



# HIGH SPRINGS RETAIL OUTLET

DELIVERED VACANT | FINISHED STORAGE SPACE & LOADING DOCK | GAINESVILLE MSA

*18759 High Springs Main St, High Springs, FL 32643*

OFFERING MEMORANDUM

**Marcus & Millichap**  
PATEL YOZWIAK GROUP

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Activity ID: ZAG0250475

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## SUBJECT PHOTOS



Interior: Retail Floor



Interior: Storage Space

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## INVESTMENT HIGHLIGHTS

### **INVESTMENT HIGHLIGHTS:**

- 11,739-SF Former Furniture Store To Be Delivered Vacant | 2019 Renovations Including Completely New Roof, New Gutters and Front Fascia | New Carpet Installed in 2025
- Property Features 9,659-SF of Retail Floor Space With 2,080-SF of Finished Storage Space and a 600-SF Covered Rear Loading Dock With Roll-up Door and Ramp
- +/-0.54 Acre Lot on a Hard Corner With 16 Lighted Parking Spaces and Additional Street Parking in Front
- C-3 Commercial Zoning Allows For a Wide Range of Retail and Multifamily Uses
- High Visibility With Lighted Pylon Sign

### **LOCATION HIGHLIGHTS:**

- Prominent Location Within Downtown High Springs Along a Main Local Retail Corridor
- Located on High Springs Main Street, Seeing 8,000 Vehicles Per Day Just Off of US Highway 441 With 13,400 VPD
- Near a Retail Hub With National Tenants Including CVS, Hardee's, Chevron, Family Dollar, Ace Hardware, Advance Auto, Winn-Dixie, Tractor Supply and More
- 4 Miles From Interstate 75, a Major US Interstate With 58,000 VPD Leading South Into Downtown Gainesville and North Through Atlanta and Into the Northern US
- Trending Demographics: Population Exceeds 13,100 Within 5-Miles of the Property and is Expected to Increase by 2029 | Average Household Incomes Exceed \$103,000 Within 3-Miles
- High Springs Has Become a Strong Tourism Destination Within the Gainesville Metro Area Due to Its Proximity to the Santa Fe River and Numerous State Parks Offering Fishing, Hiking and Outdoor Activities
- High Springs is 20 Miles From Downtown Gainesville and 60 Miles From the Florida-Georgia Border

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## INVESTMENT SUMMARY

LIST PRICE

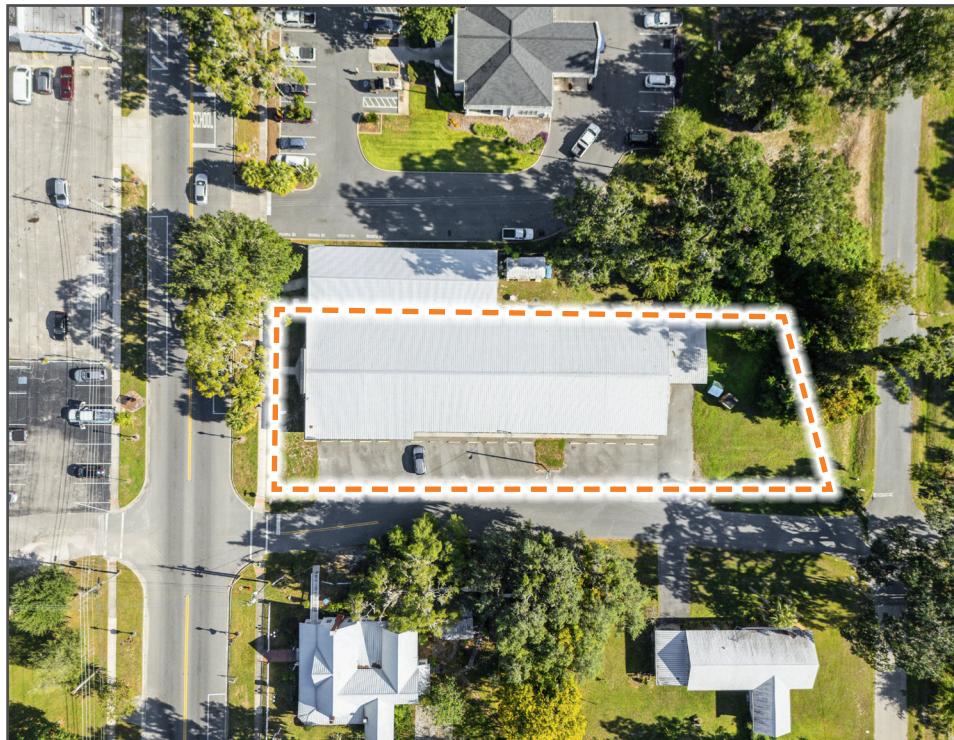
**\$1,200,000**

PRICE/SF

**\$102.22**

### PROPERTY DESCRIPTION

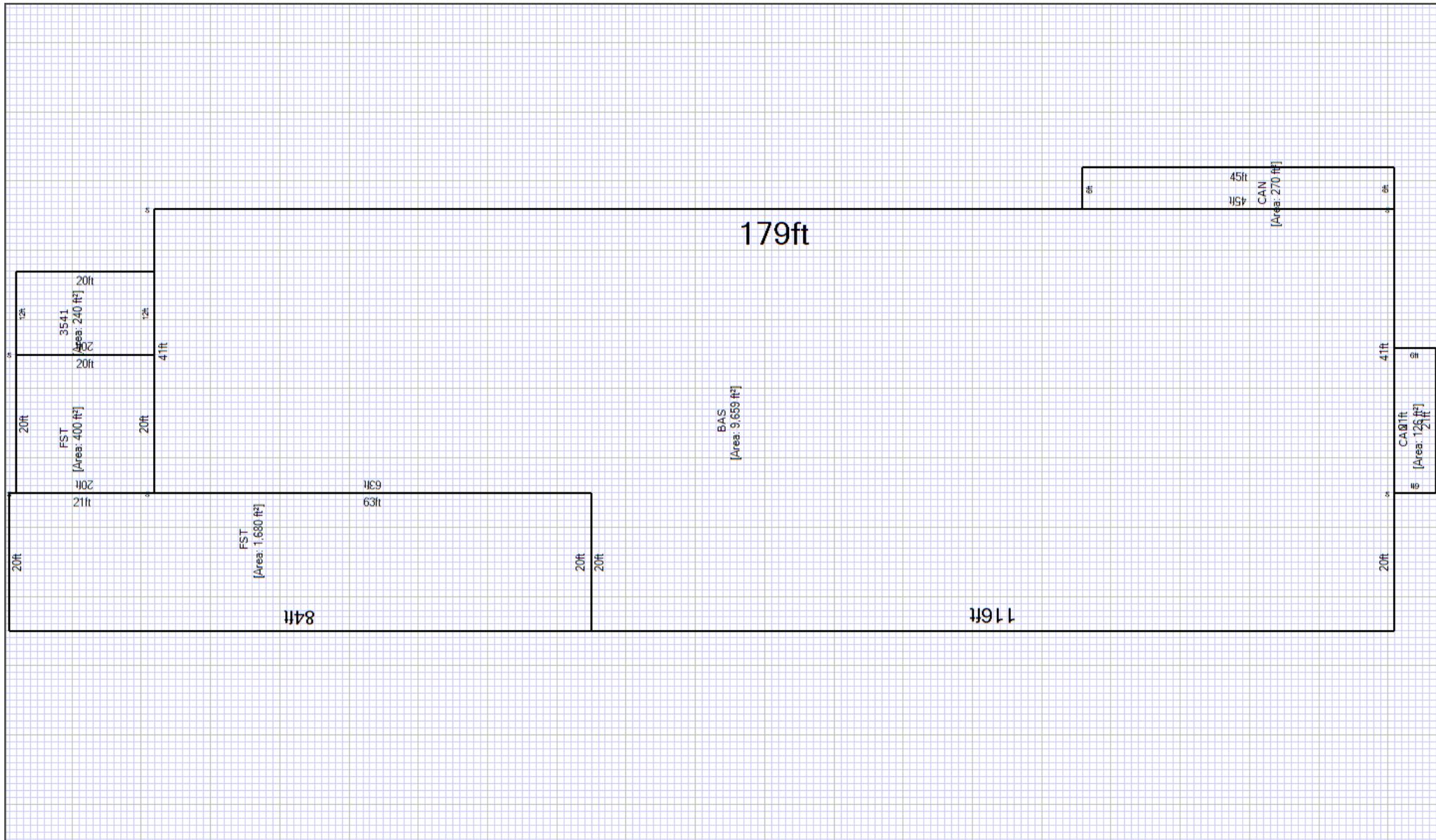
YEAR BUILT/RENOVATED:	1981 / 2019
GLA:	11,739-SF
LOT SIZE:	+/-0.54-AC (1 Parcel)
ZONING:	C-3: Commercial/Residential District
PARCEL NUMBER:	00586-002-000



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## FLOOR PLAN



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AERIAL: NORTHEAST VIEW



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## MARKET OVERVIEW

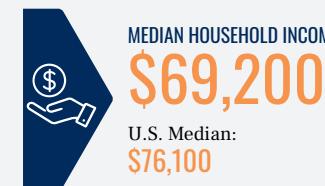
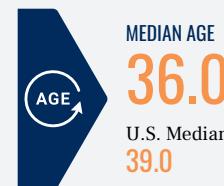
### GAINESVILLE

Home to the University of Florida, the Gainesville metro is in north central Florida — right in between Miami and Atlanta — and encompasses Alachua and Gilchrist counties. The city of Gainesville is 70 miles southwest of Jacksonville and 115 miles north of Orlando. The Council for Economic Outreach, along with the City of Gainesville, has established an Innovation District between midtown and downtown. The area is currently home to startups and tech companies, highlighted by the presence of Eventplicity and Parisleaf.

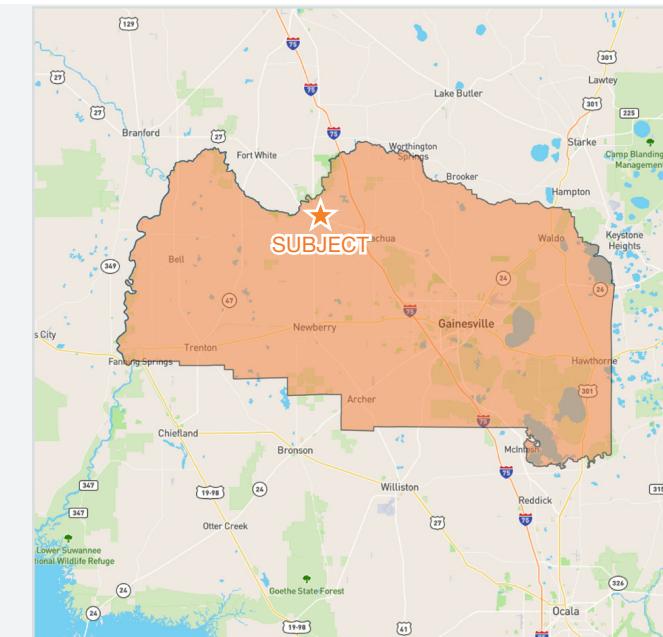
### ECONOMY

- Major Gainesville employment sectors include education, health care, government and food service.
- The University of Florida employs approximately 19,500 individuals, serves over 55,000 students and contributes more than \$16 billion to the state economy, making it the largest employer here.
- UF Health is the metro's second-largest employer with a workforce of 33,000 individuals.
- The IT/software sector is growing in Greater Gainesville, with businesses ranging from human engagement to game development. Companies include SharpSpring, Optym and Infotech.

### QUICK FACTS



\* Forecast



### METRO HIGHLIGHTS

#### HIGHER EDUCATION

Gainesville is home to the University of Florida and Santa Fe College, marking a combined student enrollment of more than 75,000.



#### SKILLED WORKFORCE

Graduates of local higher education institutions provide skilled labor, as 41 percent of the population has a bachelor's degree or higher, which is above the national rate.



#### HEALTH CARE

UF Health, HCA Florida North Florida Hospital and Veterans Affairs Medical Center are among the area's many health care providers.



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## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection	3,075	7,651	13,746
2023 Estimate	2,932	7,332	13,153
2020 Census	2,843	7,103	12,658
2000 Census	2,651	6,348	11,120
Daytime Population	3,100	6,637	10,615

HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average	\$94,291	\$103,087	\$102,722
Median	\$77,313	\$82,850	\$81,064
Per Capita	\$38,567	\$40,993	\$41,006

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection	1,262	3,091	5,571
2022 Estimate	1,204	2,958	5,323
2020 Census	1,126	2,775	4,983
2000 Census	1,072	2,522	4,445

HOUSING	1 Mile	3 Miles	5 Miles
Median Home Value	\$268,970	\$301,446	\$291,357

EMPLOYMENT	1 Mile	3 Miles	5 Miles
2023 Unemployment	1.89%	1.87%	1.62%
Avg. Time Traveled	29	31	31

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
High School Graduate (12)	28.33%	26.06%	27.43%
Some College (13-15)	16.54%	17.21%	20.54%
Associate Degree Only	17.23%	16.46%	14.86%
Bachelor's Degree Only	18.04%	19.91%	18.08%
Graduate Degree	8.94%	10.21%	9.78%

RiverRise  
Preserve State

## MAJOR EMPLOYERS

EMPLOYERS	EMPLOYEES
1 Themeworks Incorporated	104
2 Publix Super Markets Inc	100
3 Worthmann Home Inspections	100
4 El Patio Cantina LLC	65
5 Santa Fe High School	58
6 High Springs Community School	52
7 High Sprng Historical Soc Inc	52
8 Santa Fe Ford Suzuki	50



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EXCLUSIVELY LISTED BY:

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