

AVAILABLE FOR SALE

Markets West Building 1499

1499 SW 74th Dr, Gainesville, FL 32607



AGILITY
Commercial Real Estate

Developed & Managed By:

Concept Companies

(352) 333-2333

1449 SW 74th Dr., Suite 200,

Gainesville, FL 32607

ConceptCompanies.net

Property Overview

Markets West Building 1499, 1499 SW 74th Dr, Gainesville, FL 32607



PROPERTY OVERVIEW

Built within a 16.5-acre mixed-use development, this newly constructed office building is in the heart of southwest Gainesville's residential population positioned between Newberry Road and Archer Road. The Markets West Building 1499 boasts 3,002 square feet of modern office space, featuring ample windows for natural light, high ceilings, kitchen, and versatile meeting areas. Ideally situated near numerous national retailers, food options, and service providers, this building is a prime location for businesses seeking a vibrant and well-connected environment.

PROPERTY HIGHLIGHTS

- Excellent connectivity to Tower Rd, Newberry Rd, and Archer Rd and I-75.
- 10-person conference room
- 6 single offices, collaborative spaces, break room, and storage

OFFERING SUMMARY

Building size	3,002 SF
Lot size	.07 Acres
Year built	2022
Zoning	Office
Market	Gainesville, FL MSA
Submarket	Markets West, Gainesville, FL
A development of	Concept Companies, Inc.

Highlights



LOCATION INFORMATION

Building name	Markets West Building 1499
Street address	1499 SW 74 th Dr
City, State, Zip	Gainesville, Florida 32607
County	Alachua
Market	Gainesville MSA
Sub-market	Markets West
Cross-streets	SW 75 th St and Sw 17 th Rd



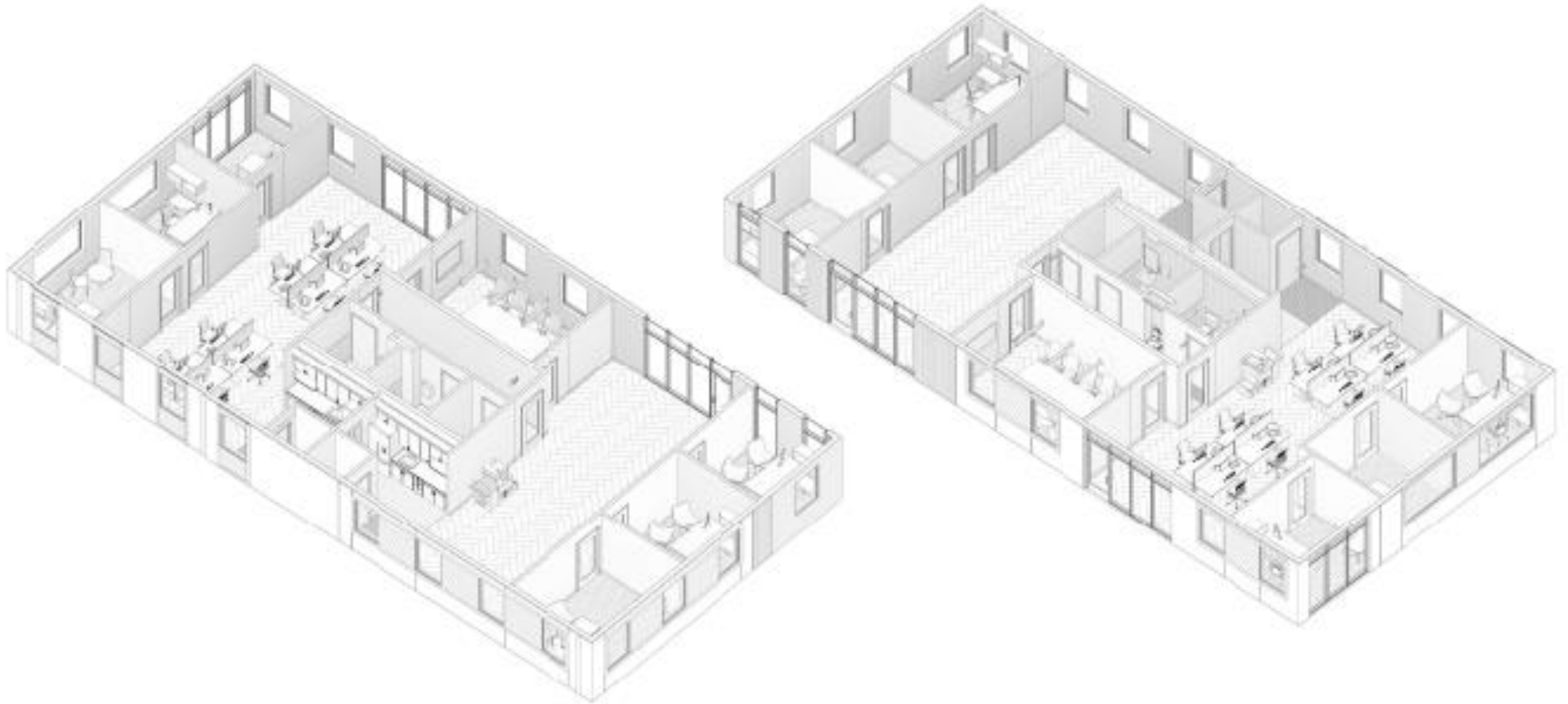
BUILDING INFORMATION

Building class	A
Tenancy	Single
Number of floors	1
Gross area	3,002 SF
Free standing	Yes
Parking	Shared Parking Lot
Power	Gainesville Regional Utilities

Floorplan



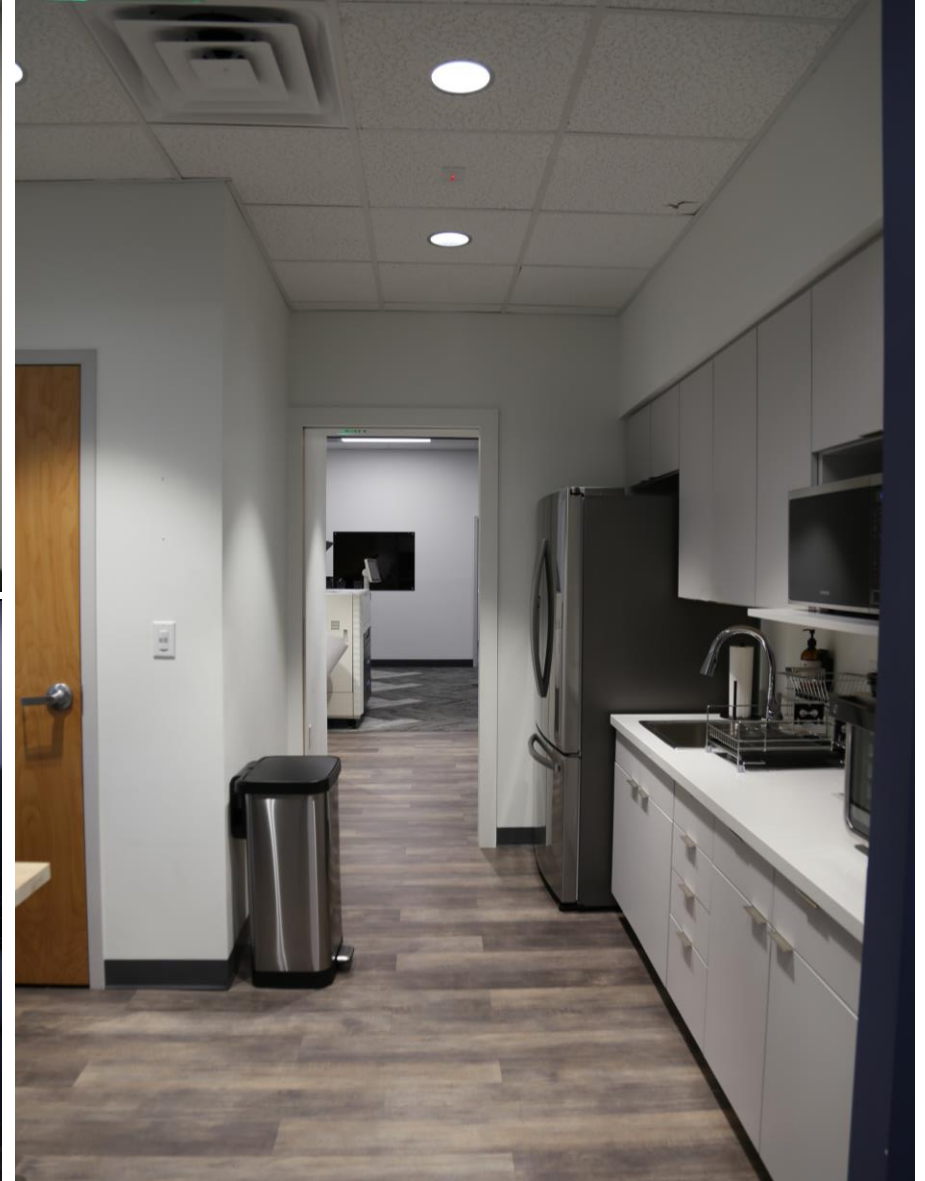
Floorplan



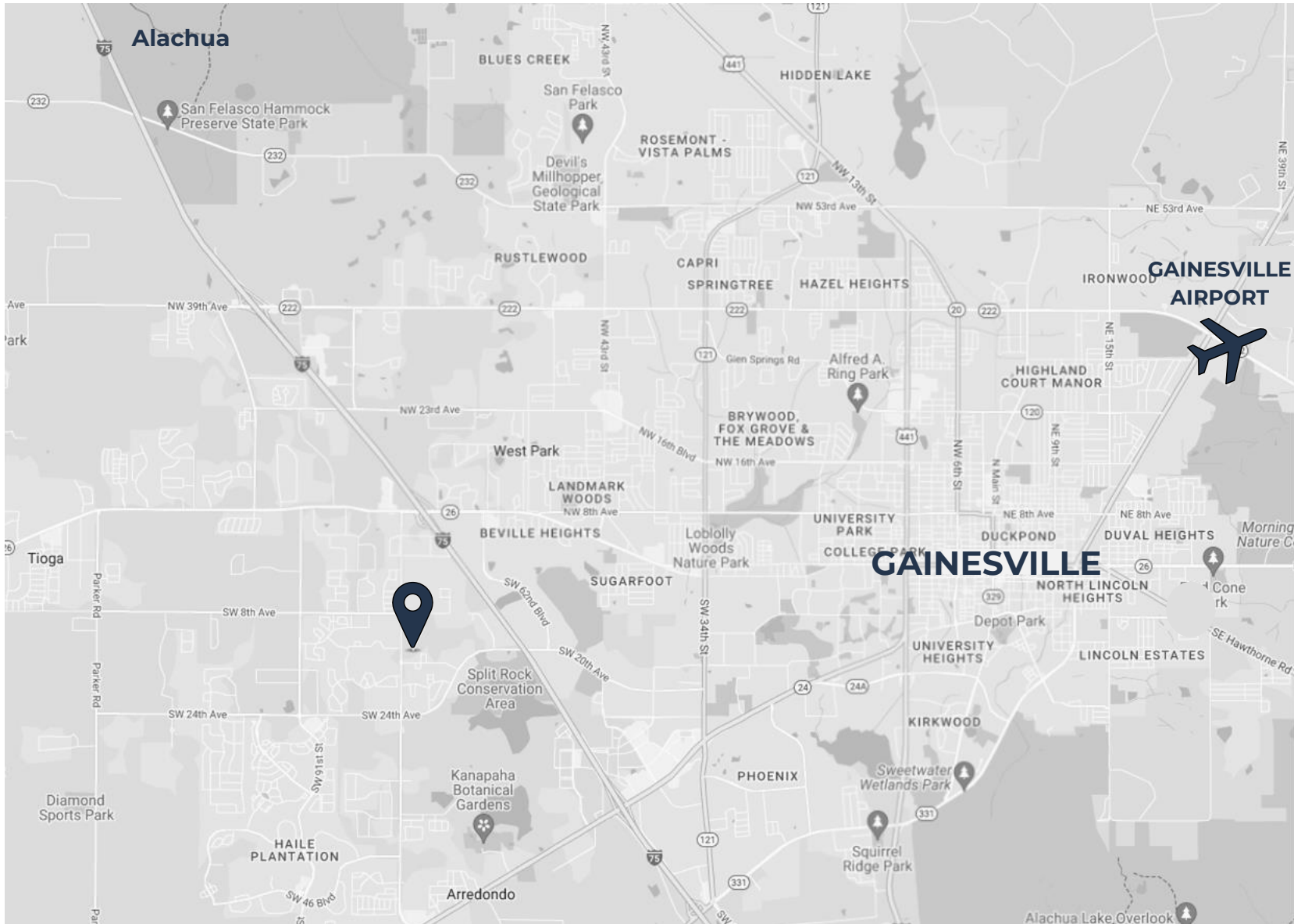
Photos



Photos



Regional Map



Aerial Map





MARKETS WEST AT TOWER ROAD

Markets West on Tower Road is a new 16.5-acre mixed-use commercial development located in one of the most densely populated residential districts in Gainesville, Florida.



ROOM FOR GROWTH

- Professional office buildings available for lease or purchase
- Pad-ready sites for development
- 18k SF of Commercial & Retail



OPTIMAL LOCATION

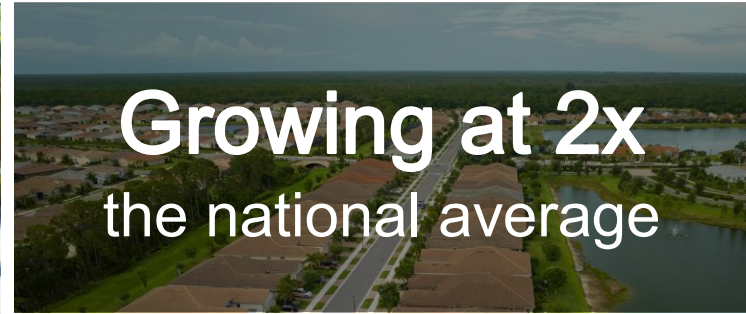
- Located in proximity to 5,500 homes
- Residences at Markets West Apartment Complex
- Within 2 miles from I-75
- Between Newberry Rd. & Archer Rd.
- Direct connect to Butler Plaza and Celebration Pointe from 20th Ave. Bridge



AMENITY RICH

- Markets West includes:
- Ellianos Coffee, Fast Track Exxon, Whistle Express Car Wash, Marco's Pizza, Dollar General, Sherwin-Williams, Grand Oaks Nail Salon, NUMA Speed, HCA North Florida Internal Medicine, and O2B Kids Super Center, across from Oak Hall

Alachua County



Gainesville Demographics



POPULATION

10 MILES

2023 Population	229,962
2028 Projection	237,931
Annual Growth	1.2%
Median Age	32.8

HOUSEHOLDS & INCOME

2023 Households	95,913
2028 Projection	95,913
Average Income	\$76,080
Median Income	\$49,769

EMPLOYMENT

Businesses	14,504
Employees	136,232



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