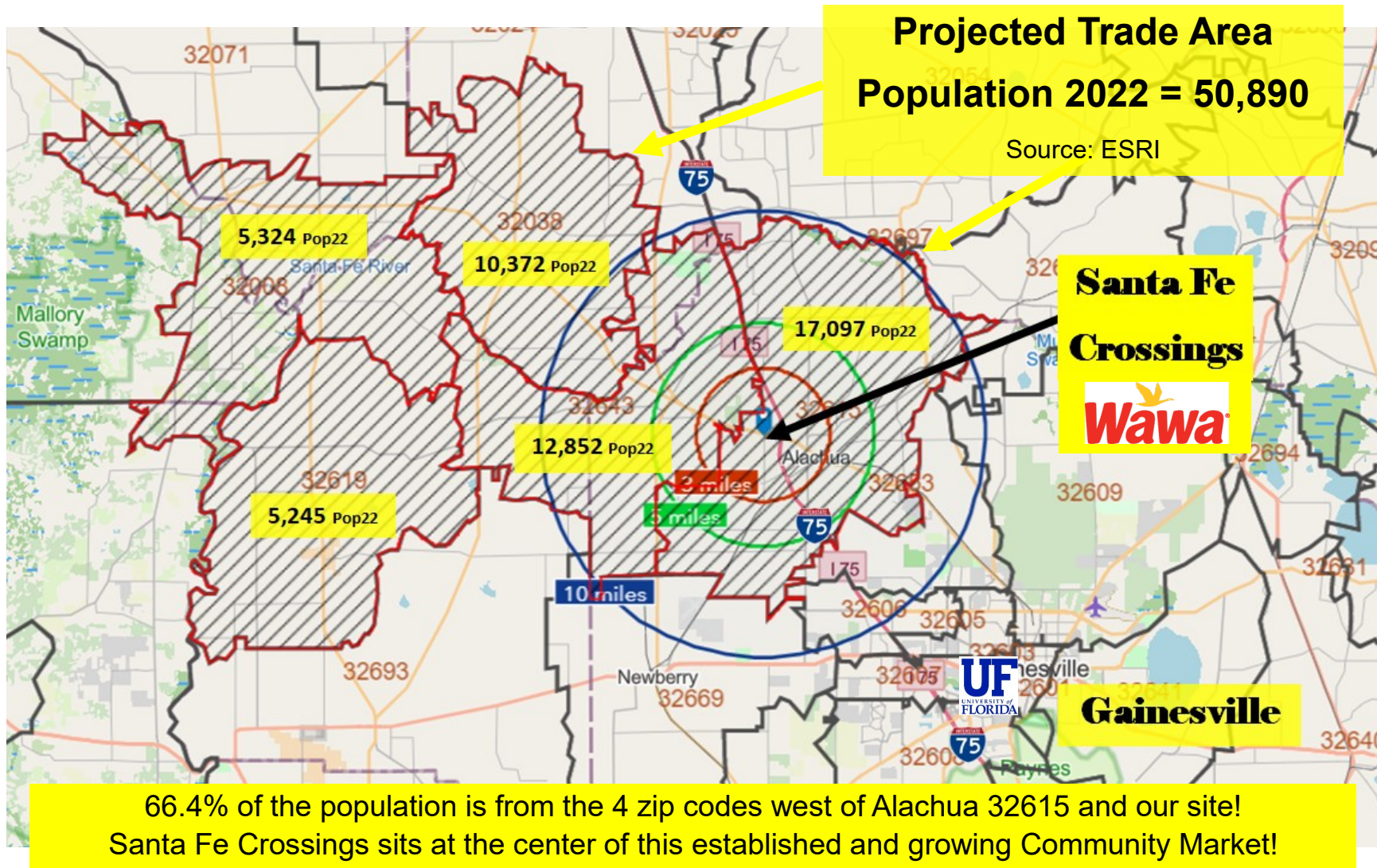
861 W Morse Blvd, Suite 250, Winter Park, FL 32789

Lic. Real Estate Broker, dmarks@cfl.rr.com

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Santa Fe Crossings – Projected Trade Area

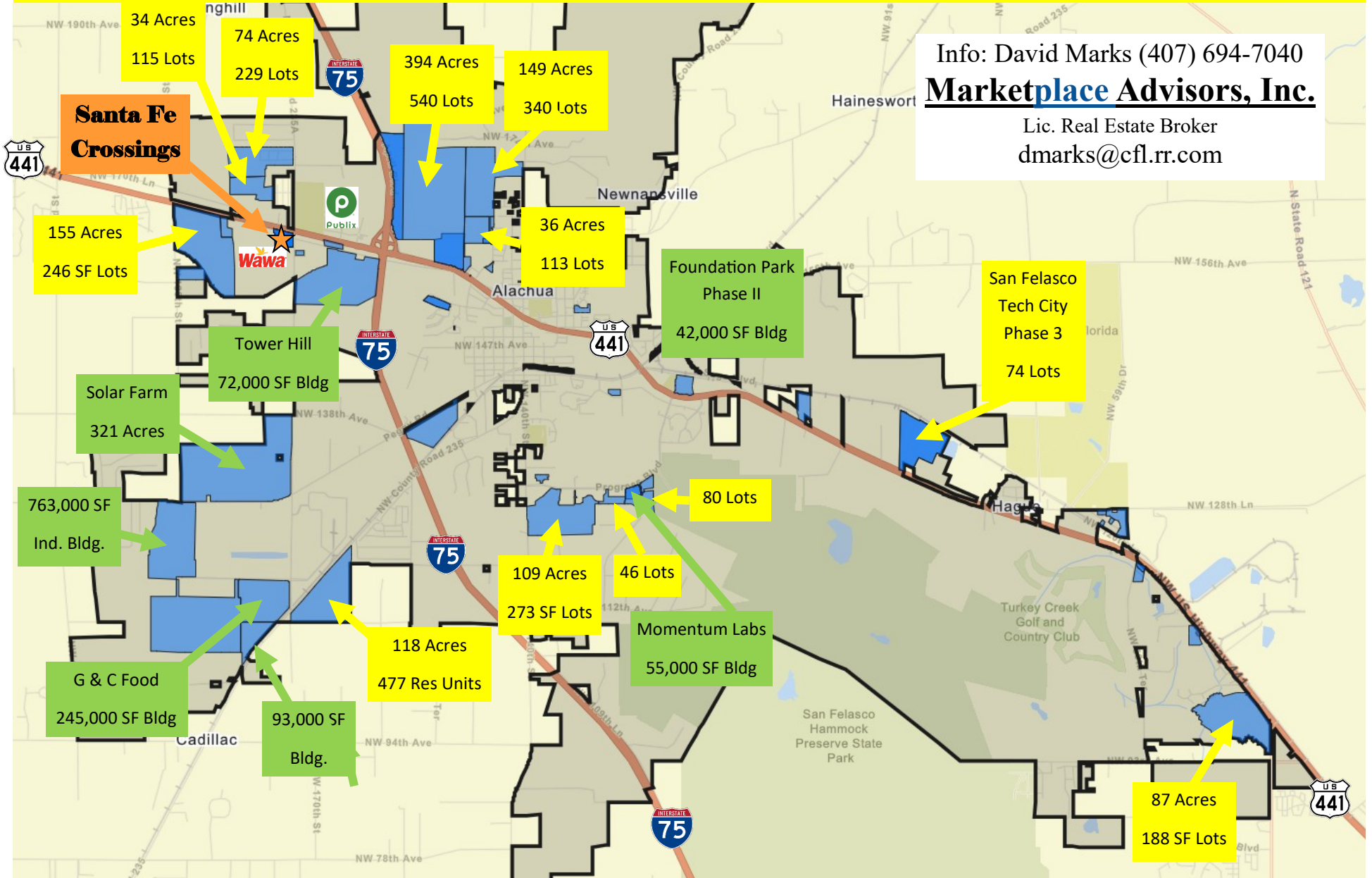
SWC of US Hwy 441 & CR 235A, Alachua, FL



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Select recently approved and proposed new development projects within the City of Alachua.

(Source: City's web site 7/16/24)



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Select Alachua Locations - Visits last 12 months.

Wawa @ Santa Fe Crossings will be a major activity center in itself!

Alachua FL Store	Visits Last 12 Months	Median Florida Store Visits	Alachua Store/ Median FL Store
Publix	1,340,000	947,117	141.5%
Wawa (our site)	990,600	975,005	101.6%
McDonald's	748,500	523,802	142.9%
Lowe's	563,100	653,438	86.2%
Raceway	419,000	209,751	199.8%
Zaxby's	330,700	237,482	139.3%
Ellianos Coffee	275,200	174,974	157.3%
Taco Bell	211,300	204,358	103.4%
Dollar General	210,900	148,298	142.2%
Sonny's BBQ	205,500	185,138	111.0%
Burger King	162,000	166,403	97.4%
Popeye's	115,400	116,132	99.4%
KFC	98,300	103,914	94.6%
Waffle House	84,300	101,795	82.8%
Moe's Southwest Grill	80,400	70,515	114.0%

Source: Placer.Ai 3/30/26

Publix, McDonald's, Raceway, Zaxby's, Elliano's and Dollar General have Alachua stores that perform significantly better than their median store in Florida!

Santa Fe Crossings – Market Profile

SWC of US Hwy 441 & CR 235A, Alachua, FL

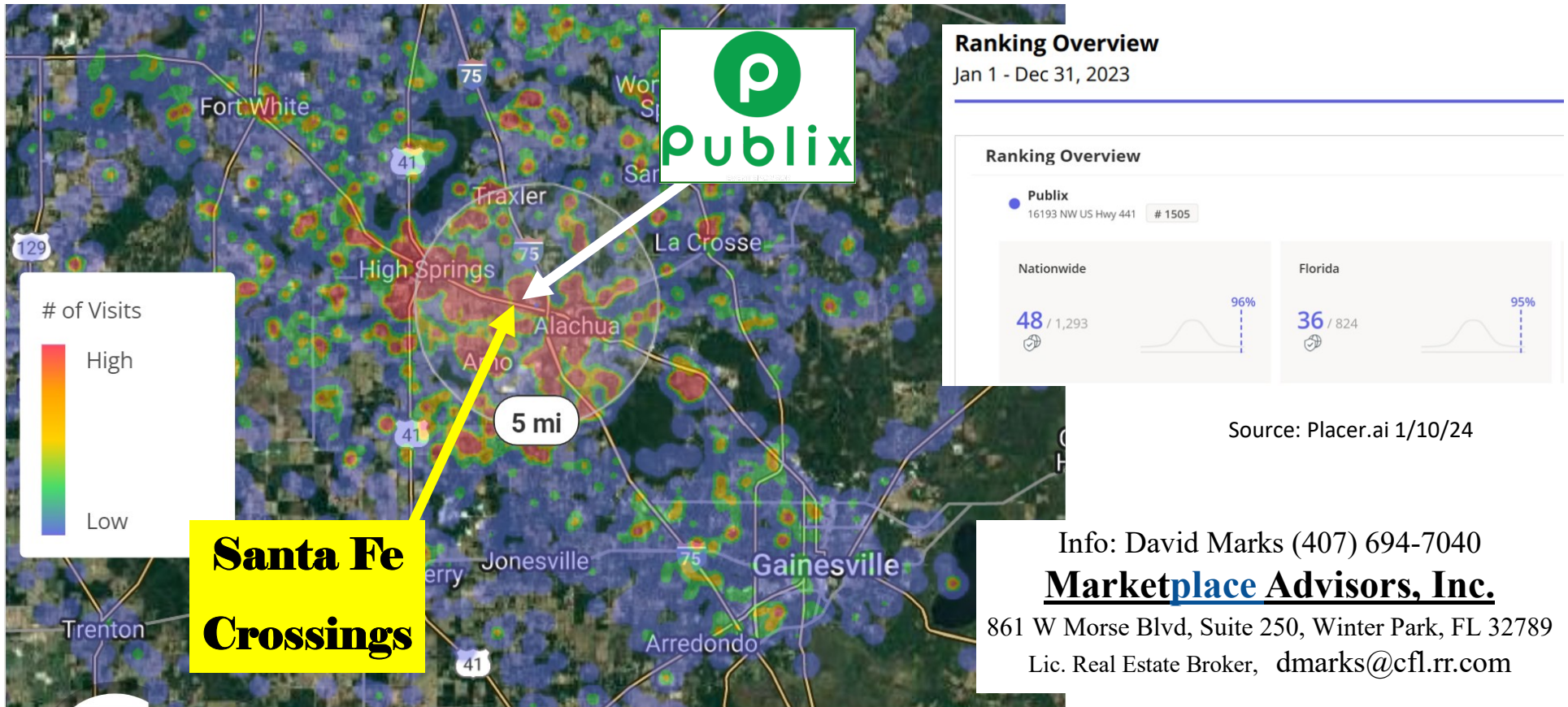
Market Profile - Santa Fe Crossings Projected Trade Area, Alachua, FL									
	Projected Trade Area Total	Eastern Zip Codes		Western Four Zip Codes				Western 4 Zip Codes	Western 4 Zips/ Total
		32615 Alachua	Alachua/ Total	32643 High Springs	32038 Fort White	32008 Branford	32619 Bell		
Population Summary									
2022 Total Population	50,890	17,097	33.6%	12,852	10,372	5,324	5,245	33,793	66.4%
2022 Total Daytime Workers	13,583	7,379	54.3%	2,811	944	1,421	1,028	6,204	45.7%
2022 Households	20,339	6,849	33.7%	5,000	4,118	2,280	2,092	13,490	66.3%
2022 Average Household Size	2.49	2.49		2.57	2.52	2.34	2.41		
2022 Median Household Income	\$59,622	\$74,893		\$69,823	\$47,367	\$48,811	\$45,283		
2022 Median Age	45.5	43.9		45.0	47.8	46.3	46.1		
2022 Average Household Income	\$82,051	\$99,968		\$88,448	\$68,689	\$57,445	\$61,235		
2022 Housing Affordability									
Housing Affordability Index	131.00	131.00		131.00	138.00	218.00	138.00		
Percent of Income for Mortgage	19.80	19.50		19.80	19.00	12.00	18.40		
2022 Consumer Spending									
Food at Home: Total \$	\$103,267,148	\$40,090,710	38.8%	\$26,341,661	\$18,511,470	\$8,858,704	\$8,328,426	\$62,040,261	60.1%
Food Away from Home: Total \$	\$68,259,174	\$27,396,770	40.1%	\$17,845,218	\$11,828,348	\$5,540,849	\$5,354,411	\$40,568,826	59.4%
Health Care: Total \$	\$126,118,827	\$48,335,114	38.3%	\$32,253,191	\$22,710,680	\$10,922,472	\$10,296,487	\$76,182,830	60.4%
Vehicle Maintenance & Repairs: Total \$	\$21,852,615	\$8,423,130	38.5%	\$5,548,807	\$3,935,134	\$1,904,761	\$1,769,019	\$13,157,721	60.2%

Data Source: Esri, 1/21/23

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Publix Supermarket's - Trade Area

Capturing Demand from over a 15-mile radius!



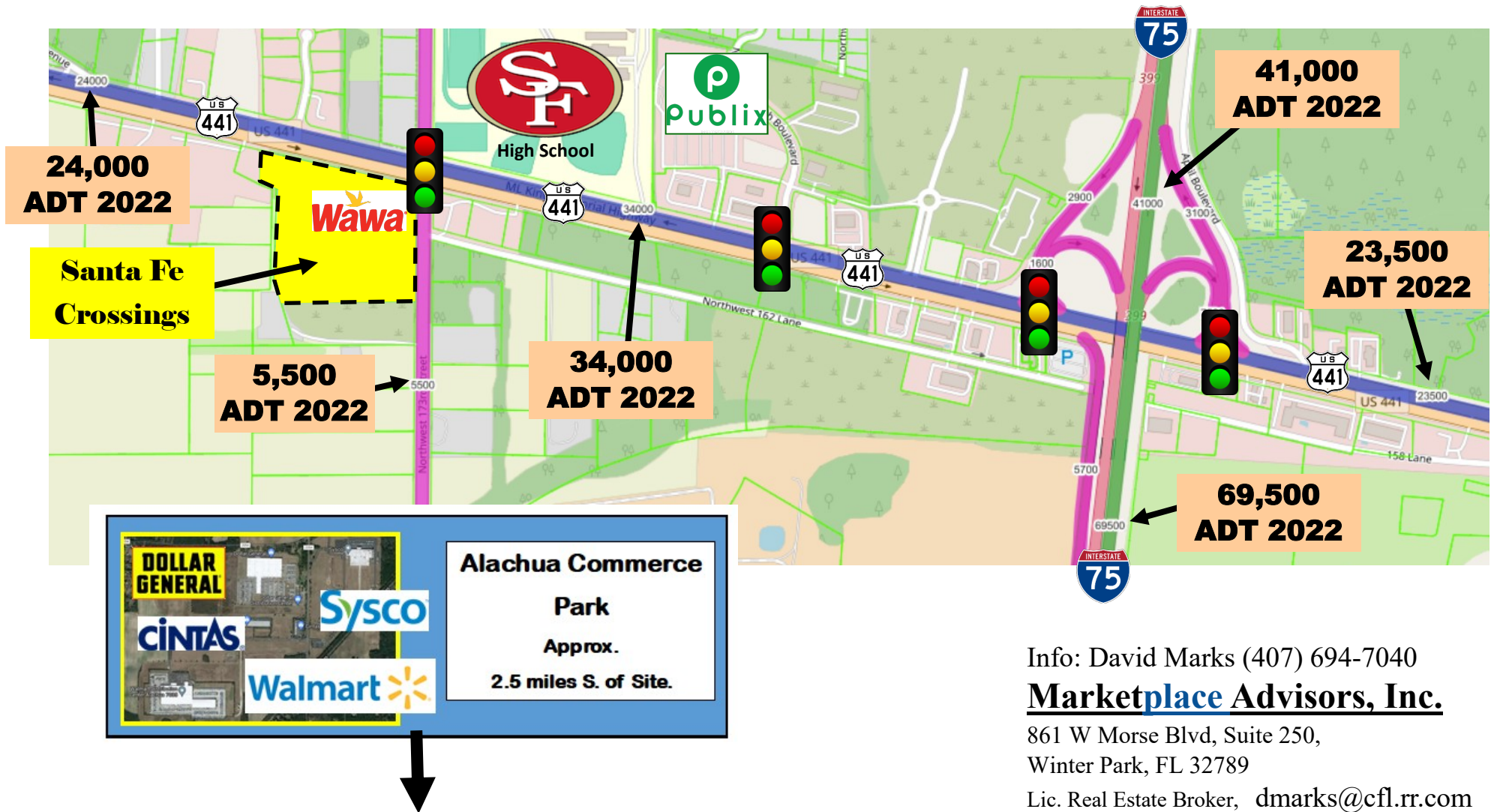
Publix / 16193 NW US Hwy 441, Alachua, FL, United States | Based on Home Location, by Visits | Min. Visits: 1 | Jan 1st 2023 to Dec 31st 2023 | Home

The Publix in Alachua is a Top performer for Publix Nationwide and in Florida!

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Santa Fe Crossings – Traffic Count Map (source: FDOT)

Convenience Site at Light, SWC of US Hwy 441 & CR 235A, Alachua, FL.



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