

Reserve At Kanapaha
416 Units

114 Rooms
hōm
hotel + suites

205 Rooms
DOUBLE TREE
BY HILTON

2.5 Acres

3.6 Acres

65 Rooms
COUNTRY
INN & SUITES
BY RADISSON



Proposed
TACO BELL



Wawa

HCA Florida
Healthcare

Future Hospital
Under Construction - 90 Beds

 **Signage:**
30' Long X 15' High

GAINESVILLE, FL

SW ARCHER RD & SW 43RD STREET

UP TO 6.1 ACRES AVAILABLE FOR GROUND LEASE OR BUILD-TO-SUIT

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PROJECT DETAILS

SW ARCHER RD & SW 43RD STREET • 6.1 ACRES AVAILABLE • LAND

PROPERTY HIGHLIGHTS

- Rare opportunity to control land in high barrier-to-entry submarket
- The last remaining commercial parcels on Archer Road: fully entitled with all infrastructure in place and prominent signage on Archer Road
- Directly across from the 90 bed HCA medical campus currently under construction with entitlements for 800,000 sf of medical office space
- Part of the mixed-use Celebration Pointe development with over 1 million sf of office, retail, residential and hospitality
- Excellent visibility and access from the signalized Archer Rd and SW 43rd St intersection
- Great signage opportunity on high high-traffic Archer Road corridor
- Located along Gainesville's premier Archer Road retail corridor
- Ideal for quick-service restaurant, full-service restaurants, entertainment concept, medical office, hotels, grocery, fitness, or big-box retail
- Significant barriers to entry with limited commercially zoned land remaining along the Archer Road corridor

DEMOGRAPHICS

TOTAL HOUSEHOLDS

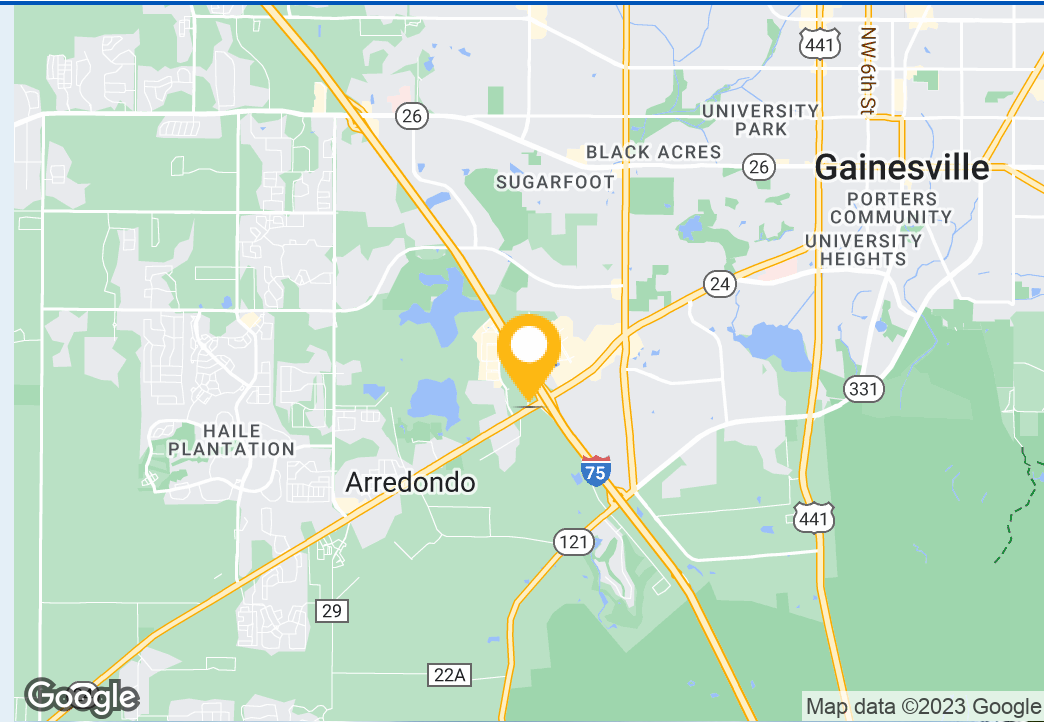
1 MILE	3 MILES	5 MILES
2,810	30,848	61,376

TOTAL POPULATION

1 MILE	3 MILES	5 MILES
6,880	73,145	150,629

AVG HH INCOME

1 MILE	3 MILES	5 MILES
\$61,050	\$67,115	\$87,510



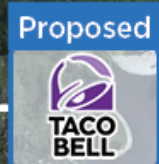
AERIAL



Wawa



SW 43rd St



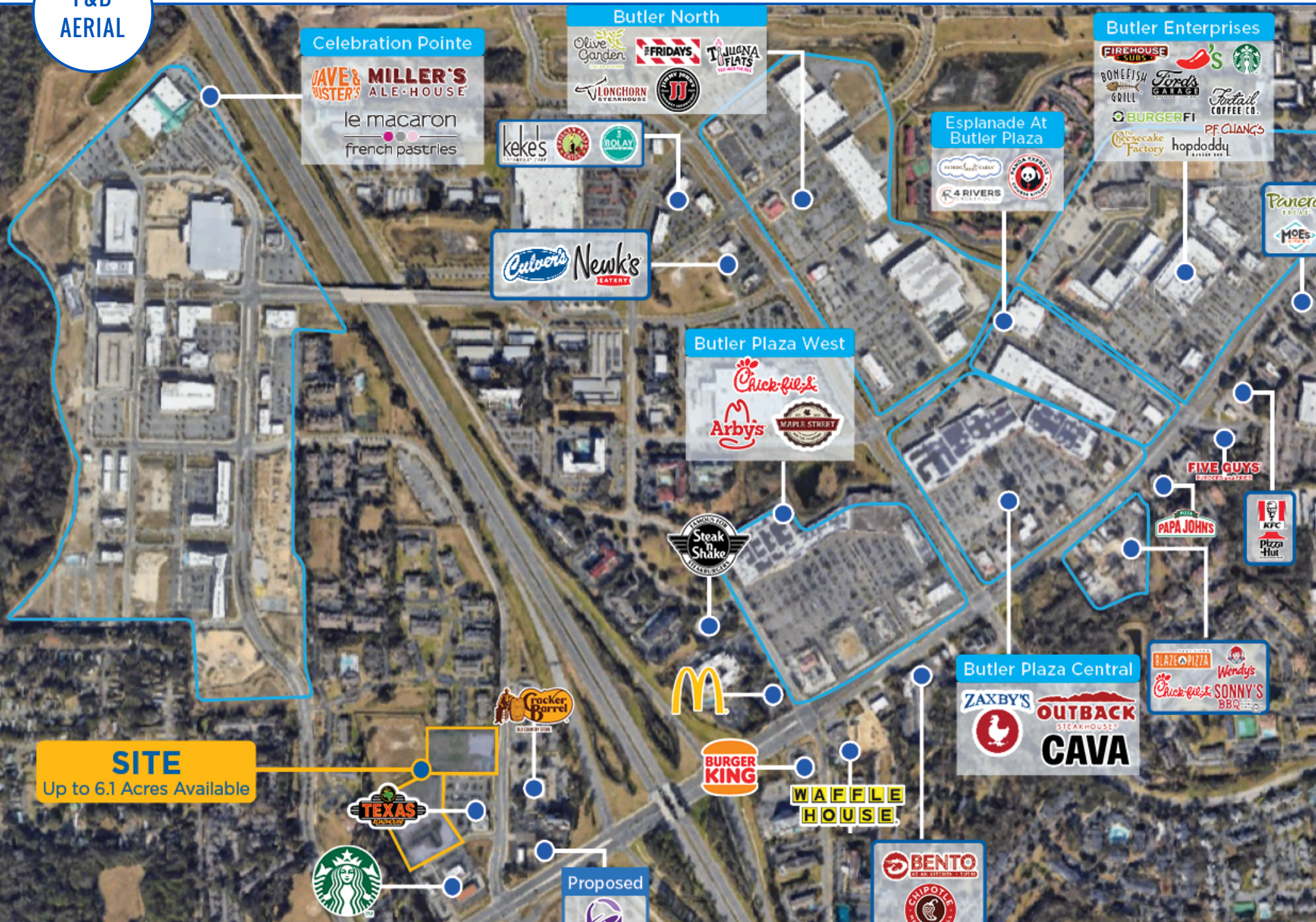
COUNTRY INN & SUITES

SW Archer Rd
32,500 AADT



F&B
AERIAL

SW ARCHER RD & SW 43RD STREET • 6.1 ACRES AVAILABLE • LAND



**RETAIL/
LODGING
AERIAL**

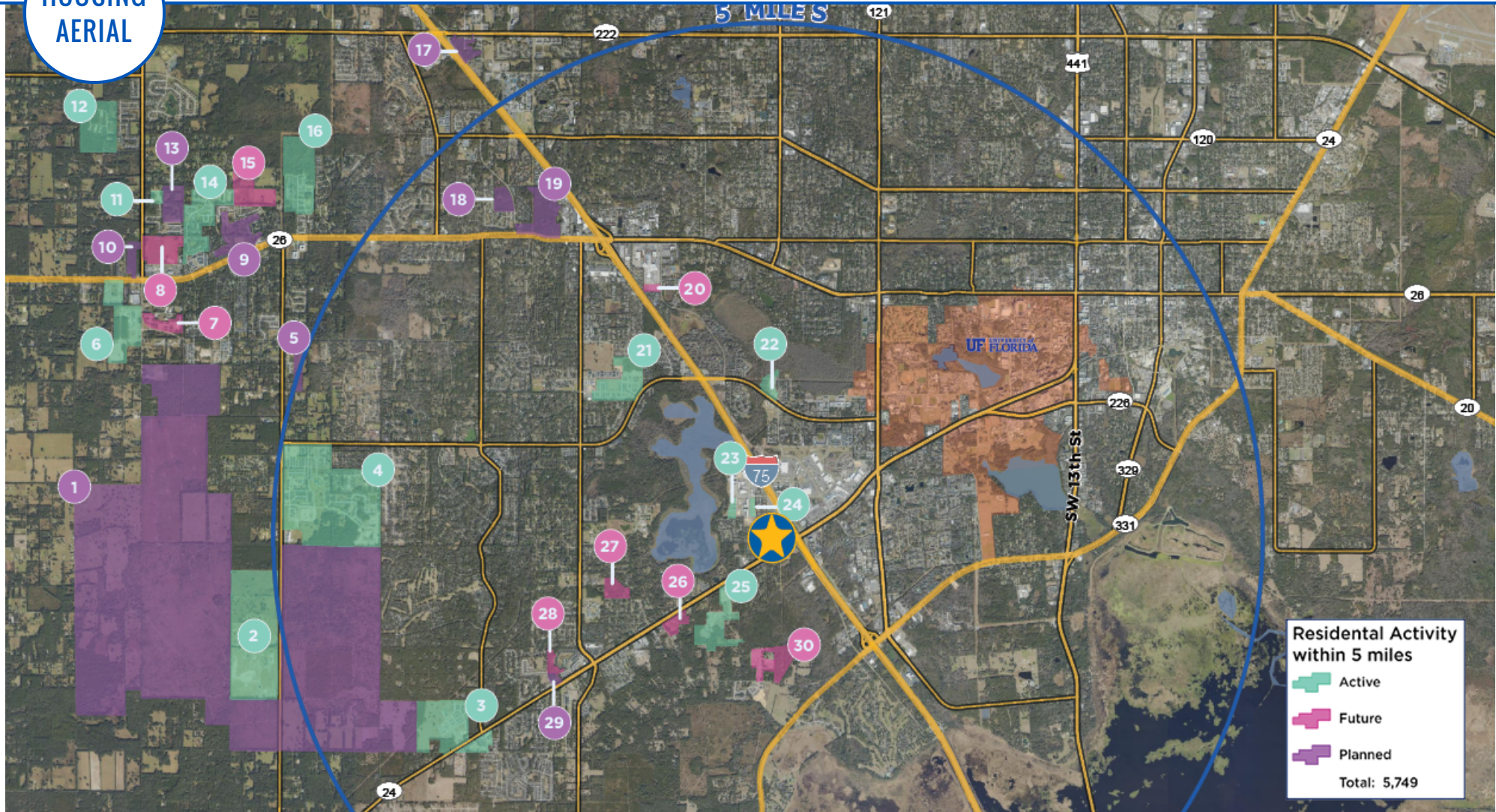
SW ARCHER RD & SW 43RD STREET • 6.1 ACRES AVAILABLE • LAND



No.	Property Name	Rooms	No.	Property Name	Rooms	No.	Property Name	Rooms
1	Country Inn & Suites	65	7	Sleep Inn & Suites University/Shands	74	13	Comfort Inn University	83
2	Hom Hotel + Suites	114	8	Drury Inn & Suites	180	14	Hilton Garden Inn	104
3	Hotel Indigo Gainesville-Celebration Pointe	140	9	DoubleTree	205	15	Homewood Suites by Hilton	103
4	Hampton Inn	100	10	Courtyard by Marriott	81	16	Holiday Inn Express & Suites	100
5	SpringHill Suites	110	11	Extended Stay America	120	17	Residence Inn by Marriott	118
6	Super 8 by Wyndham	60	12	Red Roof PLUS	129	18	Fairfield Inn & Suites by Marriott	114

HOUSING AERIAL

SW ARCHER RD & SW 43RD STREET • 6.1 ACRES AVAILABLE • LAND



Residential Activity within 5 miles

- Active
- Future
- Planned

Total: 5,749

NO	PROPERTY	NO	PROPERTY	NO	PROPERTY	NO	PROPERTY
1	2,600 Residential Units Planned	9	70 Planned Single-Family Homes	17	352 Future Multi-Family Homes	25	19/295 Single-Family Homes Built
2	10/96 Single-Family Homes Built	10	212 Planned Single-Family Homes	18	299 Future Multi-Family Homes	26	296 Apartments Under Construction
3	133/460 Single-Family Homes Built	11	6/24 Single-Family Homes Built	19	730 Future Multi-Family Homes	27	223 Future Single-Family Homes
4	544/999 Single-Family Homes Built	12	9/24 Single-Family Homes Built	20	240 Future Apartments	28	176 Future Townhomes
5	101 Residential Units Planned	13	177 Planned Single-Family Homes	21	126/207 Single-Family Homes Built	29	58 Planned Townhomes
6	461 Single/Multi-Family Units Under Construction	14	361/388 Single-Family Homes Built	22	235 Apartments Under Construction	30	215 Future Single-Family Homes
7	46 Future Single-Family Homes	15	176 Future Single-Family Homes	23	25/96 Single-Family Homes Built		
8	554 Future Multi-Family Homes	16	314/414 Single-Family Homes Built	24	235 Apartments (55+) Under Construction		

