



PROGRESS PARK

PROPERTY BROCHURE

11694 RESEARCH DR, ALACHUA FL 32615
9000+ SF PREMIUM RETAIL SPACE FOR LEASE

THE SPACE

Location	11694 Research Dr, Alachua, FL, 32615
COUNTY	Alachua
APN	03956-010-028
Cross Street	Innovation Dr, HWY 441
Traffic Count	20,000+ Annual Average Daily Traffic



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
514	6,866	13,518

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$65,719	\$91,029	\$101,265

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
233	2,676	5,386





BEAM TO BEAM: 1700 SF

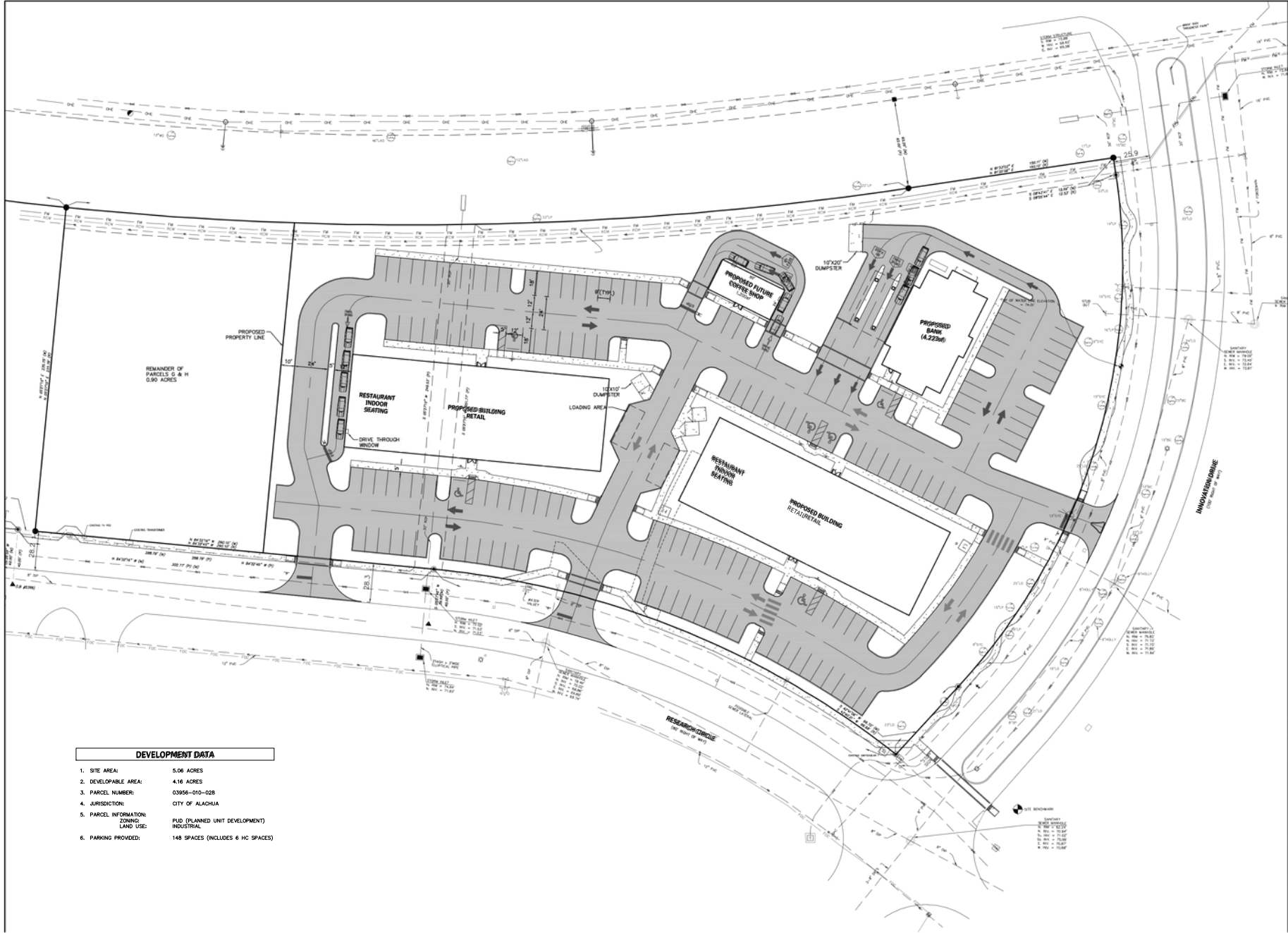


The Kookaburra
COFFEE

OPEN CONCEPT WITH ABILITY TO DIVIDE:
MINIMUM DIVISIBLE: 1700 SF
MAXIMUM DIVISIBLE: 11900 SF (ENTIRE BUILDING)
GRID DESIGN TO INDICATE POSSIBILITY OF 7 DIVISIONS

- High Traffic Flow Just Off of HWY-441
- Out-Parcel Drive-thru Opportunity
- Accommodating Build-out Possibilities
- Positioned Directly in Front of 600 Home Development
- Located in Progress Park - 34 Businesses - 1200+ employees
- Abundance of Available Parking- 72 Regular Spots, 3 Disabled Spots

View:\3\img\projects\Progress Center Parcel G & H\120123\img\Current\DWG\Concept\19054\19054-028\Concept\19054\19054-028.dwg (6/17/2023 10:58:45 AM) User: jgarcia



DEVELOPMENT DATA	
1. SITE AREA:	5.06 ACRES
2. DEVELOPABLE AREA:	4.16 ACRES
3. PARCEL NUMBER:	03056-010-028
4. JURISDICTION:	CITY OF ALACHUA
5. PARCEL INFORMATION:	
ZONING:	PUD (PLANNED UNIT DEVELOPMENT)
LAND USE:	INDUSTRIAL
6. PARKING PROVIDED:	148 SPACES (INCLUDES 6 HC SPACES)



520208
100 S.W. 2nd Ave., South Tower, Suite 2000
GAINESVILLE, FL 32601-2000
TEL: 352-373-5540
www.edsinc.com/edsinc.com



NORTH
SCALE: 1" = 30'
0 15 30 60
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Engineer Certificate No.

Project No: 19-054

Project phase: CONCEPTUAL

Project Site:

**PROGRESS CENTER
PARCELS G & H
CITY OF ALACHUA,
FLORIDA**

Sheet title:
CONCEPT PLAN

Designed: SUR Sheet No:

Drawn: NJG

Checked: TAR **C800**

Date: 04/17/23

The Kookaburra COFFEE



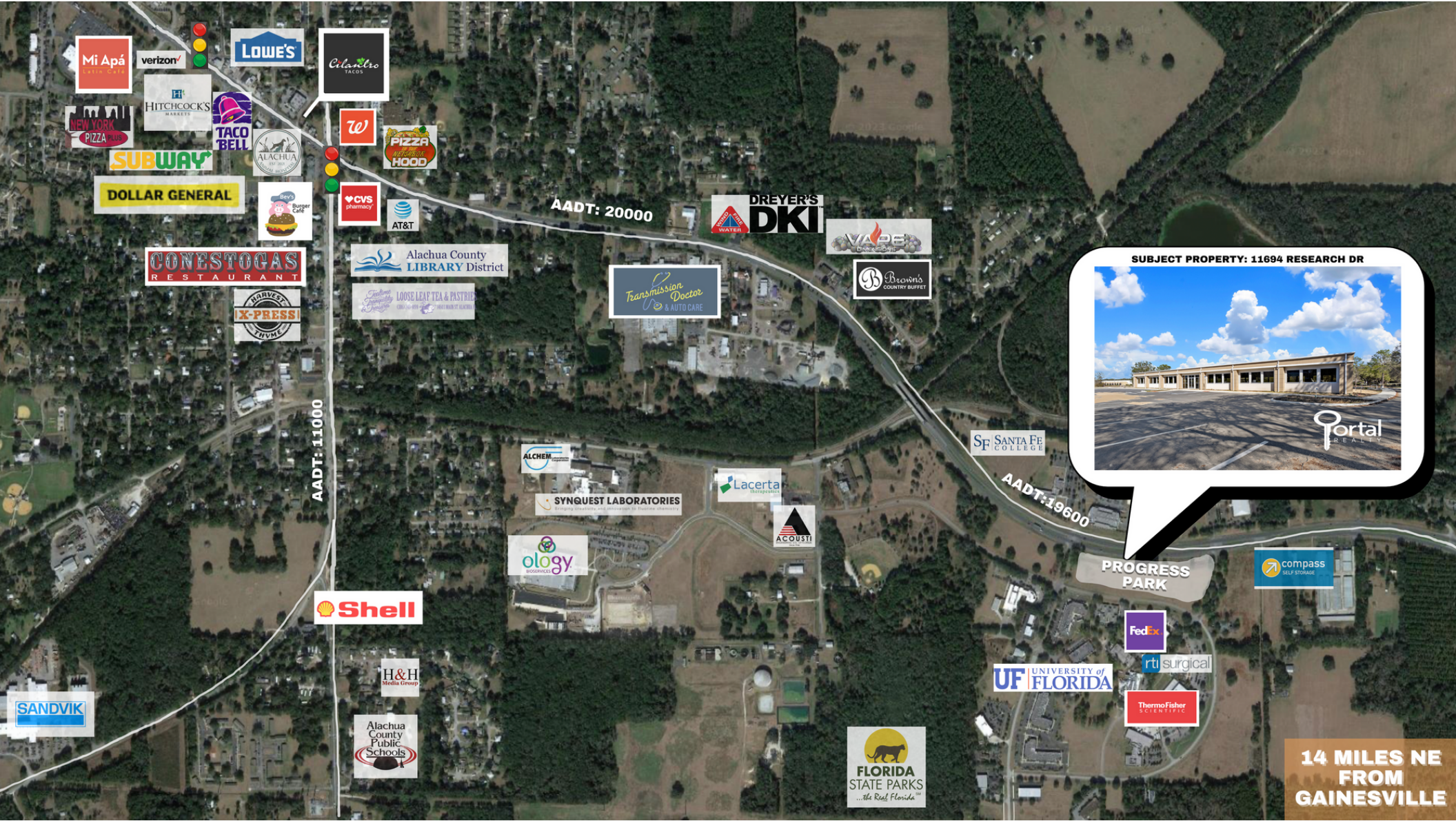
Commercial Concepts

Progress Park Retail Plaza is an excellent fit for restaurant and service based businesses such as...

- Sandwiches, Soups, Salads
- Bowl Building Concepts
- Sushi & Asian Food
- Pizza/Quick service Italian
- Hair, Nail & Beauty Bars

Existing Tenancy

We are also excited to announce the Plaza's anchor tenant "The Kookaburra Coffee", an extremely popular regional chain out of St. Augustine that is sure to bring traffic and significant attention to the area.



14 MILES NE FROM GAINESVILLE



ALACHUA

Gainesville (Less than 10 miles) via U.S. HWY 441
UF 14 miles from **SF**
Main University of Florida Campus
14.3 miles away from Santa Fe College

Entry to Interstate 75 <2 miles away
39th Rd Exit (10 miles away)

Newberry Rd Exit (12 miles away)

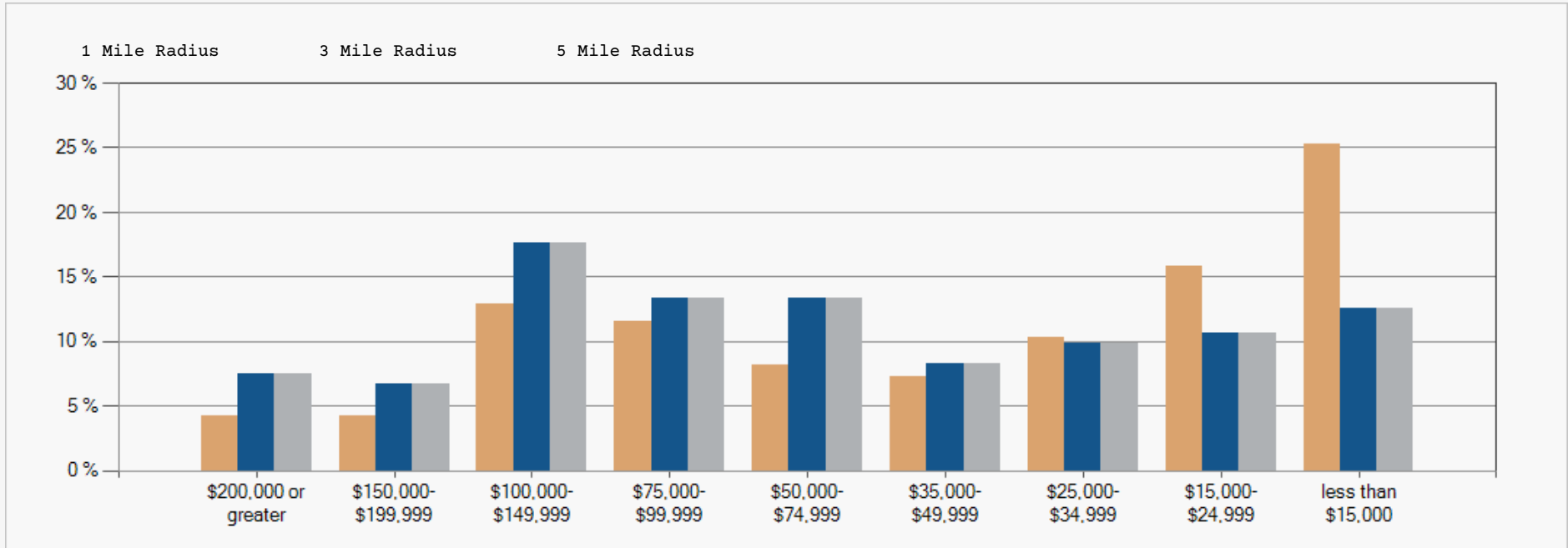
 **HCA Florida** **THE OAKS MALL**
North Florida Hospital

Archer Rd Exit (16.1 miles away)

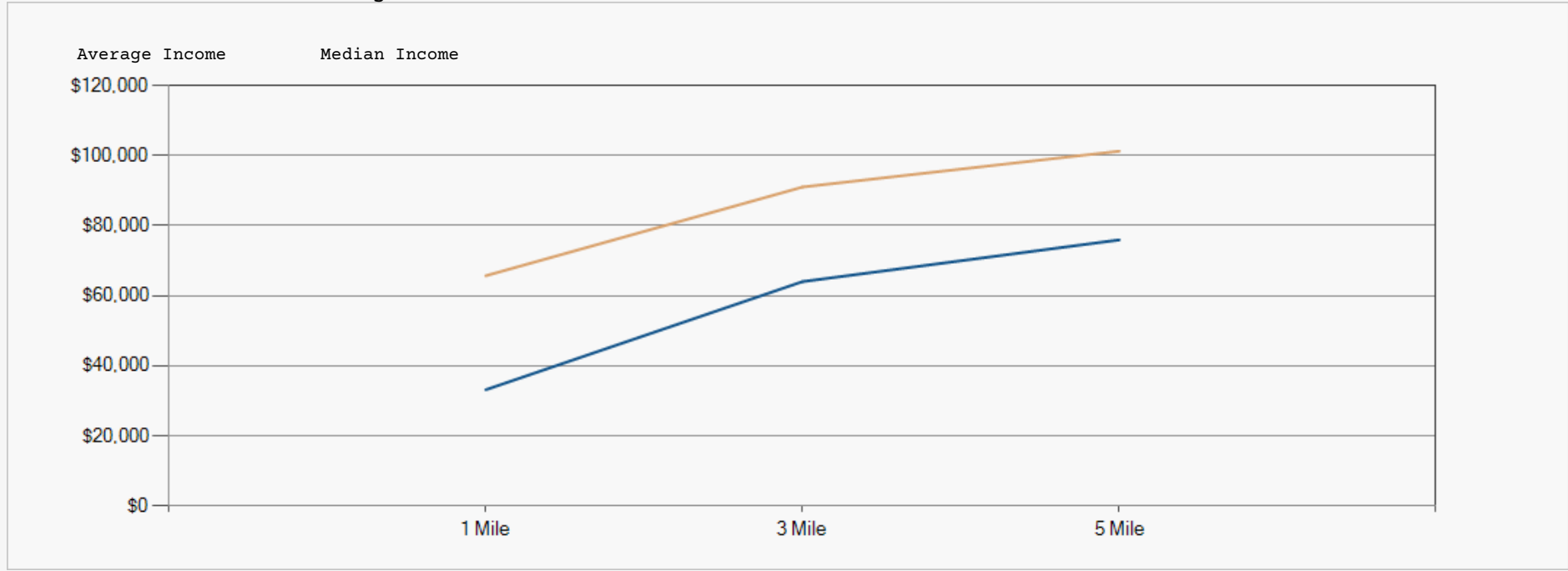
 **Butler ENTERPRISES**  **CELEBRATION POINTE**

GAINESVILLE

2022 Household Income

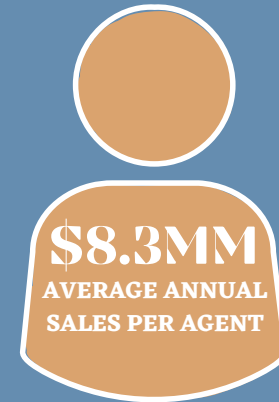


2022 Household Income Average and Median





**\$250MM TOTAL SALES
SINCE EST. 2015**



As members of NAR & GACAR, the Gainesville Chamber of Commerce, and other organizations, Portal Realty has a strong local community presence in Gainesville, Florida. We increase exposure by taking advantage of the many channels for distribution, such as LoopNet, Crexi, StellarMLS, and others combined with high quality media production that has proven to achieve the highest and best offers for our customers.

Over \$250MM total sales transactions since its establishment in 2015

At \$8.3MM average annual sales per agent, Portal ranks as the highest performance for agents

**Contact our Listing Agents Today for More Information on
this Excellent Retail Plaza Opportunity in Progress Park, Alachua**



Teresa Callen

352-871-5865

Teresa@portalgainesville.com



Jordan Fennell

941-232-6888

Jordan@portalgainesville.com



Caleb Noble

352-213-1995

Caleb@portalgainesville.com