

SALE / LEASE

DOWNTOWN ALACHUA RETAIL

14827 Main St Alachua, FL 32615



OFFERING SUMMARY

Sale Price:	\$369,900
Lease Rate:	\$2,904 SF/yr (NNN)
Available SF:	1,936 SF
Pass Thru Rate	\$4.06/SF
Price / SF:	\$191.06
Year Built:	1900
Zoning:	CBD

PROPERTY OVERVIEW

1,936± SF retail building for sale or lease in the heart of downtown Alachua. Located directly on Main Street, this property offers strong visibility and walkability to surrounding shops, restaurants, and community amenities. CBD zoning allows for flexible commercial uses. The usable rear patio area is a great amenity for outdoor seating or operations, along with on-site parking access in the back.

PROPERTY HIGHLIGHTS

- Downtown Alachua
- Outside Area in Rear
- Full Shower
- Parking Available

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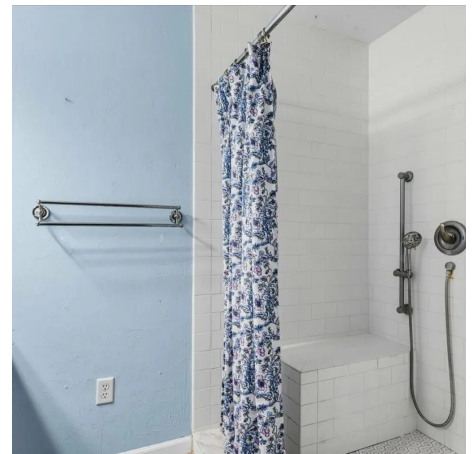
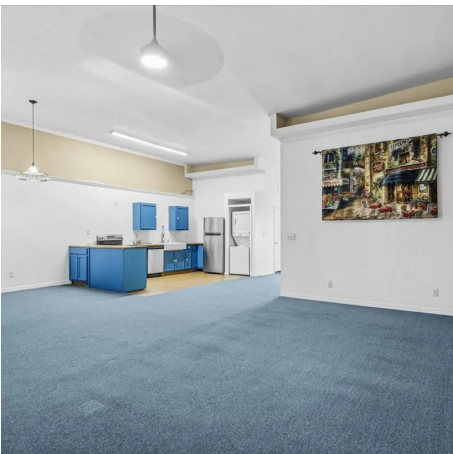
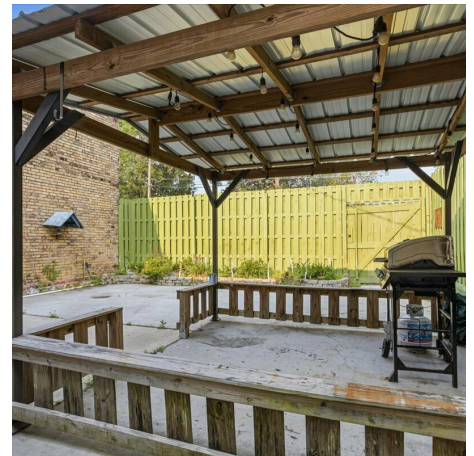
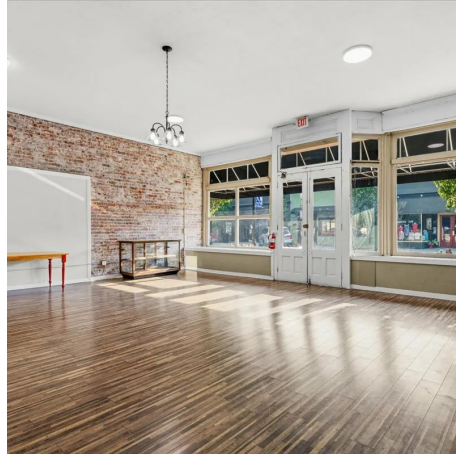


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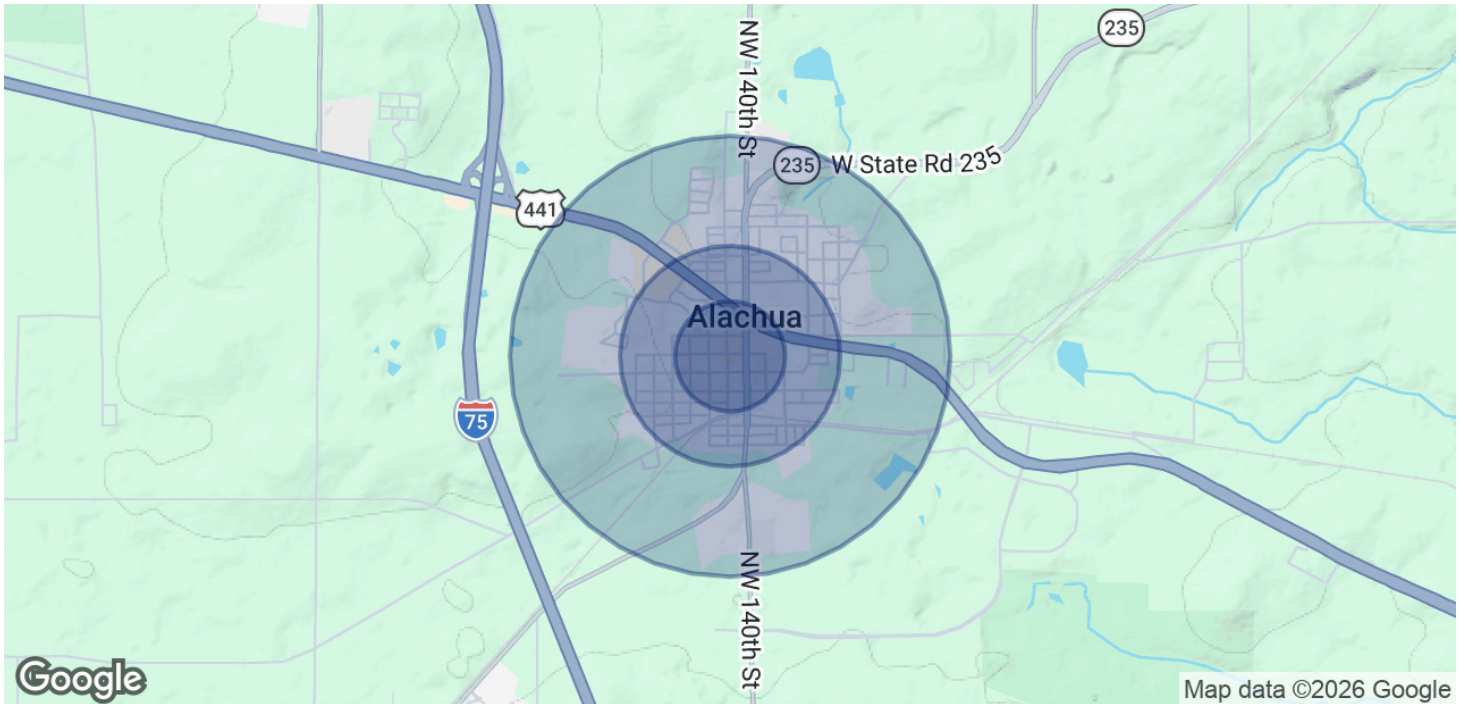


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	72	254	886
Average Age	35.9	35.8	36.2
Average Age (Male)	53	50.6	49.1
Average Age (Female)	35.2	35.1	35.5

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	40	136	460
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$82,737	\$80,687	\$79,731
Average House Value	\$400,451	\$348,028	\$332,593

2023 American Community Survey (ACS)

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