

# PRIME RETAIL SPACE IN THE HEART OF DOWNTOWN ALACHUA

14827 Main St | Alachua, FL 32615

# FOR LEASE

## FOR MORE INFORMATION:



**Makayla Richardson**  
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**Sage Alfonso**  
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**BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

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## EXECUTIVE SUMMARY

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### OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	1,936 SF
Available SF:	800 - 1,936 SF
Lot Size:	0.14 Acres
Number of Units:	1
Year Built:	2000
Zoning:	CBD
US-441 AADT:	23,500

### PROPERTY OVERVIEW

This 1,936 SF retail/commercial space is located in the heart of Downtown Alachua, directly next to an established law firm on a prominent corner. The property offers strong visibility, steady foot traffic, and excellent curb appeal. The interior features exposed brick, high-character finishes, a private office, kitchen, and two bathrooms, making it well-suited for retail, boutique, salon, café, professional services, or creative uses. A fenced, paved back patio provides additional functional space for seating, events, or storage. The building includes on-site parking in the rear, with additional free public parking available around the corner.

### PROPERTY HIGHLIGHTS

- Next to an established law firm on a visible corner
- Vintage exposed brick interior
- Fenced-in, paved back patio
- On-site parking plus free additional parking nearby
- Kitchen area included

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## INTERIOR PHOTOS

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EXTERIOR

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## RETAILER MAP

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## DEMOGRAPHICS MAP & REPORT

14827 Main St | Alachua, FL 32615

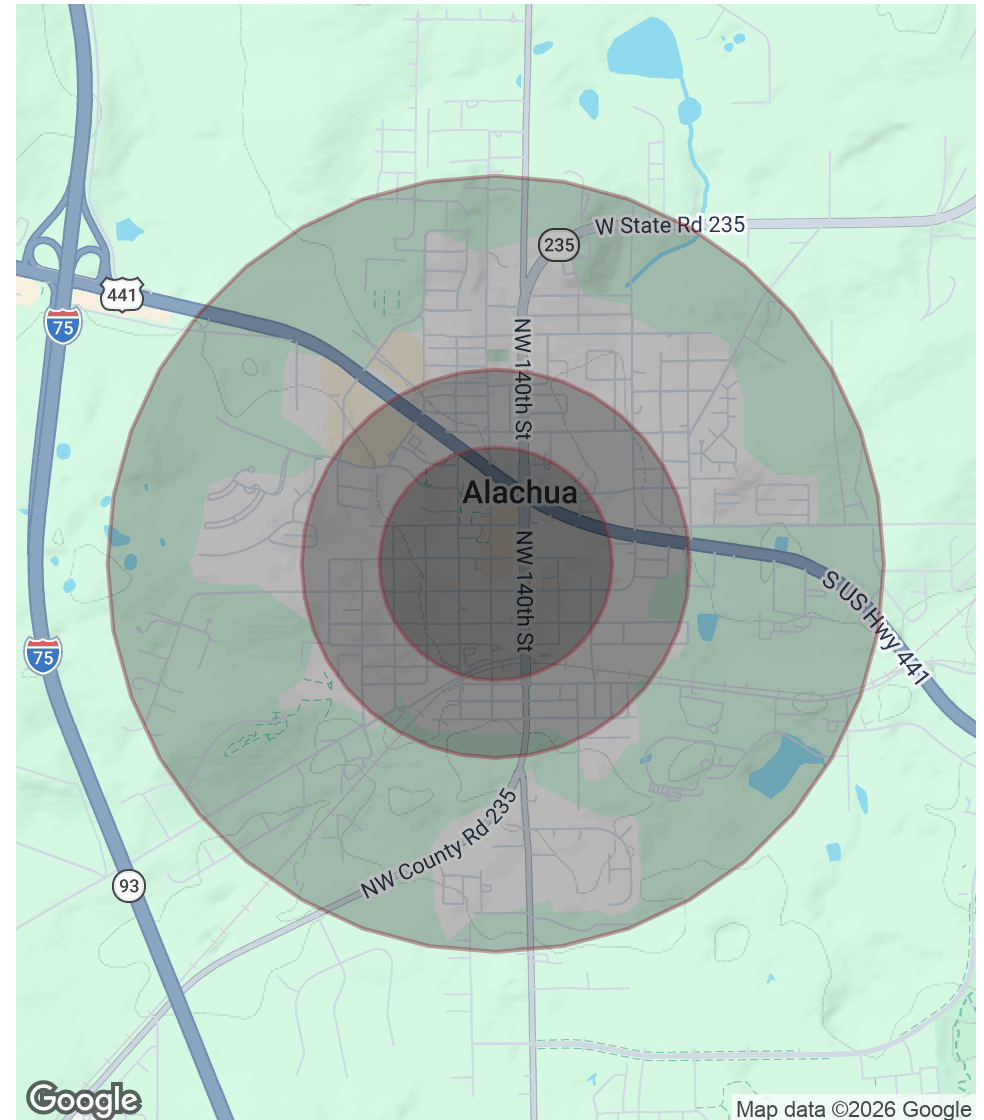
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	469	1,617	3,659
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	194	646	1,456
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$95,783	\$90,702	\$86,386
Average House Value	\$394,020	\$397,630	\$373,212

Demographics data derived from AlphaMap



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## MAKAYLA RICHARDSON

Commercial Associate

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Direct: **352.256.7532**

FL #SL3598503

## PROFESSIONAL BACKGROUND

As a Commercial Associate with Bosshardt Realty, Makayla Richardson takes a multi-faceted and forward-thinking approach to commercial real estate. With two years of experience, she brings a fresh perspective to a seasoned industry, combining market insight with creativity and strategy.

Makayla specializes in acquisitions, focusing on industrial and retail properties across North Florida. Her goal is to help business owners, landlords, and developers maximize profitability through informed deal structures and a deep understanding of market trends.

An entrepreneur at heart, Makayla also runs [GainesvilleCommercial.com](http://GainesvilleCommercial.com), where she interviews local business owners and developers, gaining unique insights into the region's growth and innovation. Passionate about learning and leveraging new technology, she's dedicated to delivering value and helping clients achieve lasting success.

## EDUCATION

Associate's Degree in Economics, Santa Fe College

## MEMBERSHIPS

GACAR - Realtor Association

### Bosshardt Realty Services

5542 NW 43rd Street  
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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)

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