



Land for Sale

0.47± AC | Sale Price: \$750,000
Ground Lease: \$40,000/Yr NNN
3.5± AC | Sale Price: \$3,500,000

SW 37th Blvd. | Gainesville, FL 32608

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For Sale | Premier Mixed-Use Commercial Land off of Archer Road

Property Overview

Offering a 0.47± acre parcel and a 3.5± acre parcel of prime mixed-use commercial land with direct visibility on Archer Road. The subject property will offer easy access and visibility to North Florida’s hottest retail market, located off of the I-75 corridor.

The site is located within the city limits of Gainesville. The zoning designation is MU-1 which allows commercial, residential and mixed uses.

An adjacent 2.64± parcel is also available for sale if your business needs require a larger tract of land.

Highlights

- Direct access and visibility to Archer Road and I-75
- 53,500± AADT
- Prime retail location
- Directly adjacent to Fairfield Inn & Suites and an additional 2.64± Acres for sale
- Among thousands of student housing units
- Tax Parcel #s: 06809-006-000, 06812-012-000, 06797-029-000, 06797-025-000, 06797-024-000, 06797-023-000, 06797-022-000, 06797-026-000

Area Demographics

Source: Esri Business Analyst



Radius	Population (2024)	Population (2027)	Average HH Income (2024)	Average HH Income (2029)
1 mile	21,288	22,158	\$47,734	\$56,965
3 mile	77,521	79,358	\$62,646	\$74,662
5 mile	156,230	157,690	\$84,272	\$98,740

Celebration Pointe

Open-Air Plaza Offering Retail Shops, Restaurants,
Movie Theater & Green Space



Butler Plaza

2MSF of Space

Largest Retail Center in North Central Florida
Number One Most Visited Shopping Destination in the State for 2020



SW Archer Road

55,000 AADT

0.47± AC
Pending

Also
Available
2.64± AC

3.5± AC
Available

SW 37th Boulevard
15,000 AADT

Trade Area





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Contact Us

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