

MARKETS WEST PAD SITES

7379 Southwest 17th Road, Gainesville, FL 32607

LAND FOR SALE



PROPERTY DESCRIPTION

3 pad-ready sites are available for sale in the rapidly growing Markets West Commercial Park. Zoned commercial, the pads are a great location for retail, hospitality, or office. The pads are in prime locations with access to SW 75th Street (Tower Road) between Newberry Road and Archer Road. The sites are also a short 2.5 miles to I-75. Markets West includes O2B Kids, HCA Florida, Ellianos Coffee, Marcos Pizza, Dollar General, Numa Speed, Oaks Nail Salon, Exxon, Campbell Spellicy Engineering, Tower Hill Insurance, and Concept Companies.

PROPERTY HIGHLIGHTS

- 2 Parcels have frontage road access
- All pad-ready parcels have utilities on-site
- Located in rapidly expanding southwest Gainesville
- Close proximity to national retailers

OFFERING SUMMARY

Sale Price:	\$550,000 - \$1,500,000
Lot Size:	0.31 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	198	967	4,993
Total Population	481	2,354	12,198
Average HH Income	\$87,685	\$96,049	\$92,609

DAVID STOCKMAN

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AGILITY
Commercial Real Estate

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Sale Price

\$550,000 - \$1,500,000

LOCATION INFORMATION

Building Name	Markets West Pad Sites
Street Address	7379 Southwest 17th Road
City, State, Zip	Gainesville, FL 32607
County	Alachua
Market	Gainesville MSA
Sub-market	Markets West
Cross-Streets	SW 17th Road and SW 75th Street

BUILDING INFORMATION

Number of Lots	3
Best Use	Retail/Commercial

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail
Zoning	Commercial
Lot Size	0.31 Acres

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

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OF LOTS 3 | TOTAL LOT SIZE 0.11 - 0.31 ACRES | TOTAL LOT PRICE \$550,000 - \$1,500,000 | BEST USE RETAIL/COMMERCIAL

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	S-2	7379 SW 17th Road, Gainesville, Florida 32607		Retail-Pad	0.12 Acres	\$700,000	Commercial
Available	N-2			Retail-Pad	0.31 Acres	\$1,500,000	Commercial
Available	N-1			Retail-Pad	0.11 Acres	\$550,000	Commercial

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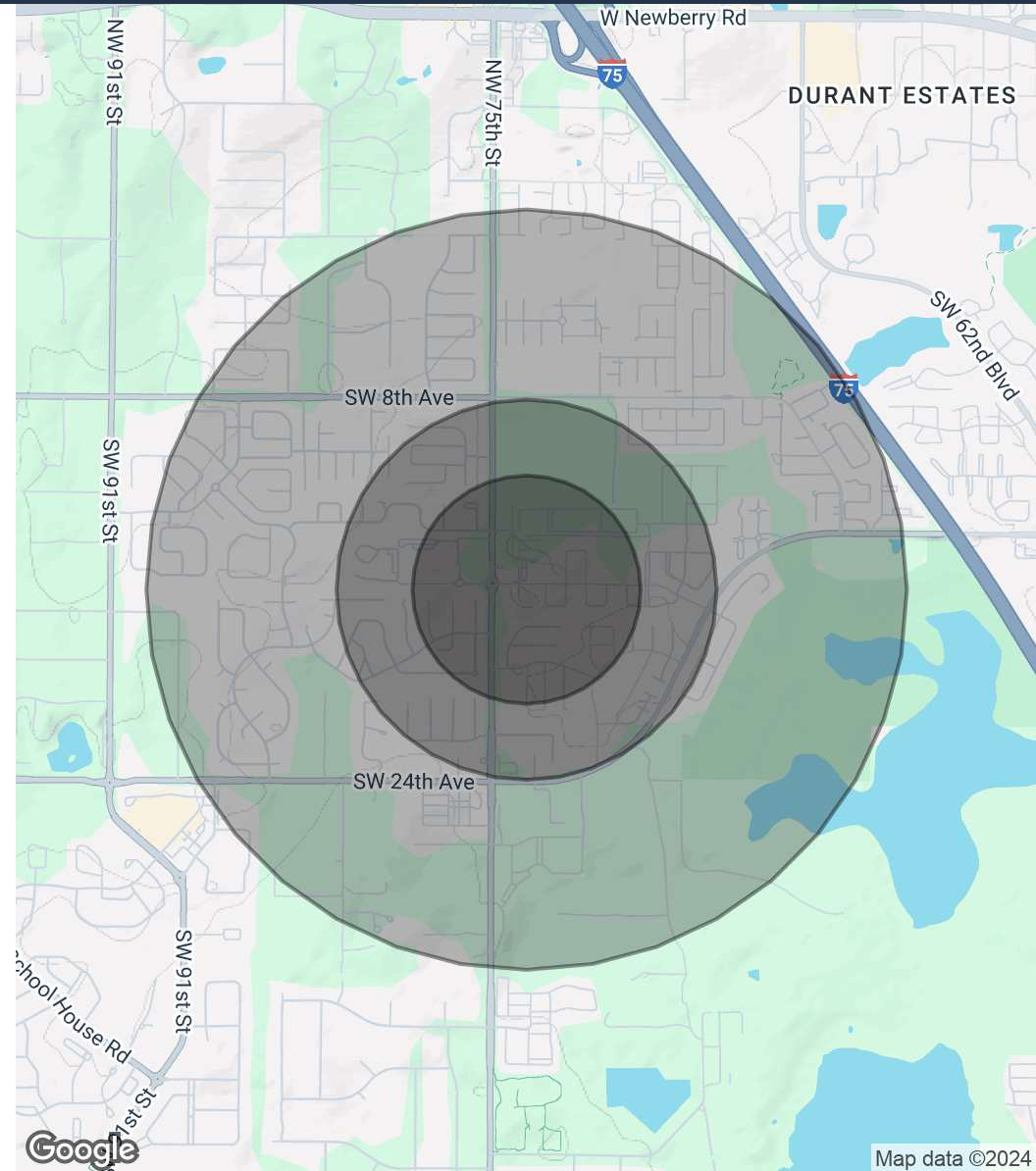
7379 Southwest 17th Road, Gainesville, FL 32607

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	481	2,354	12,198
Average Age	35	35	36
Average Age (Male)	33	34	35
Average Age (Female)	36	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	198	967	4,993
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$87,685	\$96,049	\$92,609
Average House Value	\$304,153	\$312,881	\$275,158

Demographics data derived from AlphaMap



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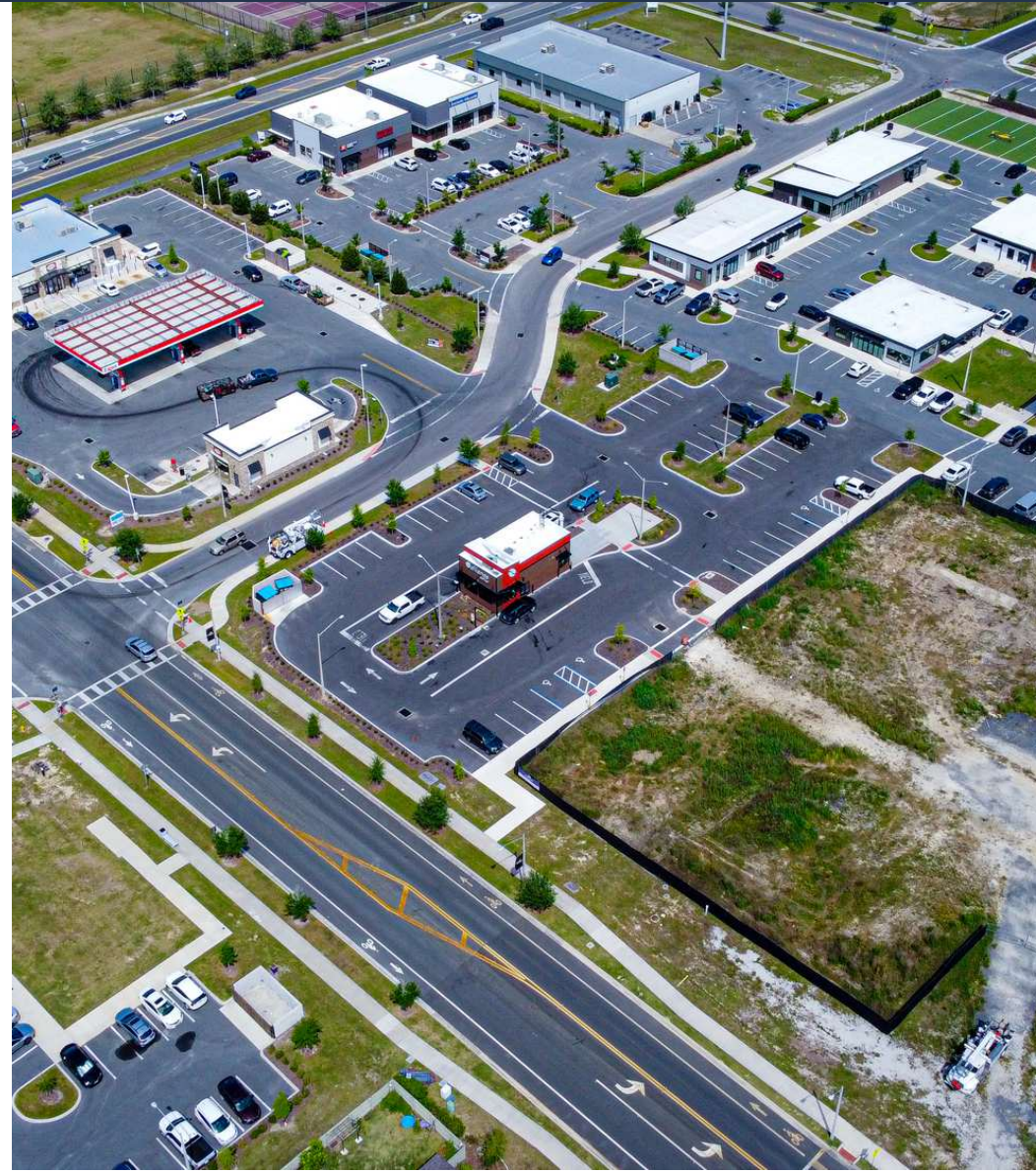
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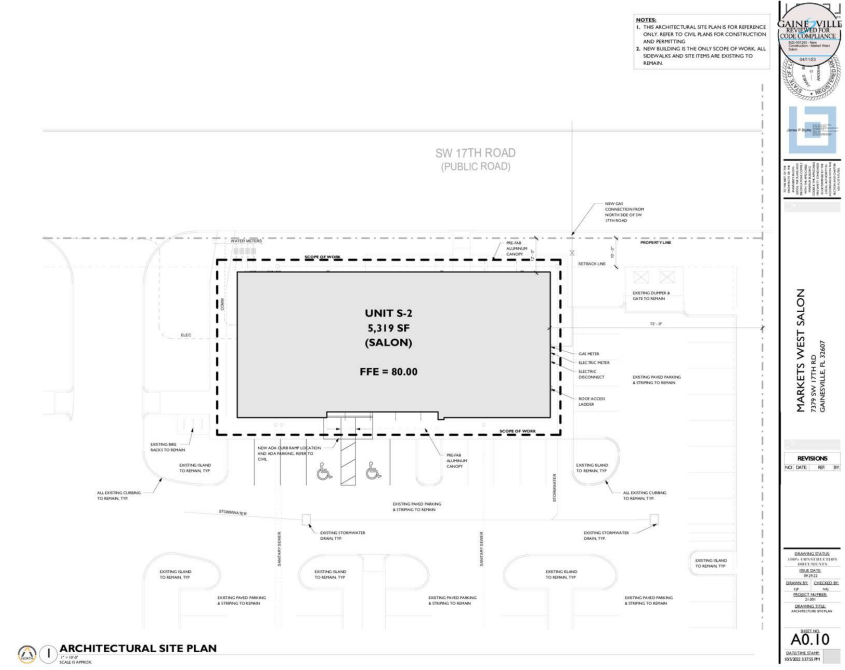
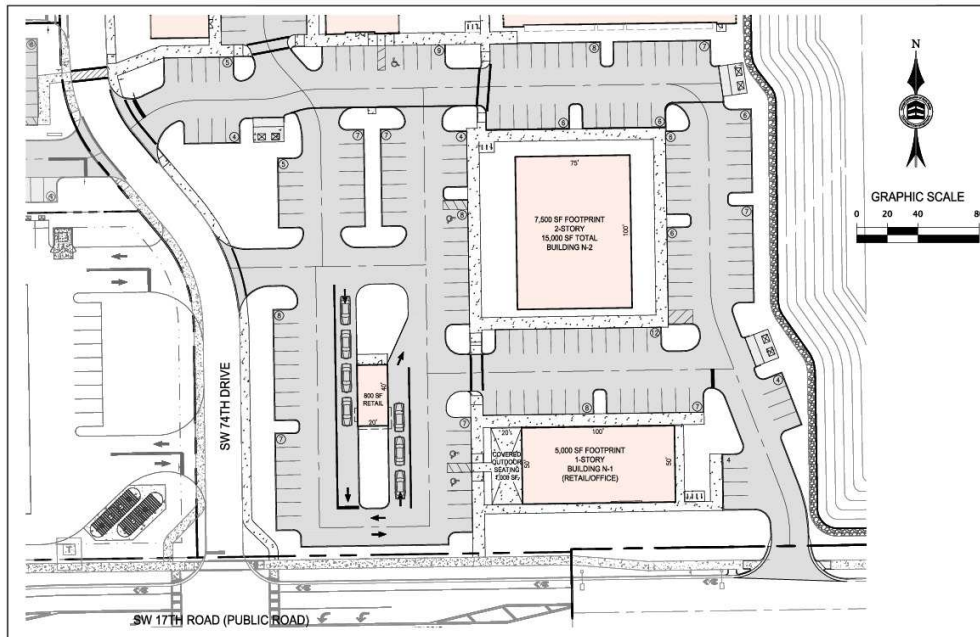
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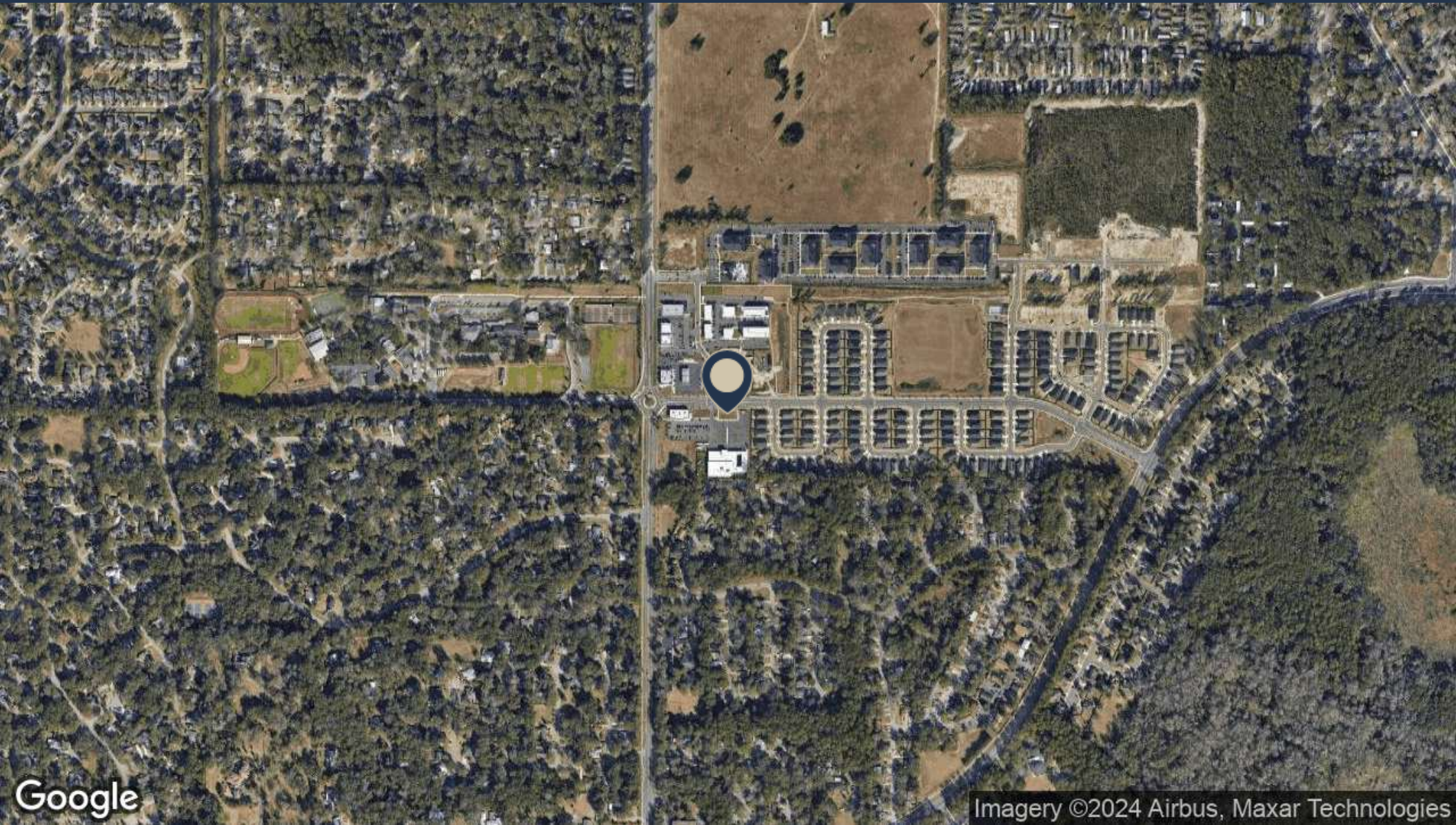
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