

FOR LEASE BUILD-TO-SUIT/GROUND LEASE RETAIL PADS

3886 SW 43rd Street, Gainesville, FL 32608

2.54± AC | CALL FOR PRICING



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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

3886 SW 43rd St, Gainesville, FL 32608

Prime Retail Outparcels Available

Position your brand at one of the most sought-after retail intersections in North Central Florida. Two premium outparcels are available for Ground Lease or Build-to-Suit within The Commons at Celebration Pointe, strategically located at the signalized intersection of SW Archer Road and SW 43rd Street, just moments from Interstate 75.

This rare opportunity places your business **alongside Florida's #1 performing Wawa and Florida's #1 performing Texas Roadhouse—two of the state's highest-volume retailers that generate exceptional daily traffic and customer activity.** Combined with immediate access to I-75, outstanding visibility, and a growing mix of retail, hospitality, residential, and medical development, this location offers an unmatched opportunity for retailers looking to establish a dominant presence in the Gainesville market.

2.54± ACRES

CALL FOR PRICING

GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITIES



IDEAL FOR

- Quick Service Restaurants
- Drive-Thru Concepts
- Medical & Healthcare
- Financial Institutions
- Childcare
- Retail & Service Uses

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COMPLETE HIGHLIGHTS

3886 SW 43rd St, Gainesville, FL 32608



- Prime signalized corner at SW 43rd Street & SW Archer Road
- Adjacent to Florida's #1 performing Wawa (Top 2% nationwide, [Placer.ai](#))
- Adjacent to Florida's #1 performing Texas Roadhouse (Top 2% nationwide, [Placer.ai](#))
- Immediate access to I-75 (104,500 VPD) with direct on/off ramp connectivity
- Across from the new 55-acre HCA Florida Gainesville Hospital & Medical Campus
- Less than ½ mile from Butler Plaza, attracting 10.5M+ annual visitors
- 1.8 miles from the University of Florida (62,000+ students & 20,000+ employees)
- Located within Gainesville's premier retail, dining, and hospitality corridor
- Ground Lease & Build-to-Suit opportunities available
- Monument signage opportunities along Archer Road

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AERIAL PHOTOS

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CELEBRATION POINTE

ESCAPOLOGY
GAINESVILLE



MILLER'S
ALE HOUSE



IHG
HOTELS & RESORTS



REGAL
CINEMAS

BUTLER PLAZA



TRADER JOE'S



sam's club

WHOLE
FOODS

SONNY'S
BBQ

Walmart



Publix



Cheesecake Factory

REGAL
CINEMAS

LOWE'S

DICK'S
SPORTING GOODS

Ford's
GARAGE

SITE



hōm
hotel + suites

FUTURE
FITNESS USER



Wawa

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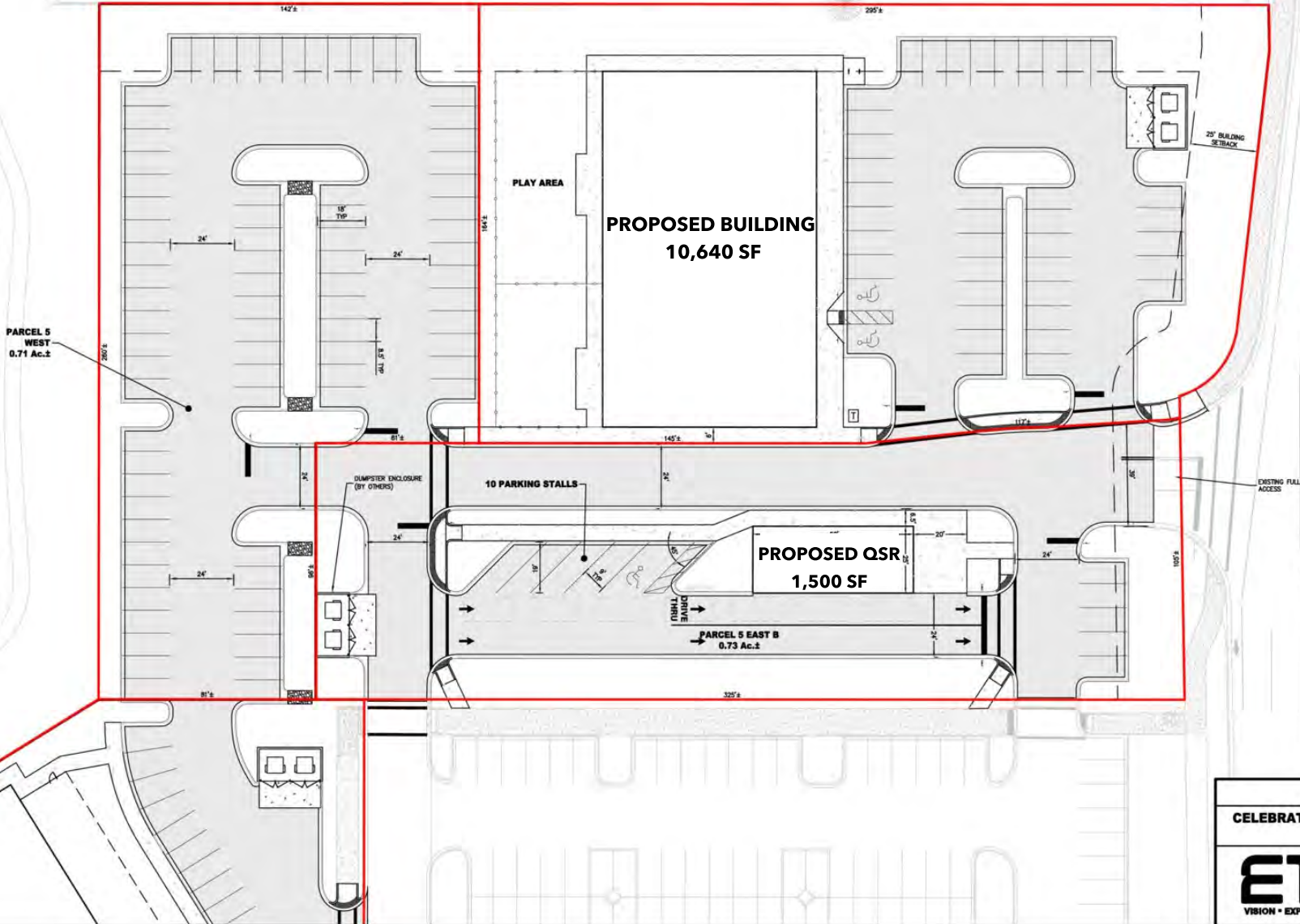
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CONCEPT PLAN

3886 SW 43rd St, Gainesville, FL 32608

CONCEPT PLAN NOTES

1. THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY. SITE PLAN IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND LOCAL LAND DEVELOPMENT CODE.
2. STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE UPON FINAL DESIGN.
3. NO SITE VISITS HAVE BEEN MADE TO VERIFY ACCURACY OF AERIAL IMAGE DEPICTED.
4. THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND PERMITTING PURPOSES.



CONCEPT PLAN

CELEBRATION POINTE COMMONS-PARCEL 5
6/23/2025

ETM
VISION • EXPERIENCE • RESULTS

Englund-Thimo & Miller, Inc.
14775 Old St. Augustine Road
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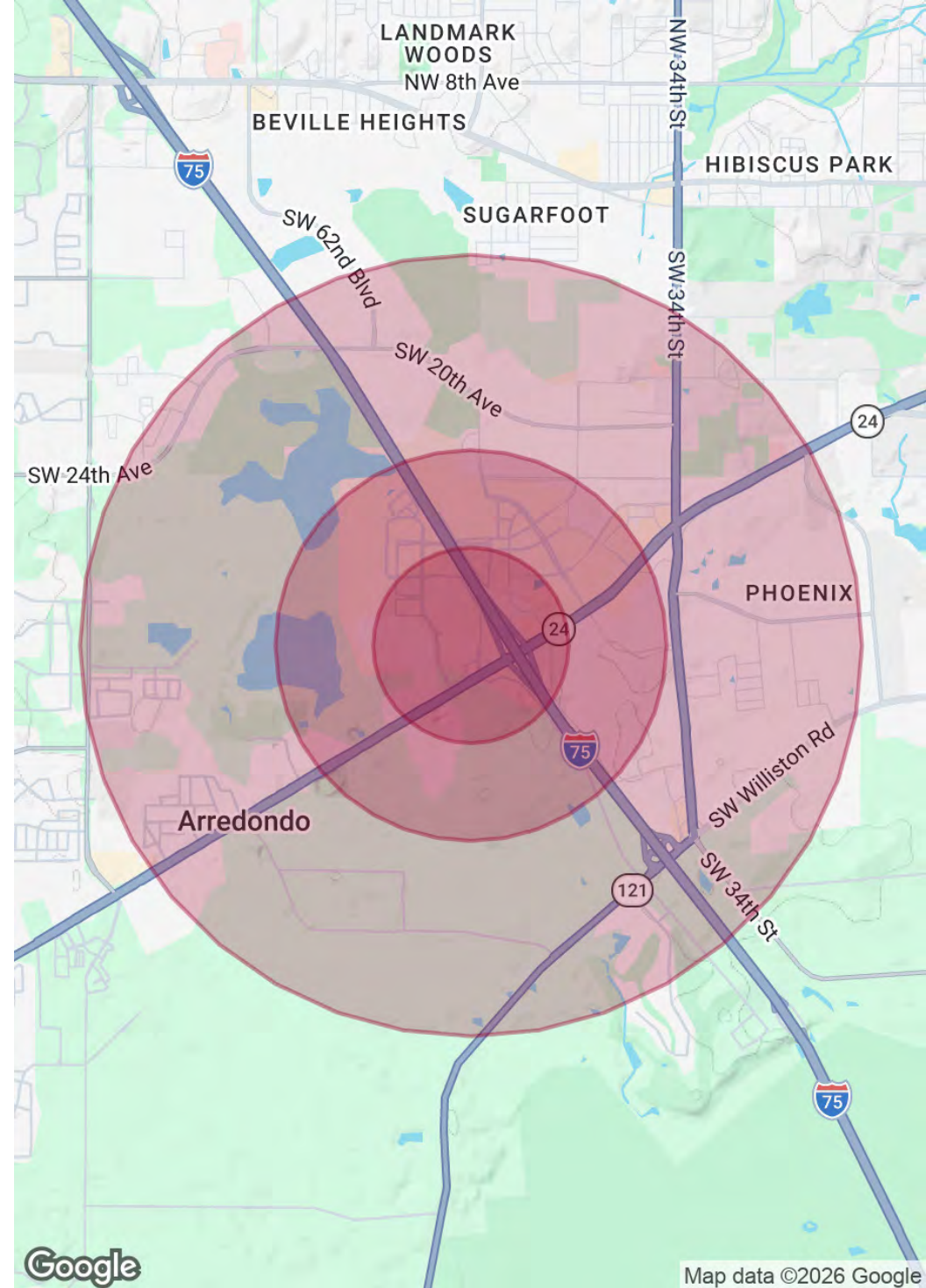
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DEMOGRAPHICS MAP & REPORT

3886 SW 43rd St, Gainesville, FL 32608

POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	1,239	5,311	34,799
Average Age	32.0	30.3	28.6
Average Age (Male)	35.7	33.0	29.6
Average Age (Female)	30.6	29.0	28.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	578	2,546	16,025
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$55,674	\$53,613	\$53,539
Average House Value	\$177,285	\$192,413	\$217,873



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FUTURE
FITNESS USER

Wawa

MONUMENT SIGNAGE
30'L X 15'H

BUTLER PLAZA
10.5M+ ANNUAL VISITORS

97,500± AADT

75

CHOICE
HOTELS

PROPOSED
TACO BELL

Capital City
Bank

SW ARCHER RD
38,500± AADT

1.8 MILES TO
UF
UNIVERSITY OF
FLORIDA

HCA Florida
Healthcare



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