



PROPERTY DESCRIPTION

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.

PROPERTY HIGHLIGHTS

- Flexible layout
- Scenic golf course views
- Attached garage
- Full-service breakroom
- Strong visibility and signage opportunities
- Built in 1978
- Zoned Planned Unit Development (PUD)

OFFERING SUMMARY

Sale Price:	\$599,000
Lot Size:	0.5 Acres
Building Size:	3,293

LAUREN VAZQUEZ, SIOR
VICE PRESIDENT
O: 352.420.9889
C: 352.222.4590
lvazquez@lee-associates.com

DAN DROTOS MSRE, CCIM, SIOR
MANAGING PRINCIPAL
O: 352.420.9889
C: 954.551.9846
ddrotos@lee-associates.com

RORY CAUSSEUX
PRINCIPAL
O: 352.420.9889
C: 352.317.6341
rcausseux@lee-associates.com

All information regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

STAND ALONE OFFICE FOR SALE

3,293 SF

11820 Turkey Creek Boulevard, Alachua, FL 32615



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lvazquez@lee-associates.com

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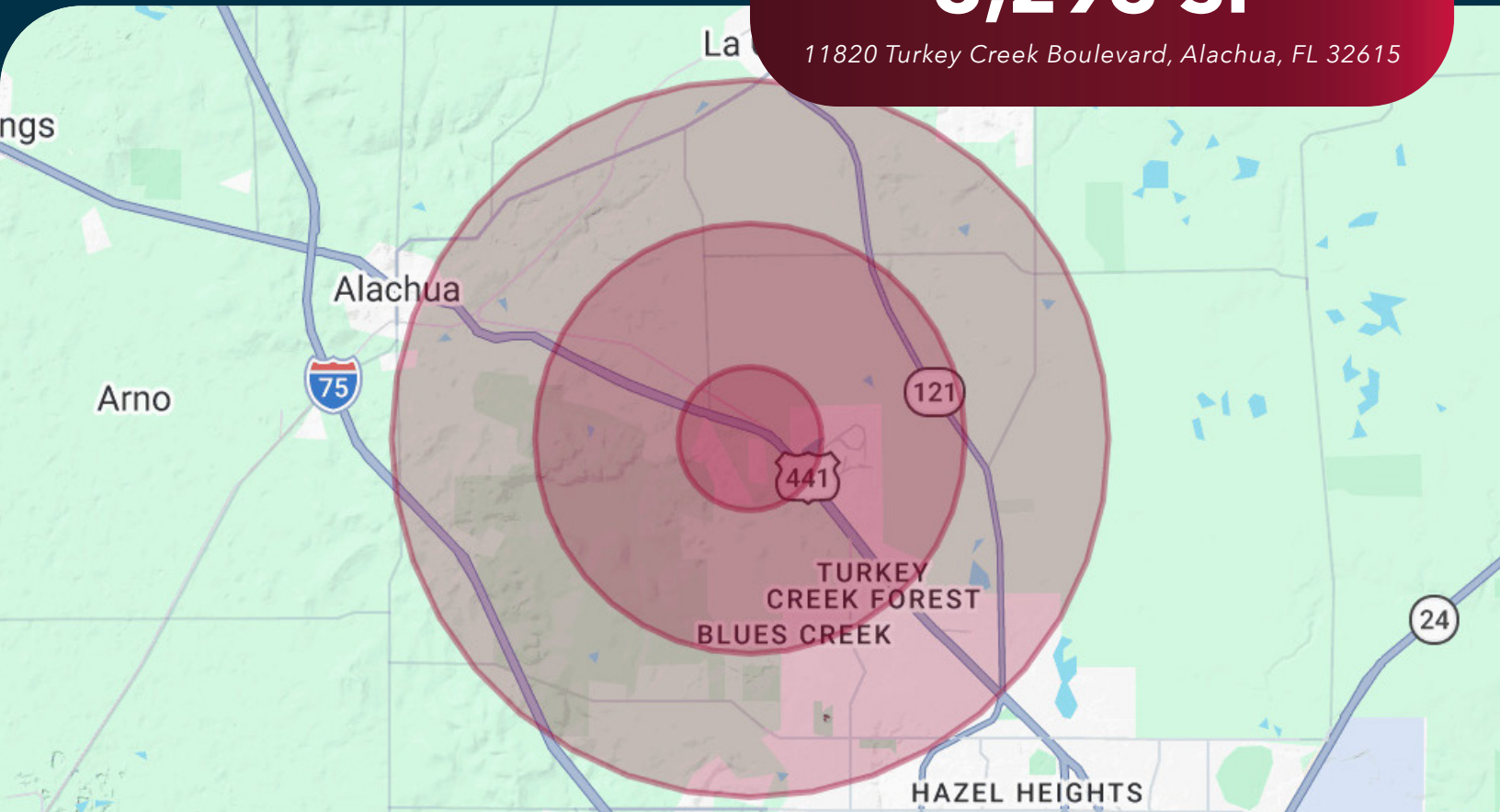
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,591	7,060	21,669
Average Age	45	44	43
Average Age (Male)	44	43	42
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,102	61,310	9,114
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$124,867	\$113,281	\$108,165
Average House Value	\$342,522	\$310,570	\$325,535

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O: 352.420.9889
C: 954.551.9846
ddrotos@lee-associates.com

RORY CAUSEAUX
PRINCIPAL
O: 352.420.9889
C: 352.317.6341
rcauseaux@lee-associates.com

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CONTACT

LAUREN VAZQUEZ, SIOR

VICE PRESIDENT

lvazquez@lee-associates.com

O: 352.420.9889

C: 352.222.4590

DAN DROTOS, MSRE, CCIM, SIOR

MANAGING PRINCIPAL

ddrotos@lee-associates.com

O: 352.420.9889

C: 954.551.9846

RORY CAUSSEUX

PRINCIPAL

rcausseau@lee-associates.com

O: 352.420.9889

C: 352.317.6341