

LEASE

15634/15652 NORTHWEST US HIGHWAY 441

15634 Northwest US Highway 441 Alachua, FL 32616



PROPERTY DESCRIPTION

Retail spaces for lease on NW HWY 441 in Alachua! Minutes from I-75, close and convenient to Gainesville and surrounding areas. Large storefront windows providing natural lighting, signage, open floor plan, and plenty of parking! Come join other tenants such as: Moe's Southwest Grill, South Beach Tanning Company, One Stop Medical and Urgent Care, Dominoes, TB Goods, and Life South Community Blood Centers! Lease rates are based upon 5 year leases.

OFFERING SUMMARY

Lease Rate:	\$19.00 - 29.00 SF/yr NNN (\$7.20/SF)
Number of Units:	11
Available SF:	1,200 - 1,620 SF
Building Size:	17,190 SF
Zoning:	CBD
Traffic Count:	26000 AADT

SPACES	LEASE RATE	SPACE SIZE
15634 Suite 2B	\$19.00 SF/yr	1,200 SF
15634 Suite E	\$19.00 SF/yr	1,560 SF
15652 Suite F	\$29.00 SF/yr	1,620 SF
15652 Suite E	\$19.00 SF/yr	1,620 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	501	2,191	4,874
Total Population	1,038	4,867	11,354
Average HH Income	\$68,768	\$70,523	\$71,513

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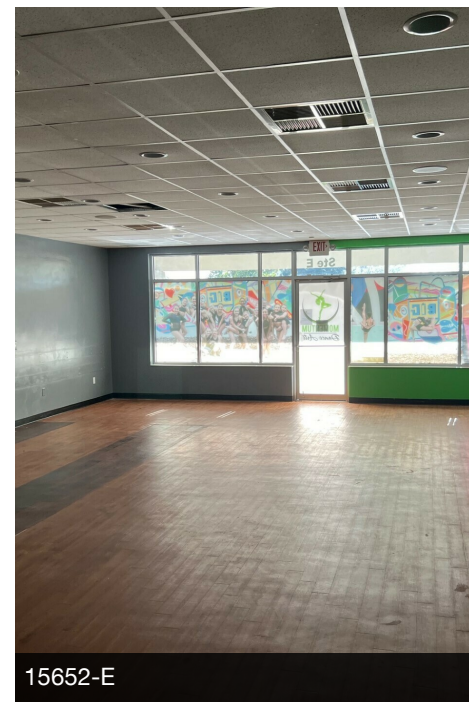
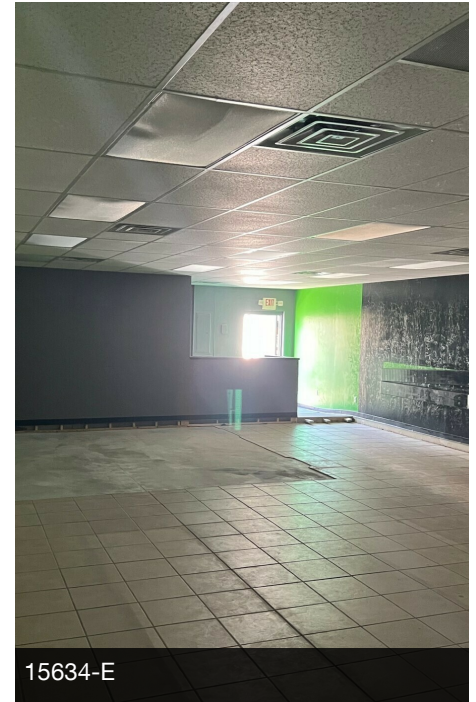


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M.M. PARRISH REALTORS

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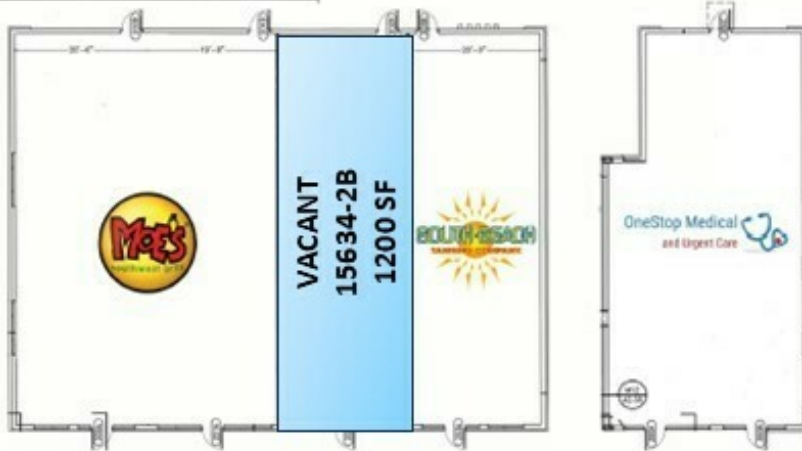
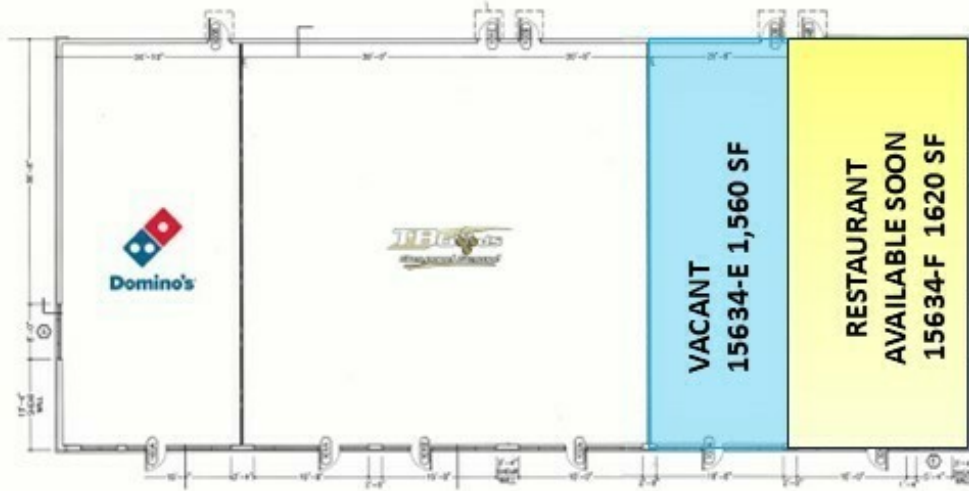


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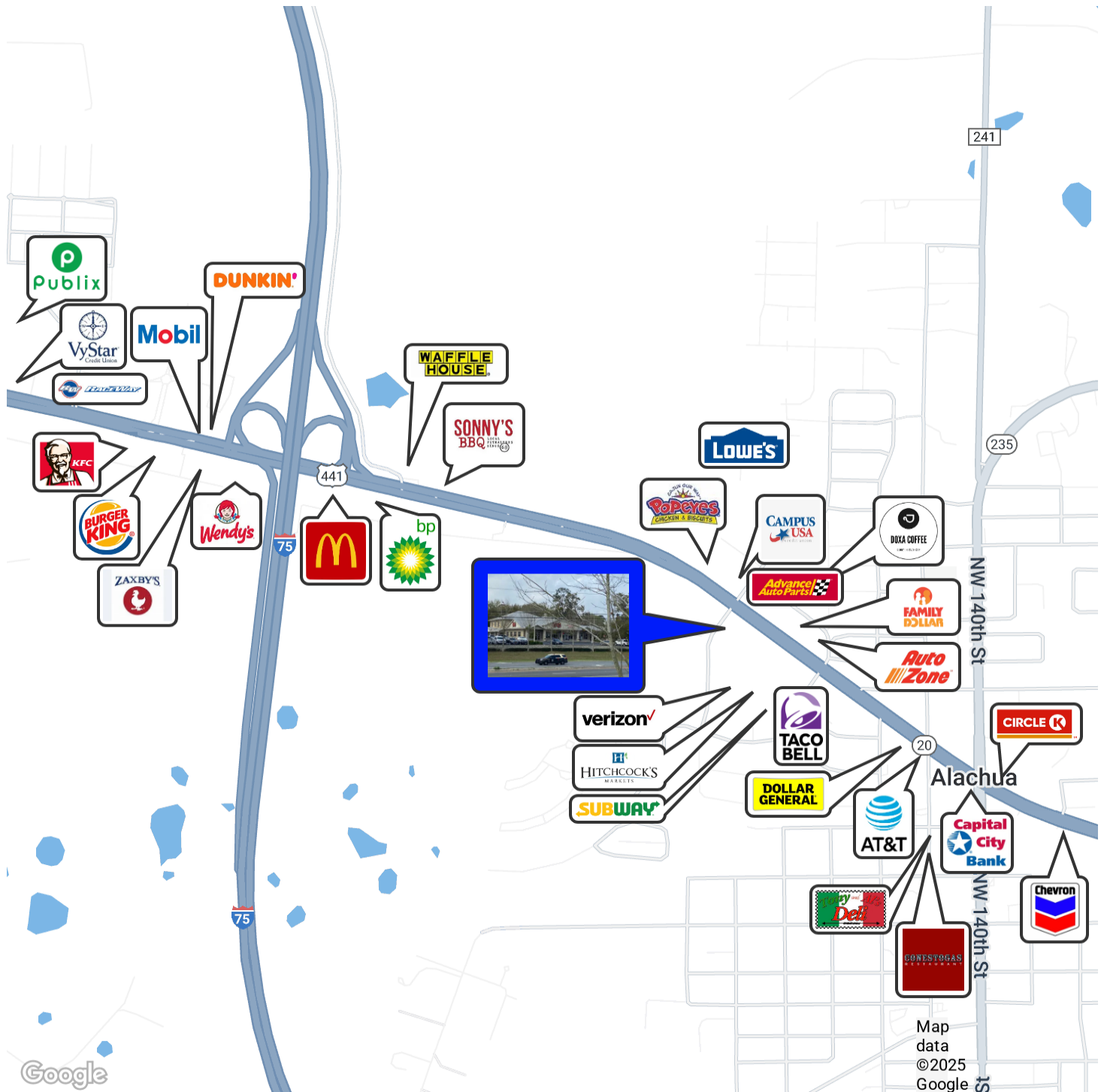


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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County for many years, which gives them insight into local laws and code requirements, relationships with folks within the industry, and a deep understanding of the needs of businesses and investors.

- **Highly Specialized:** 100% of their focus is commercial real estate.
- **Consistent Producers:** Awarded “Top Two” status for being in the top 2% of Coldwell Banker Commercial Realtors nationwide in 2023, with multi-million-dollar production year after year.
- **Global Resources:** The Team has the backing and longevity (since 1906) of Coldwell Banker Commercial agents and database assets around the U.S. and the world. Their brokerage, M.M. Parrish Realtors, who have been in our community since 1911, gives the CRE Pro Team local knowledge and global influence to make them a force in the commercial real estate market.
- **In-the-Know:** As members of the largest MLS in the state of Florida, the Team deploys listings on all the major commercial sites, including Loopnet/Costar, Crexi, CBC Worldwide, and more. Their strength in networking and regional relationships can bring off-market deals to their clients.
- **Anticipating Needs and Fixing Problems:** The Team identifies potential roadblocks before they become your problem and harnesses their resources to bring your deal to completion.

Call to see what the CRE Pro Team can do for you!

