

STAND ALONE OFFICE BUILDING FOR SALE

11820 Turkey Creek Boulevard, Alachua, FL 32615

3,293± SF | 0.8± ACRES | \$560,000



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PROPERTY OVERVIEW

11820 Turkey Creek Boulevard, Alachua, FL 32615

Located just inside the entrance of Turkey Creek, this freestanding office building offers a rare combination of visibility, functionality, and natural surroundings. Monument signage at the entry provides strong branding opportunities, while the rear of the building overlooks the Turkey Creek golf course, creating a serene and professional setting.

Designed to maximize natural light, the building features floor-to-ceiling windows and distinctive stained glass accents at the front entry, creating a warm and welcoming environment for both employees and visitors. The property benefits from two points of entry and parking on both sides of the building, offering convenience and flexibility. A total of 13 on-site parking spaces serve the building.

The interior layout is well suited for a variety of professional uses and includes five large private offices, a conference room, a dedicated reception/welcome area, and an open work area ideal for cubicles, training space, or collaborative use. The building is equipped with common restrooms, as well as two private restrooms, one of which includes a shower. An attached two-car garage with a single overhead door provides additional storage or secure parking.

This building presents a versatile opportunity, offering strong visibility, flexible layout, and an attractive Turkey Creek location for a wide range of office and professional users.



PROPERTY HIGHLIGHTS

- 3,293± SF building
- Built in 1978
- Zoned Planned Unit Development (PUD)
- Located in Alachua area
- Attached garage
- Full-service breakroom
- Strong visibility and signage opportunities

PHOTO GALLERY

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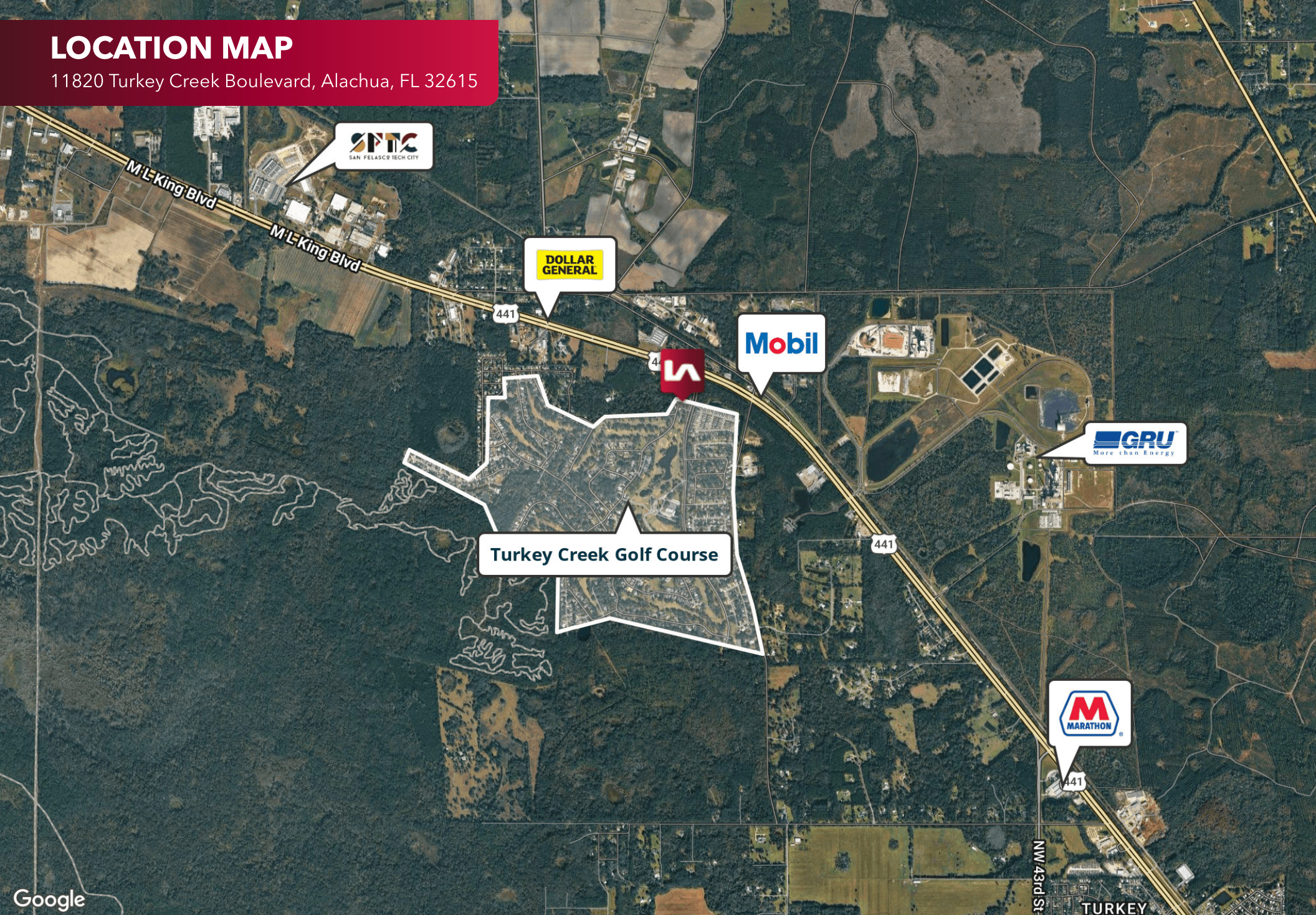
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LOCATION MAP

11820 Turkey Creek Boulevard, Alachua, FL 32615



Turkey Creek Golf Course



Google

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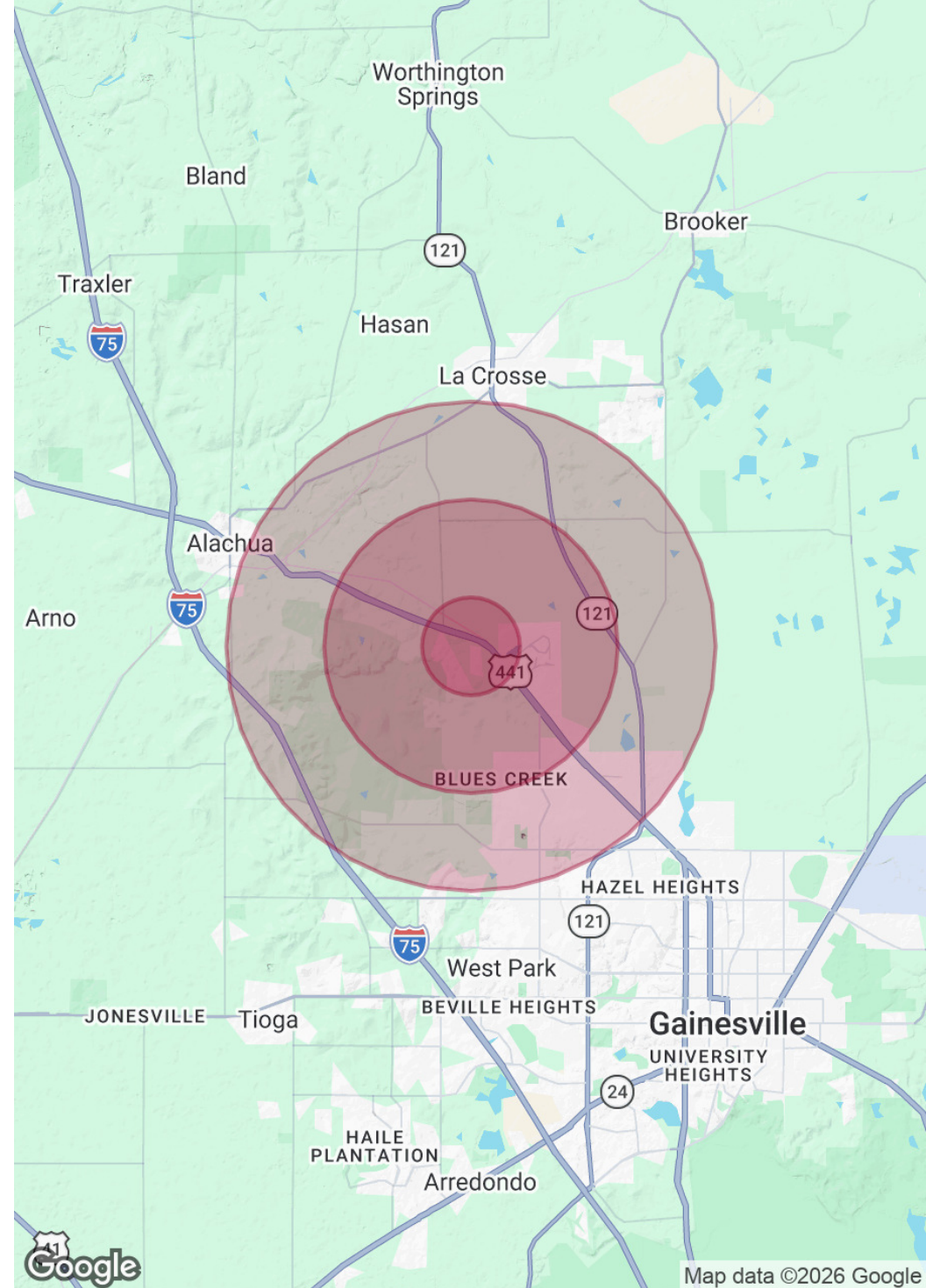
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DEMOGRAPHICS MAP & REPORT

11820 Turkey Creek Boulevard, Alachua, FL 32615

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,591	7,060	21,669
Average Age	45	44	43
Average Age (Male)	44	43	42
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,102	2,942	9,114
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$124,867	\$113,281	\$108,165
Average House Value	\$324,522	\$310,570	\$325,535



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