

MULTI-TENANT RETAIL INVESTMENT PROPERTY FOR SALE

14435 NW US Highway 441, Alachua, FL 32615

4,644± SF | \$795,000



OWNER FINANCING AVAILABLE FOR QUALIFIED BUYERS

JON THOMAS

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COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

14435 NW US Highway 441, Alachua, FL 32615

Lee & Associates – North Florida is pleased to present the opportunity to acquire a freestanding **multi-tenant investment property** situated on one of North Central Florida's most trafficked retail corridors.

Located at 14435 NW US Highway 441 in Alachua, Florida, **this 4,644± SF single-story building has both excellent highway visibility and abundant parking** – a rare combination in this high-demand market.



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TAX PARCEL: 03210-007-000

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HIGHLIGHTS

- Excellent highway visibility and 137 linear feet of road frontage on US Highway 441 easement
- Multi-tenant configuration ideal for investors seeking immediate income
- Abundant on-site parking in a high-demand retail corridor with an AADT of 18,300± vehicles
- Monument signage
- Owner financing available for qualified buyers
- Zoning: 0.45± Acres | CI (Commercial, Intensive), 0.44± Acres | A (Agriculture)

LOCATION MAP

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AERIAL MAP

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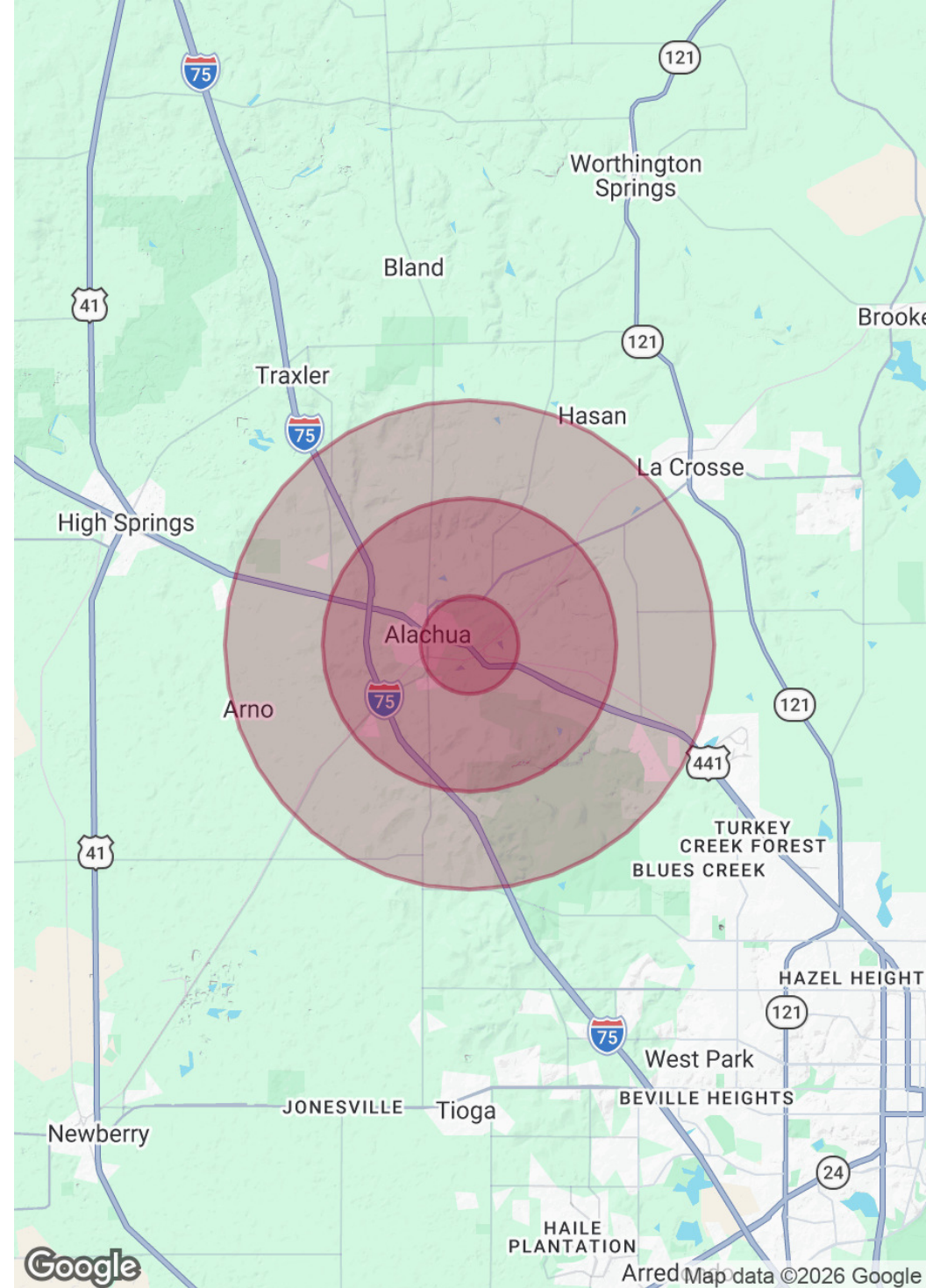
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DEMOGRAPHICS MAP & REPORT

14435 NW US Highway 441, Alachua, FL 32615

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	618	5,541	13,055
Average Age	37.9	38.6	40.0
Average Age (Male)	40.4	43.7	41.2
Average Age (Female)	37.8	38.0	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	235	2,403	5,230
# of Persons per HH	2.6	2.3	2.5
Average HH Income	\$77,280	\$86,551	\$98,263
Average House Value	\$280,787	\$299,768	\$313,947



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