



HIGH SPRINGS RETAIL OUTLET

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

18759 High Springs Main St, High Springs, FL 32643

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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

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- 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

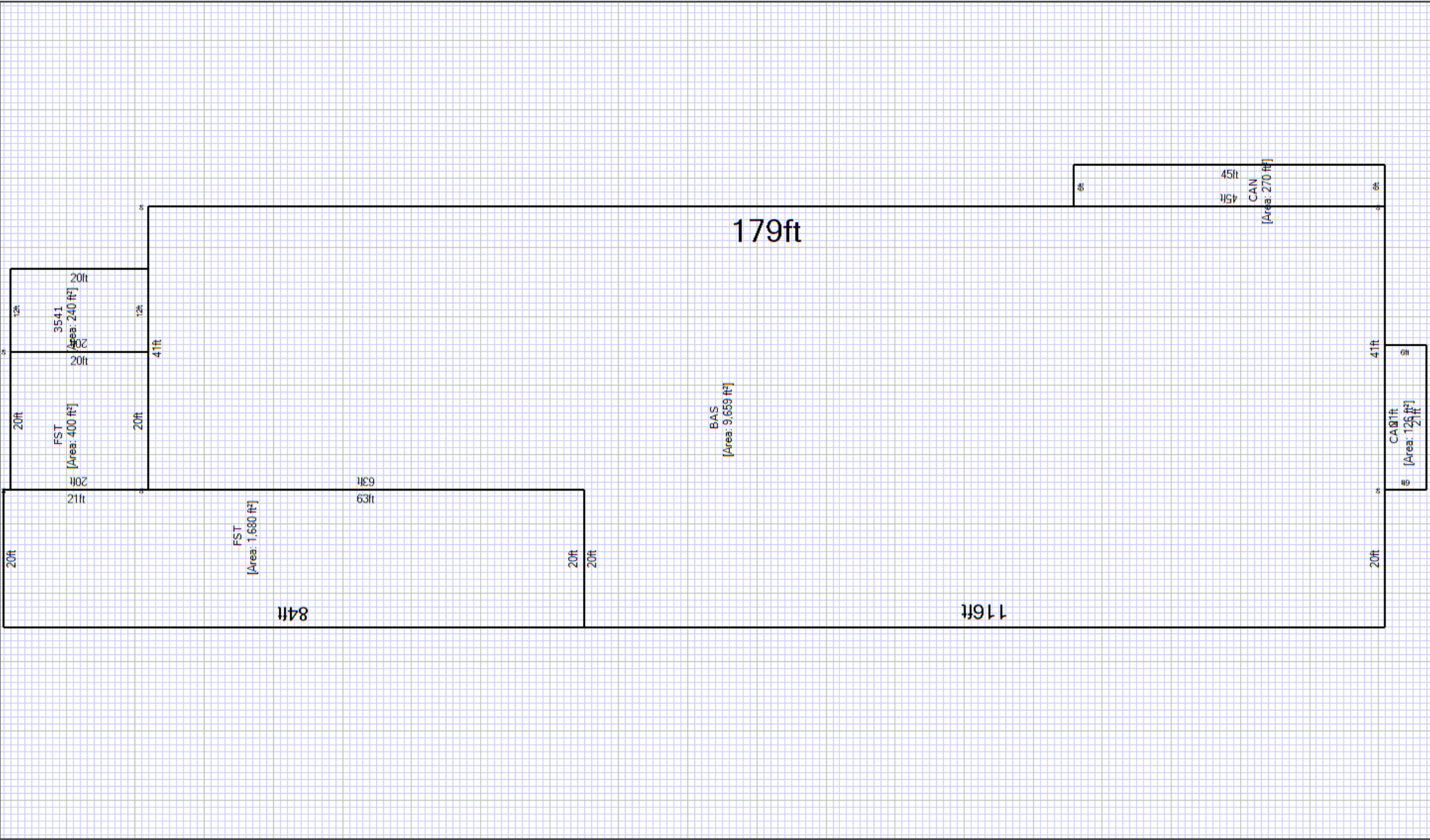
| PROPERTY DESCRIPTION | |
|-----------------------|--------------------------------------|
| YEAR BUILT/RENOVATED: | 1981 / 2019 |
| GLA: | 11,739-SF |
| LOT SIZE: | +/-0.54-AC (1 Parcel) |
| ZONING: | C-3: Commercial/Residential District |
| PARCEL NUMBER: | 00586-002-000 |



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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



POPULATION

310K

Growth 2024-2029*
4.1%



HOUSEHOLDS

127K

Growth 2024-2029*
4.3%



MEDIAN AGE

36.0

U.S. Median:
39.0

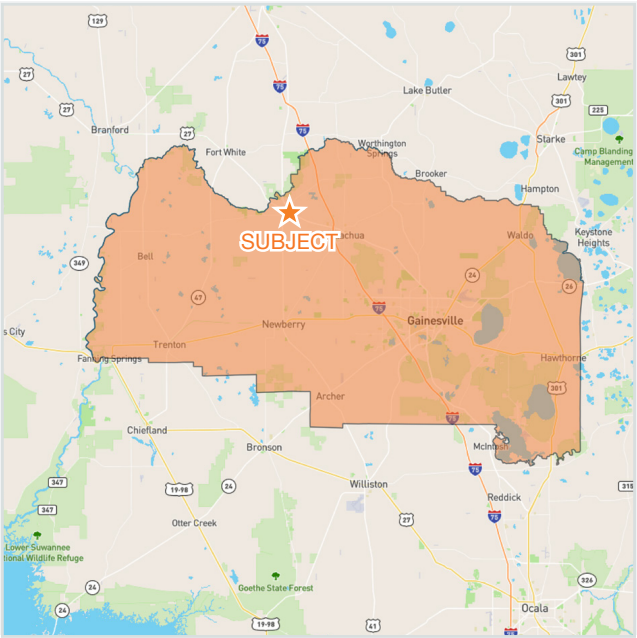


MEDIAN HOUSEHOLD INCOME

\$69,200

U.S. Median:
\$76,100

* Forecast




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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% |

| MAJOR 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 |



*Electronics
Furniture*

SUMMERS
Home Furniture

Matt

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EXCLUSIVELY LISTED BY:

LOGAN LOFGREN

Associate
Tampa Office

Direct: (813) 387-4822

Logan.Lofgren@marcusmillichap.com

License: FL: SL3594865

FRANK SIMCIC

Senior Director, Investments
Tampa Office

Direct: (813) 387-4819

Frank.Simcic@marcusmillichap.com

License: FL: SL3553824

DARPAN PATEL

Managing Director, Investments
Tampa Office

Direct: (513) 878-7723

Darpan.Patel@marcusmillichap.com

License: OH SAL 2012000748

DAN YOZWIAK

Managing Director, Investments
Columbus Office

Direct: (614) 403-1094

Dan.Yozwiak@marcusmillichap.com

License: OH SAL 2008003600

Marcus & Millichap
PATEL YOZWIAK GROUP

RYAN NEE
FL Broker of Record
Lic #: BK3154667