

SIGNALIZED CORNER STRIP CENTER | 82,500 AADT

3315 Southwest Archer Road | Gainesville, FL 32608

FOR SALE

FOR MORE INFORMATION:



Makayla Richardson
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Sage Alfonso
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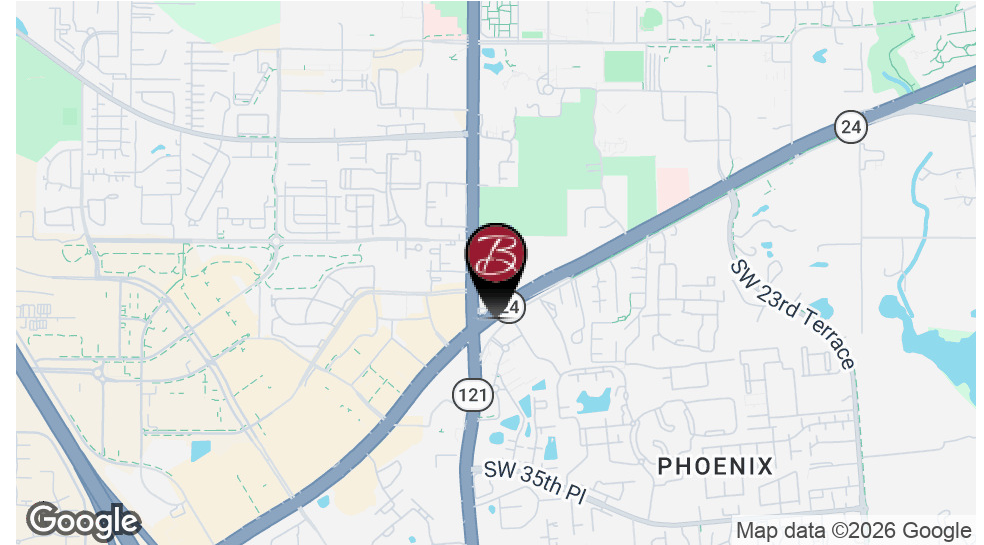


BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

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EXECUTIVE SUMMARY

3315 Southwest Archer Road | Gainesville, FL 32608



OFFERING SUMMARY

Sale Price:	Undisclosed
Building Size:	2,458 SF
Lot Size:	0.32 Acres
Number of Units:	2
Year Built:	1982
Renovated:	2015
Zoning:	BUS

PROPERTY OVERVIEW

2-unit, 2,485 SF strip center located on a signalized corner at Archer Rd & 34th St with 82,500 AADT. Excellent visibility with direct ingress/egress onto Archer Road and positioned next to a stabilized strip center, benefiting from strong retail synergy. Fully leased with tenants in place through 2028 and 2029, with expected long term renewals. Includes 10 on-site parking spaces. Strong, stabilized investment in a high-traffic corridor. Contact listing agents for rent roll.

PROPERTY HIGHLIGHTS

- Signalized hard corner at Archer Rd & 34th St
- Combined traffic count of ~82,500 vehicles per day
- Both tenants expected to renew long-term leases
- 10 on-site parking spaces
- Direct ingress and egress onto Archer Road

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RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

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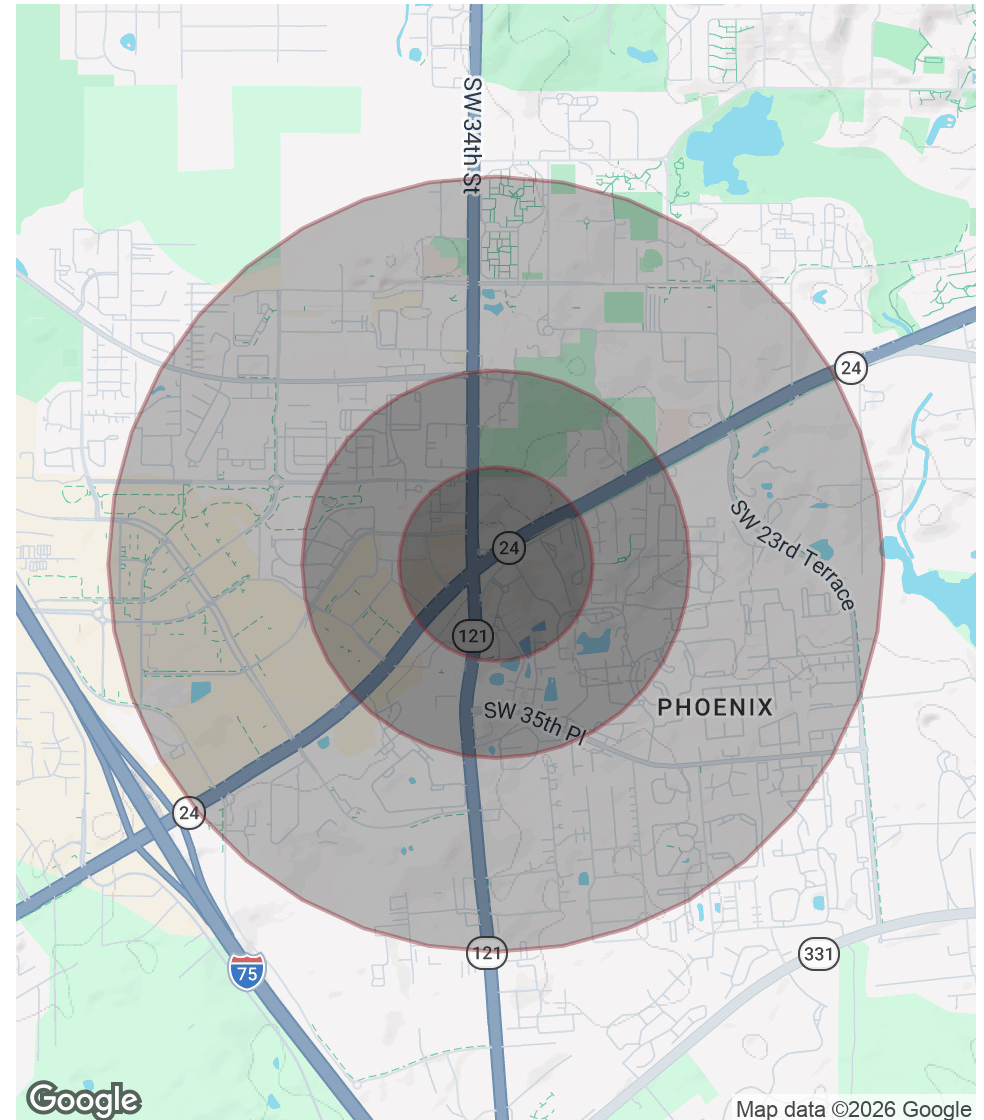
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	831	4,258	17,504
Average Age	27.5	25.7	25.6
Average Age (Male)	26.3	26.8	26.4
Average Age (Female)	29.2	26.1	25.5

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	439	2,158	8,543
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$44,443	\$41,982	\$45,351
Average House Value	\$0	\$163,272	\$165,398

2023 American Community Survey (ACS)



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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, 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

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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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