

# 7100 SW Archer Rd Gainesville, FL 32608

**BIDS DUE: 07/29/26**



## *Former Bank Branch*

### Reuse, Repositioning or Redevelopment Opportunity

- Approximately 3,158 s.f. on 0.85 a.c.
- 26 total parking spaces
- 5 canopied drive-thru lanes
- 21.0' building height in its one-story, concrete block building
- Outparcel to the Tower Square shopping center, anchored by Publix, Anytime Fitness and more
- Resides directly along SW Archer Rd / SR-24 (29,500 VPD), one of Gainesville's main thoroughfares, with excellent exposure
- Surrounded by quintessential landmarks in Gainesville, including the Kanapaha Botanical Gardens and the trendy Haile Village
- Multiple residential developments are in a phase of construction near the site, from the Lugano to the Collective and the Grand Preserve
- 2.17 miles east of Interstate 75 (97,500 VPD)
- Gainesville is home to the Florida Gators and the highly-ranked University of Florida (61,980 students)

## Contact



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For details on this property and others available nationwide,  
please visit: [www.BankingCentersForSale.com](http://www.BankingCentersForSale.com)



# Demographics



## POPULATION

1 MI. 6,913  
 3 MI. 39,470  
 5 MI. 105,404



## HOUSEHOLDS

1 MI. 2,843  
 3 MI. 16,232  
 5 MI. 43,359



## MEDIAN AGE

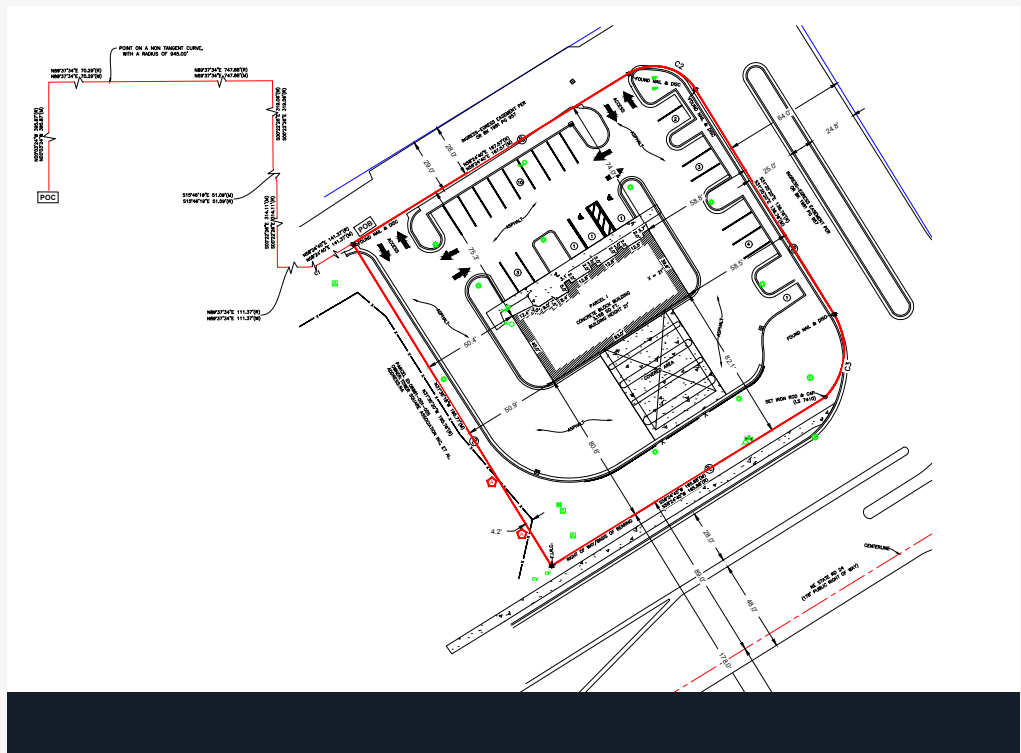
1 MI. 37.4  
 3 MI. 34.9  
 5 MI. 28.6



## MEDIAN INCOME

1 MI. \$84,620  
 3 MI. \$93,533  
 5 MI. \$61,984

# Site Survey



# Aerial Overview

