



Santa Fe Crossings – Select Area Businesses

Site at Traffic Light, SWC of US Hwy 441 & CR 235A, Alachua, FL.

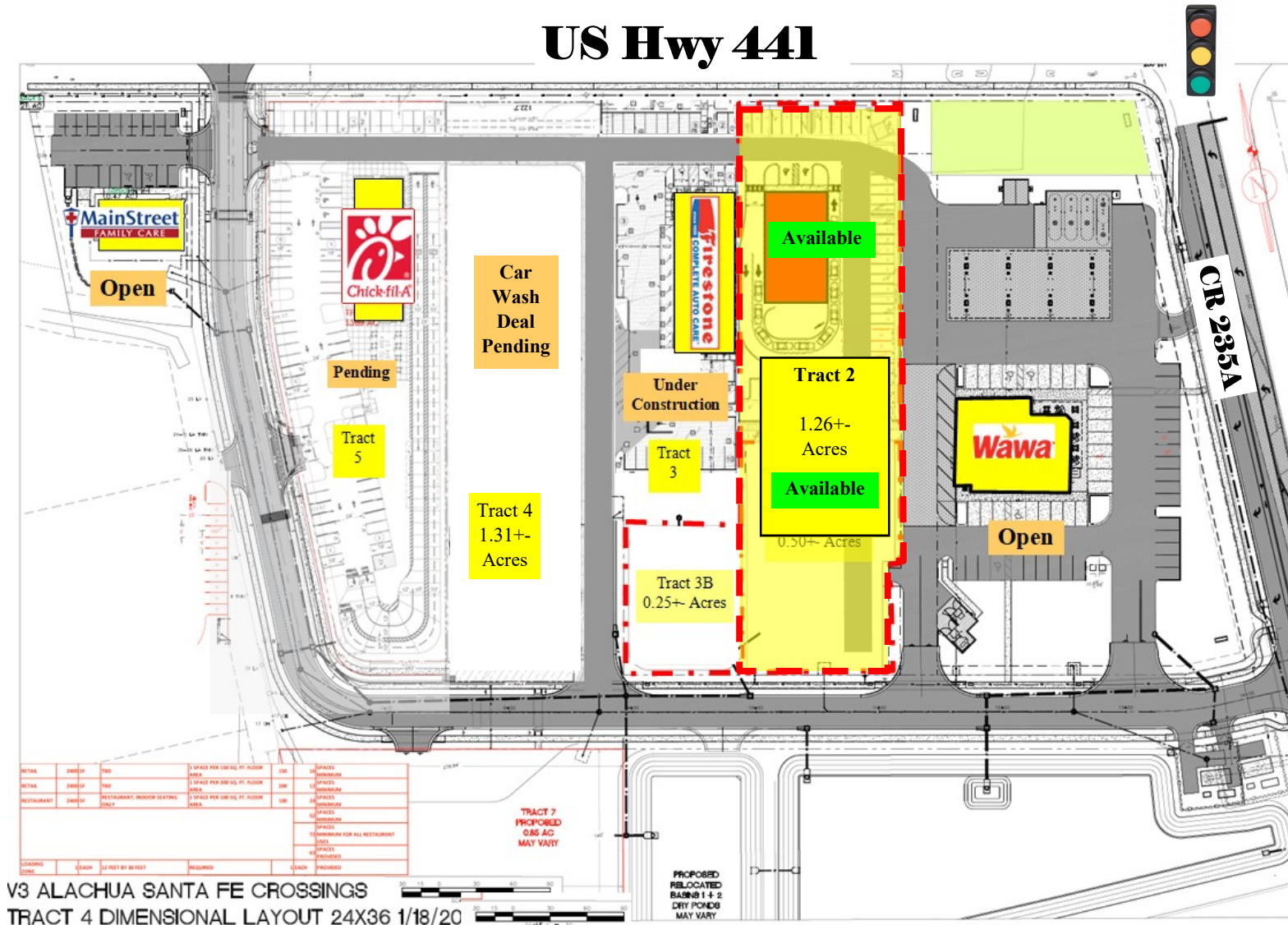


HCA Healthcare on aerial is a recent land purchase, facility yet to be built. Information provided therein, while believed to be accurate, is provided "as is". Marketplace Advisors, Inc. disclaims any and all representations, warranties, or guarantees of any kind. It is your responsibility to independently confirm its accuracy and completeness. Site Plan and uses are subject to change. 4/28/25

Santa Fe Crossings – Site Plan Tract 2 Available

I75 & Hwy441 Node-SWC of US Hwy 441 & CR 235A, Alachua, FL

US Hwy 441



Info: David Marks (407) 694-7040

Marketplace Advisors, Inc.

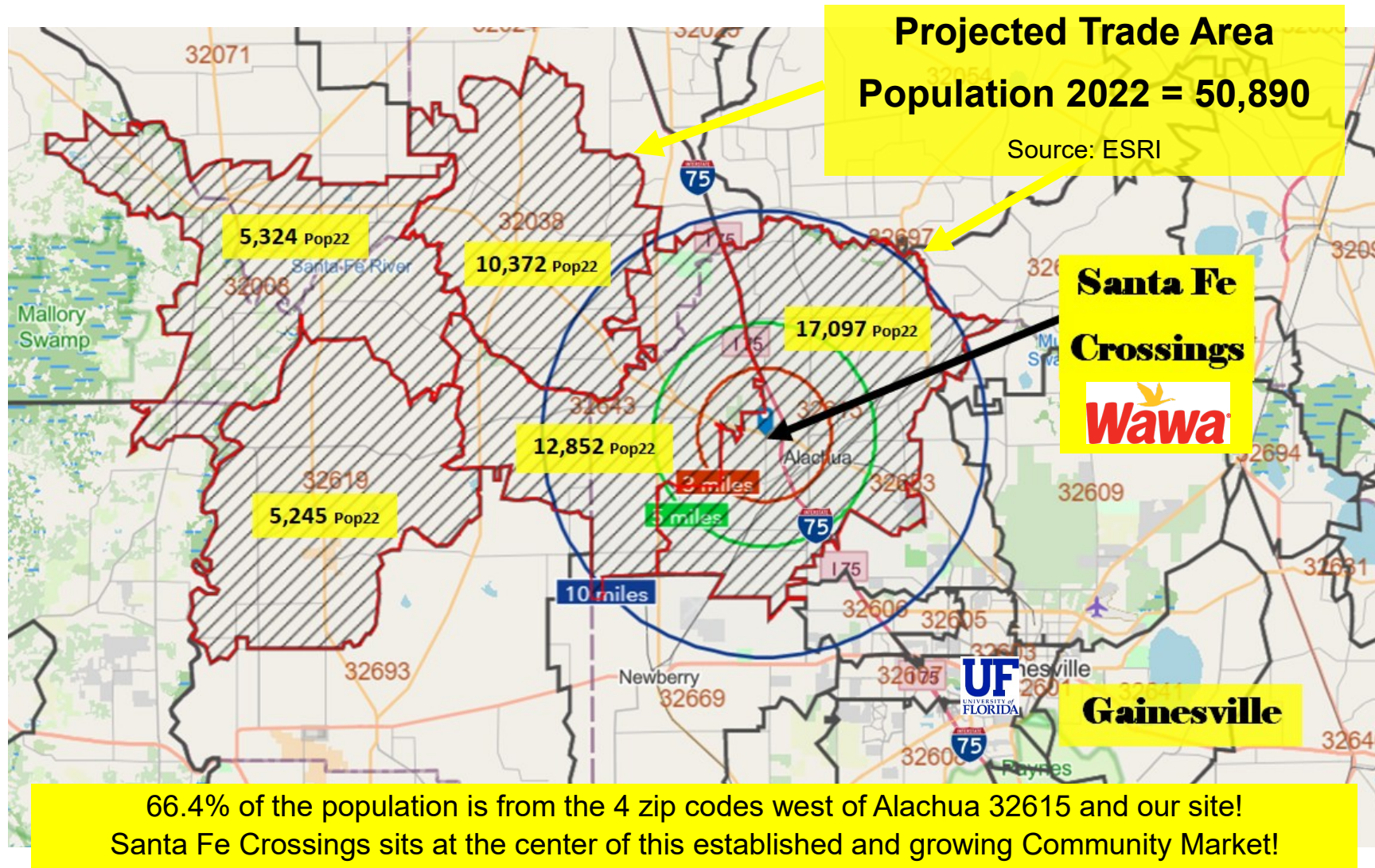
861 W Morse Blvd, Suite 250, Winter Park, FL 32789

Lic. Real Estate Broker, dmarks@cfl.rr.com

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Santa Fe Crossings – Projected Trade Area

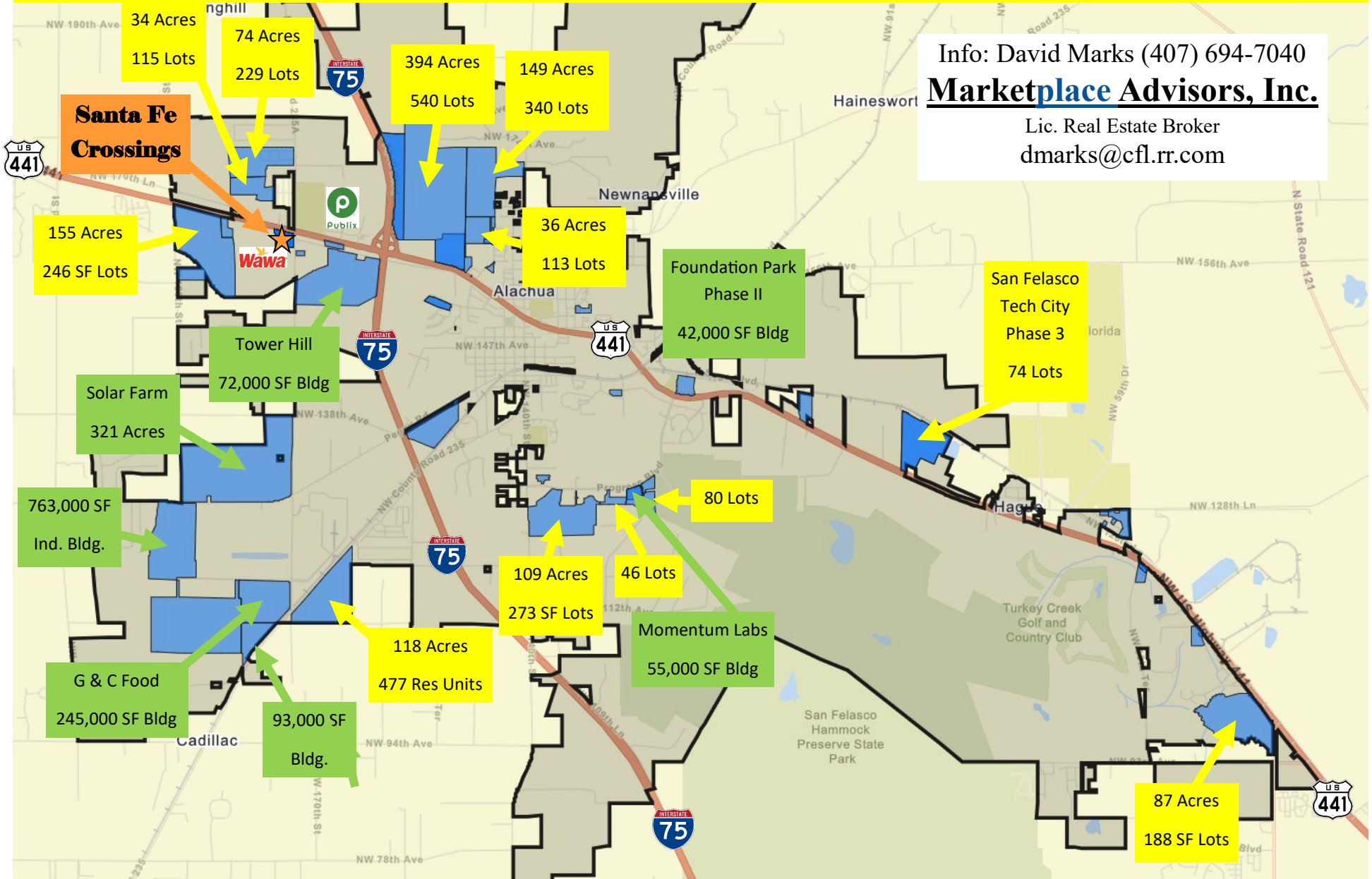
SWC of US Hwy 441 & CR 235A, Alachua, FL



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Select recently approved and proposed new development projects within the City of Alachua.

(Source: City's web site 7/16/24)



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Select Alachua Locations - Visits last 12 months.

Wawa @ Santa Fe Crossings will be a major activity center in itself!

Alachua FL Store	Visits Last 12 Months	Median Florida Store Visits	Alachua Store/ Median FL Store
Publix	1,130,000	747,000	151.3%
Lowe's	492,500	592,200	83.2%
Wawa (Future our site)	-----	537,600	-----
McDonald's	280,700	161,700	173.6%
Sonny's BBQ	177,300	183,600	96.6%
Zaxby's	121,600	83,100	146.3%
Raceway	99,600	40,300	247.1%
Moe's Southwest Grill	81,600	54,500	149.7%
Taco Bell	74,100	61,800	119.9%
Burger King	69,400	56,400	123.0%
Dollar General	69,800	52,800	132.2%
Popeye's	45,200	60,400	74.8%
Family Dollar	39,800	37,300	106.7%
Ellianos Coffee	35,900	25,900	138.6%
KFC	35,800	35,800	100.0%
Source: Placer.ai 1/10/24			

Publix, McDonald's, Zaxby's, Raceway and Moe's Southwest Grill have Alachua stores that perform significantly better than their median store in Florida!

Santa Fe Crossings – Market Profile

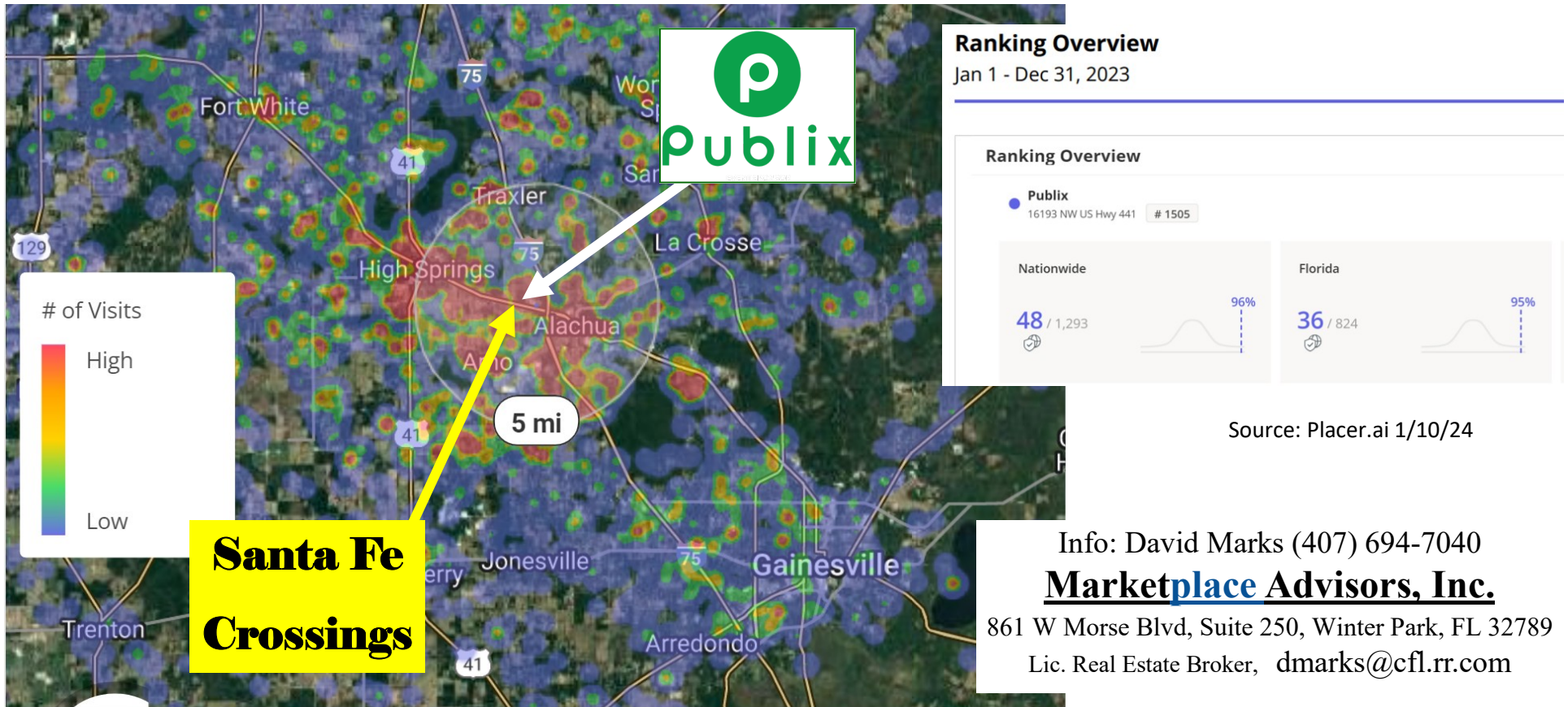
SWC of US Hwy 441 & CR 235A, Alachua, FL

Market Profile - Santa Fe Crossings Projected Trade Area, Alachua, FL										
		Projected Trade Area Total	Eastern Zip Codes		Western Four Zip Codes				Western 4 Zips/ Total	
			32615 Alachua	Alachua/ Total	32643 High Springs	32038 Fort White	32008 Branford	32619 Bell		
			Population Summary							
2022 Total Population	50,890	17,097	33.6%	12,852	10,372	5,324	5,245	33,793	66.4%	
2022 Total Daytime Workers	13,583	7,379	54.3%	2,811	944	1,421	1,028	6,204	45.7%	
2022 Households	20,339	6,849	33.7%	5,000	4,118	2,280	2,092	13,490	66.3%	
2022 Average Household Size	2.49	2.49		2.57	2.52	2.34	2.41			
2022 Median Household Income	\$59,622	\$74,893		\$69,823	\$47,367	\$48,811	\$45,283			
2022 Median Age	45.5	43.9		45.0	47.8	46.3	46.1			
2022 Average Household Income	\$82,051	\$99,968		\$88,448	\$68,689	\$57,445	\$61,235			
2022 Housing Affordability										
Housing Affordability Index	131.00	131.00		131.00	138.00	218.00	138.00			
Percent of Income for Mortgage	19.80	19.50		19.80	19.00	12.00	18.40			
2022 Consumer Spending										
Food at Home: Total \$	\$103,267,148	\$40,090,710	38.8%	\$26,341,661	\$18,511,470	\$8,858,704	\$8,328,426	\$62,040,261	60.1%	
Food Away from Home: Total \$	\$68,259,174	\$27,396,770	40.1%	\$17,845,218	\$11,828,348	\$5,540,849	\$5,354,411	\$40,568,826	59.4%	
Health Care: Total \$	\$126,118,827	\$48,335,114	38.3%	\$32,253,191	\$22,710,680	\$10,922,472	\$10,296,487	\$76,182,830	60.4%	
Vehicle Maintenance & Repairs: Total \$	\$21,852,615	\$8,423,130	38.5%	\$5,548,807	\$3,935,134	\$1,904,761	\$1,769,019	\$13,157,721	60.2%	
Data Source: Esri, 1/21/23										

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Publix Supermarket's - Trade Area

Capturing Demand from over a 15-mile radius!



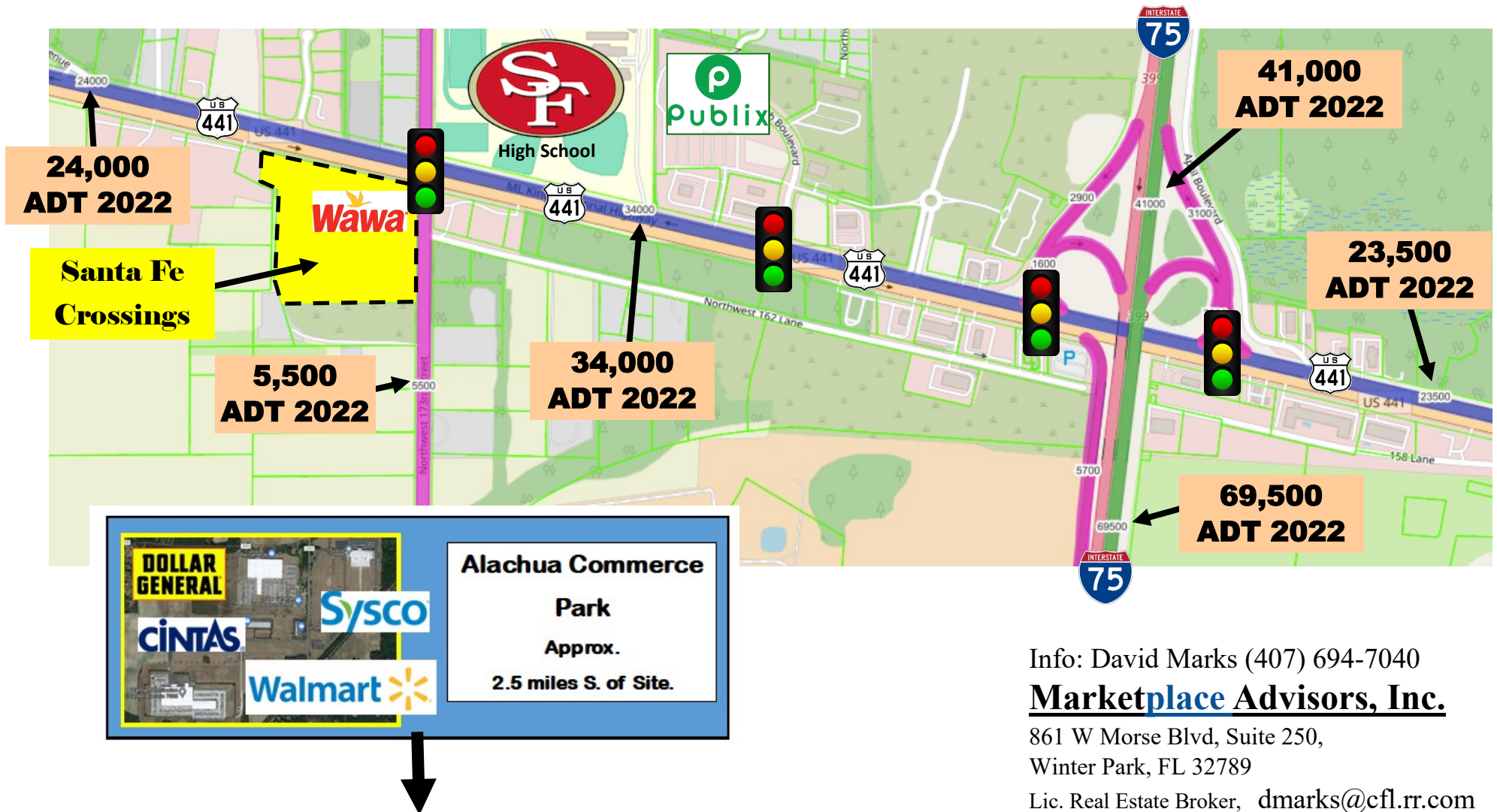
Publix / 16193 NW US Hwy 441, Alachua, FL, United States | Based on Home Location, by Visits | Min. Visits: 1 | Jan 1st 2023 to Dec 31st 2023 | Home

The Publix in Alachua is a Top performer for Publix Nationwide and in Florida!

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Santa Fe Crossings – Traffic Count Map (source: FDOT)

Convenience Site at Light, SWC of US Hwy 441 & CR 235A, Alachua, FL.



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