

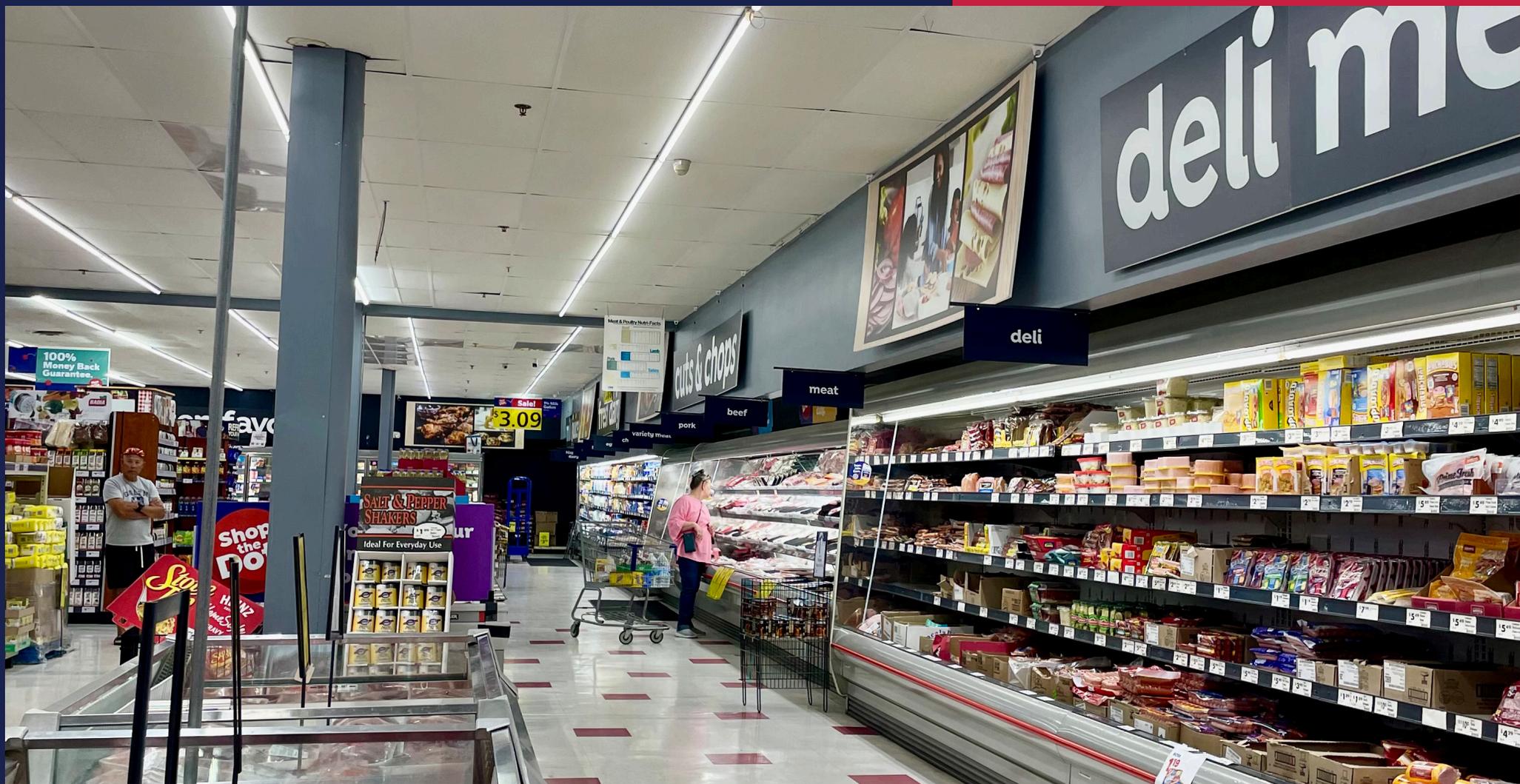


Watson Realty Corp. REALTORS



SAVE-A-LOT
OFFERED AT
\$2,500,000

12859 SW State Rd 45
Archer, Florida 32618



Watson Realty Corp. REALTORS



REPRESENTED BY

Paula Zaluski

REALTOR

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Paula Zaluski is a seasoned full-time Florida Realtor with a CNE-certified negotiator and trained Mediator, boasting over two decades of experience in the Real Estate industry. Working with Watson Realty Corp, as a top producer, she specializes in Commercial and Residential Properties. Spanning throughout the Treasure Coast, Space Coast, Palm Beaches, and more. Known for her deep local market knowledge and up-front client-first approach, along with active roles in the industry. She is well established in Vero Beach, Sebastian, Melbourne, and Fort Pierce, to name a few.



TABLE of CONTENTS

2. PAULA THE REALTOR
4. PROPERTY SUMMARY
5. PROPERTY DETAILS
6. INTERIOR PHOTOS
7. AREA MAP

8. PROPERTY PHOTOS
9. ARCHER DEMOGRAPHICS
11. GAINESVILLE DEMOGRAPHICS
12. LISTING DETAILS
13. EXTERIOR PHOTOS



PROPERTY SUMMARY

Turnkey investment opportunity in the heart of Archer! This fully operational Save-A-Lot grocery store offers over 17,000 square feet of retail space on a generous 2.88-acre commercial lot with prime frontage on State Road 45. Built in 1978 and meticulously maintained, the property features central air conditioning, rooftop turbine ventilation, vinyl flooring, and two full restrooms. With a strong community presence and a loyal customer base, the store generates steady income and boasts an impressive 11.82% cap rate and \$295,000+ in annual net operating income. Zoned for commercial retail use and equipped with ample parking and public utilities, this property presents a rare chance to acquire a cash-flowing asset with room for expansion or enhancement. Whether you're an investor or an owner-operator, this established business is ready to deliver.



**POSSIBLE
OWNER
FUNDING**

PROPERTY DETAILS

Listing Price: \$2,500,000

Building Size: 17,672 sq ft

Lot Size: ≈2.88 acres (125,453 sq ft)

Cap Rate: 11.82%

Net Operating Income (NOI): \$295,522

Occupancy:
100% - owner/user investment

Annual Property Tax (2024): \$20,597

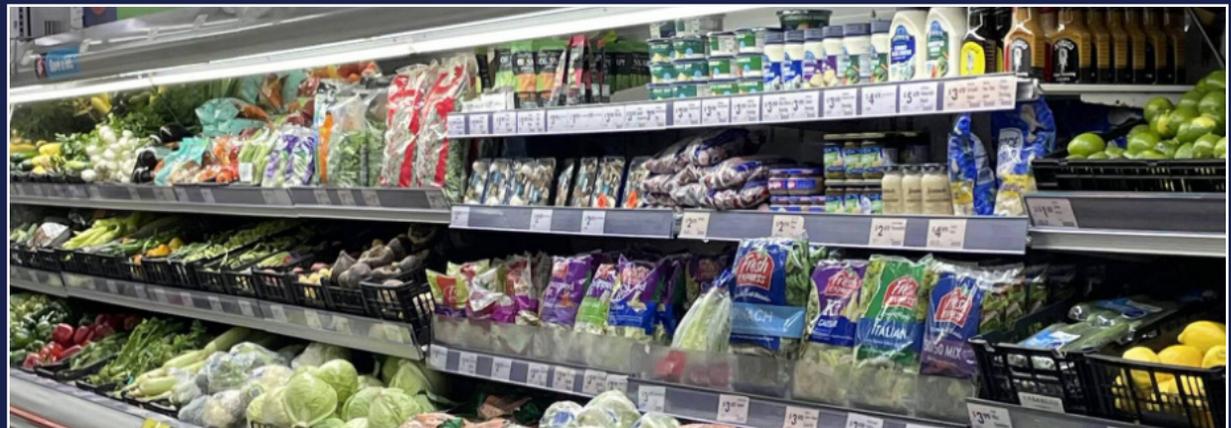
INTERIOR LAYOUT & FEATURES

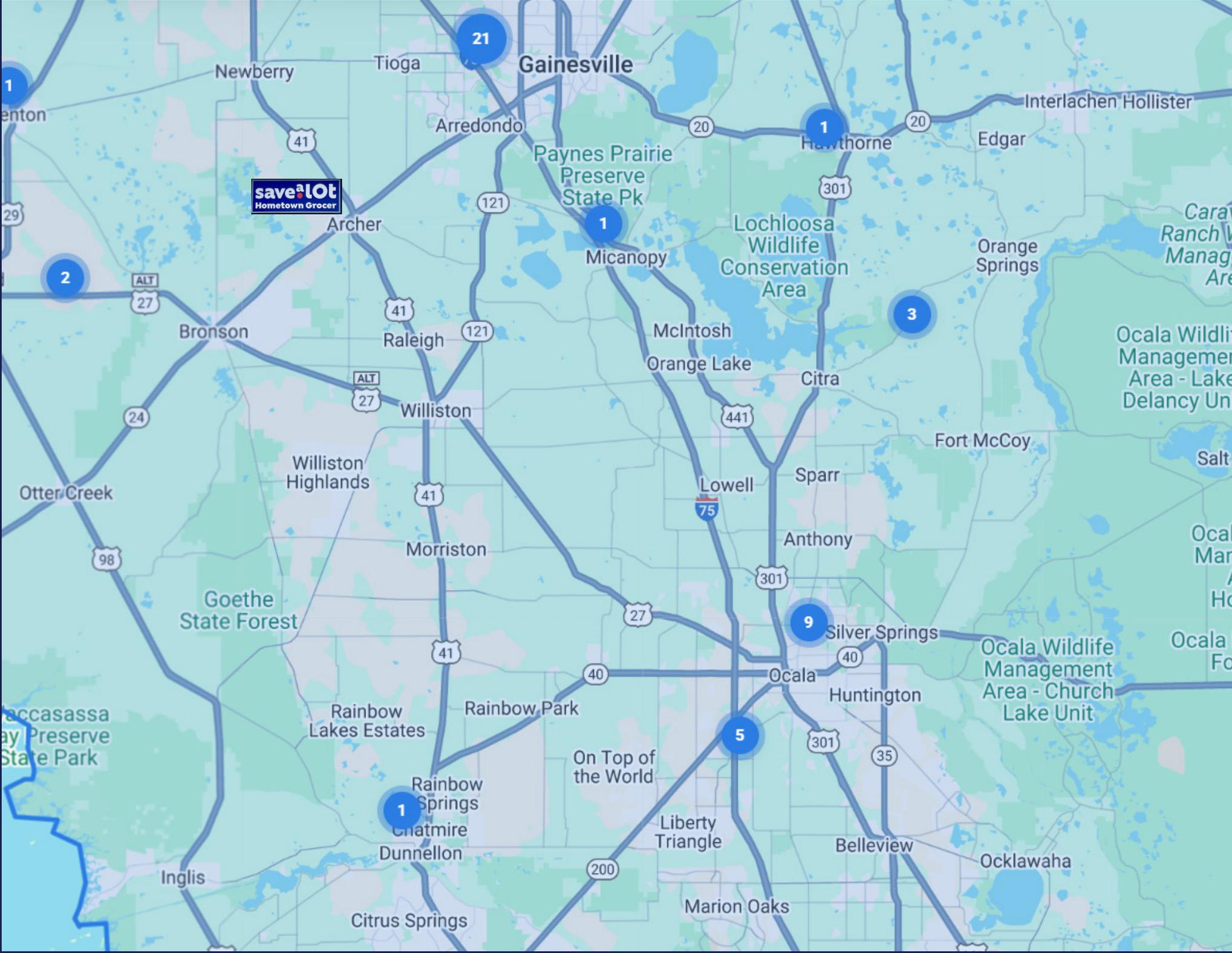
Build Year: 1978

Construction: Retail-style structure, vinyl flooring, central air, rooftop turbine ventilation

Facilities: 2 full bathrooms, rear access
search.spacecoastmls.com

Utilities: Public water and sewer





save a lot
Hometown Grocer

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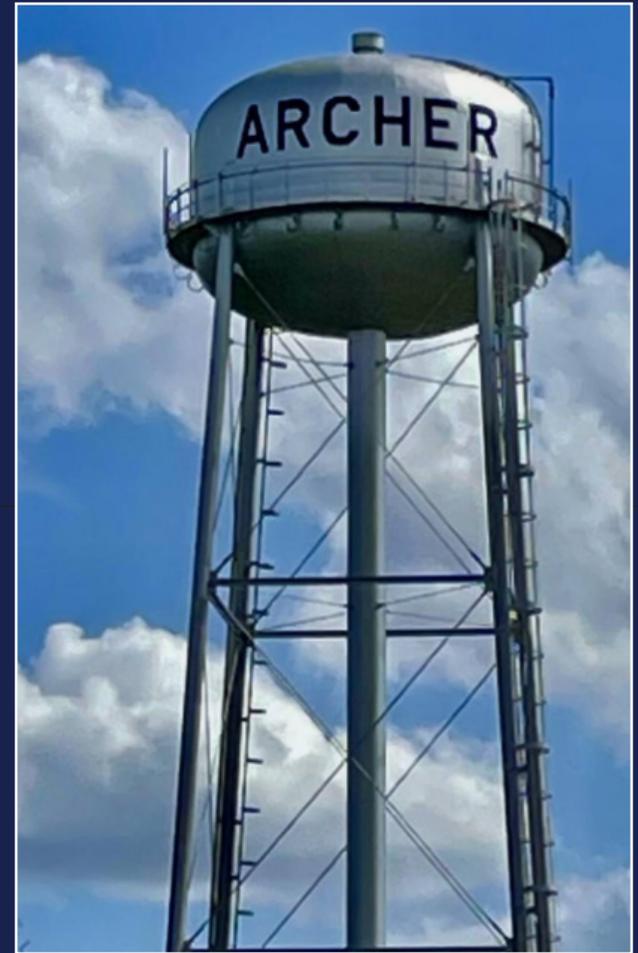
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ARCHER DEMOGRAPHICS

ARCHER, FLORIDA DEMOGRAPHICS

| CATEGORY | VALUE | CATEGORY | VALUE |
|---|---|--|--------------|
| Total Population | 885 (city proper) 1,150 (broader area) | Poverty Rate | 29.7% |
| Median Age | 43.1 years | Median Home Value | \$161,900 |
| Racial Composition White (Non Hispanic) | 50.6% | Homeownership Rate | 68.8% |
| Racial Composition Black (Non Hispanic) | 33.9% | Average Commute Time | 26.9 minutes |
| Racial Composition Two or More Races | 9.5% | Total Households | 407% |
| Racial Composition Hispanic (Any Race) | 4-5% | Average Household Size | 2.2 people |
| Media Household Income | \$50,893 | Average Vehicles per Household | 2 cars |
| Per Capita Income | \$44,000 | Education: High School or Some College | 62% |



GAINESVILLE DEMOGRAPHICS

GAINESVILLE, FLORIDA DEMOGRAPHICS

| CATEGORY | VALUE | CATEGORY | VALUE |
|---------------------------|------------|--------------------------------|----------|
| Total Population | 145,800 | Hispanic or Latino (any race) | 13.78% |
| Median Age | 26.5 years | Other/Mixed Races | -5.12% |
| Age 0-14 | 11.8% | Median Household Income (2023) | \$45,611 |
| Age 15-29 | 44.9% | Per Capita Income (2019) | \$23,018 |
| Age 30-64 | 31.8% | Male Population | 47.8% |
| Age 85+ | 1.7% | Female Population | 52.2% |
| Non-Hispanic White | 52.97% | US Born Citizens | 85% |
| Black or African American | 20.20% | Naturalized Citizens | 8.8% |
| Asian | 7.72% | Non-Citizens | 6.2% |

LISTING DETAILS

Turnkey Operation:

Fully operational store with established suppliers, trained staff, and proven operating systems already in place.

Well-Established Grocery Store:

Long-standing Save A Lot location with a solid track record of serving the Archer community.

Attractive Investment Opportunity:

A reliable cash flow and a strong local customer base make this a low-risk, income-generating business.

Possible Owner Financing:

Flexible financing terms may be available, lowering the barrier to entry for qualified buyers.

Trusted National Brand:

Operates under the Save A Lot banner, providing brand recognition, operational support, and purchasing power.

Strategic Location:

Positioned in a high-traffic area of Archer, FL, with excellent visibility and easy access for residents.

Turnkey Operation:

Fully stocked and staffed, ready for immediate transition with minimal downtime.

Local Market Advantage:

Limited nearby competition ensures customer loyalty and a dependable revenue stream.

Growth Potential:

Opportunity to expand services (e.g., fresh deli, delivery, EBT promotions) or enhance digital presence.

Recession-Resistant Sector:

Grocery stores consistently deliver dependable performance, regardless of broader economic trends.

Community Pillar:

Strong ties to the local population, making it a valuable and respected neighborhood asset.

Buy- Real Estate and business, or mix and match.

Two Save-A-Lot stores are available. Buy one or both.

Don't be shy; if you need financing. Bring your questions. Text, Email, or Call Today!

Would you like to buy the Real Estate or just the Business. Contact me; I keep a list of buyers who are interested in one aspect but not the other.

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