

FOR LEASE  
NEGOTIABLE

1 - 5.62 ACRES



### PROPERTY HIGHLIGHTS

- Up to 5.62 acres for lease on busy highway 441 between Alachua and High Springs.
- The property offers over 580' of highway frontage and a full median cut, providing access from both the east and westbound lanes.
- Historically serving Gainesville as bedroom communities for the city's workforce, both High Springs and Alachua have experienced growth in recent years, seeing significant increases in their employment base and daytime populations.

### CONTACT

**BRIAN OEN**  
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**GAVIN JOHNSON**  
352.665.1093  
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16958 NW US HWY 441

High Springs, FL 32643

**AERIAL HIGHLIGHTS**

[BHGREcommercialTG.com](http://BHGREcommercialTG.com)



**HIGHLIGHTS**



**Description:**  
Land for Lease



**Land Use:** C-3



**Location:**  
High Springs, FL  
32643



**Parcel:**  
03040-001-000 and  
03040-000-000

**GET IN TOUCH**

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ADDITIONAL PHOTOS

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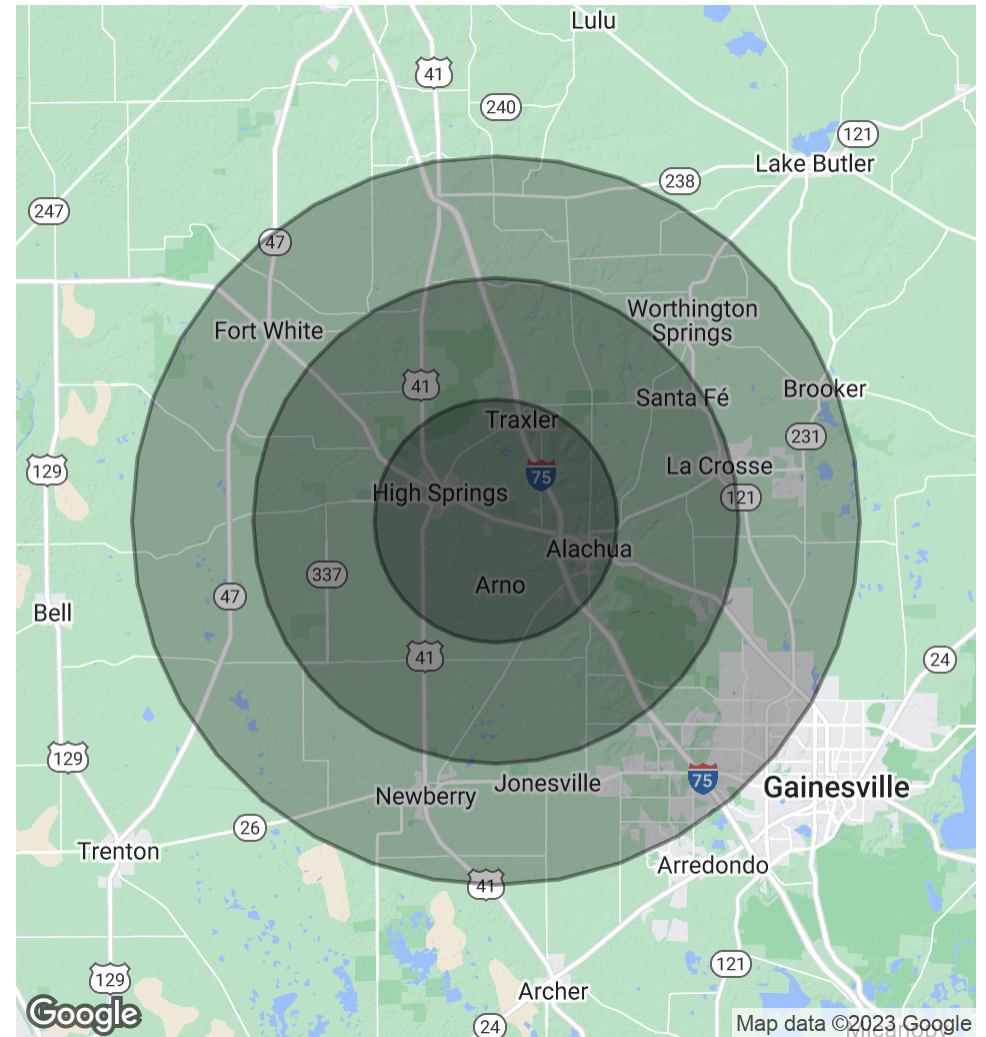
DEMOGRAPHICS MAP & REPORT

BHGREcommercialTG.com



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	11,620	36,326	134,306
Average Age	39.4	40.9	40.5
Average Age (Male)	38.7	40.3	38.6
Average Age (Female)	40.6	41.8	41.8
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	4,867	14,900	59,918
# of Persons per HH	2.4	2.4	2.2
Average HH Income	\$70,411	\$72,571	\$73,863
Average House Value	\$212,928	\$210,061	\$200,113

\* Demographic data derived from 2020 ACS - US Census



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ABOUT US

BHGREcommercialTG.com



LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

COMMERCIAL  
SALES

LAND  
DEVELOPMENT

## OUR MISSION

To consistently serve our clients as a team of committed, trusted real estate professionals who operate with the highest standards of ethics and integrity.

## OUR VISION

To always prioritize our clients, community, and one another, while further elevating the markets we serve.

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