



Former QSR Available for Lease

15655 NW US Hwy 441, Alachua, FL 32615

Property Highlights

- 1,880± SF building with a drive-thru on 1.15± AC
- Building was built in 2021
- The Tara Forest communities, located directly behind the property, are under construction and will total 1,084 units
- Subject property is situated in front of Lowe's, which generates more than half a million visitors annually
- 18 parking spots
- Traffic count on US Hwy 441: 25,000± AADT

~~Lease rate: \$156,000/year NNN~~
New rate: \$135,000/year NNN

Jason Ryals
Executive Vice President
+1 904 861 1136
jason.ryals@colliers.com

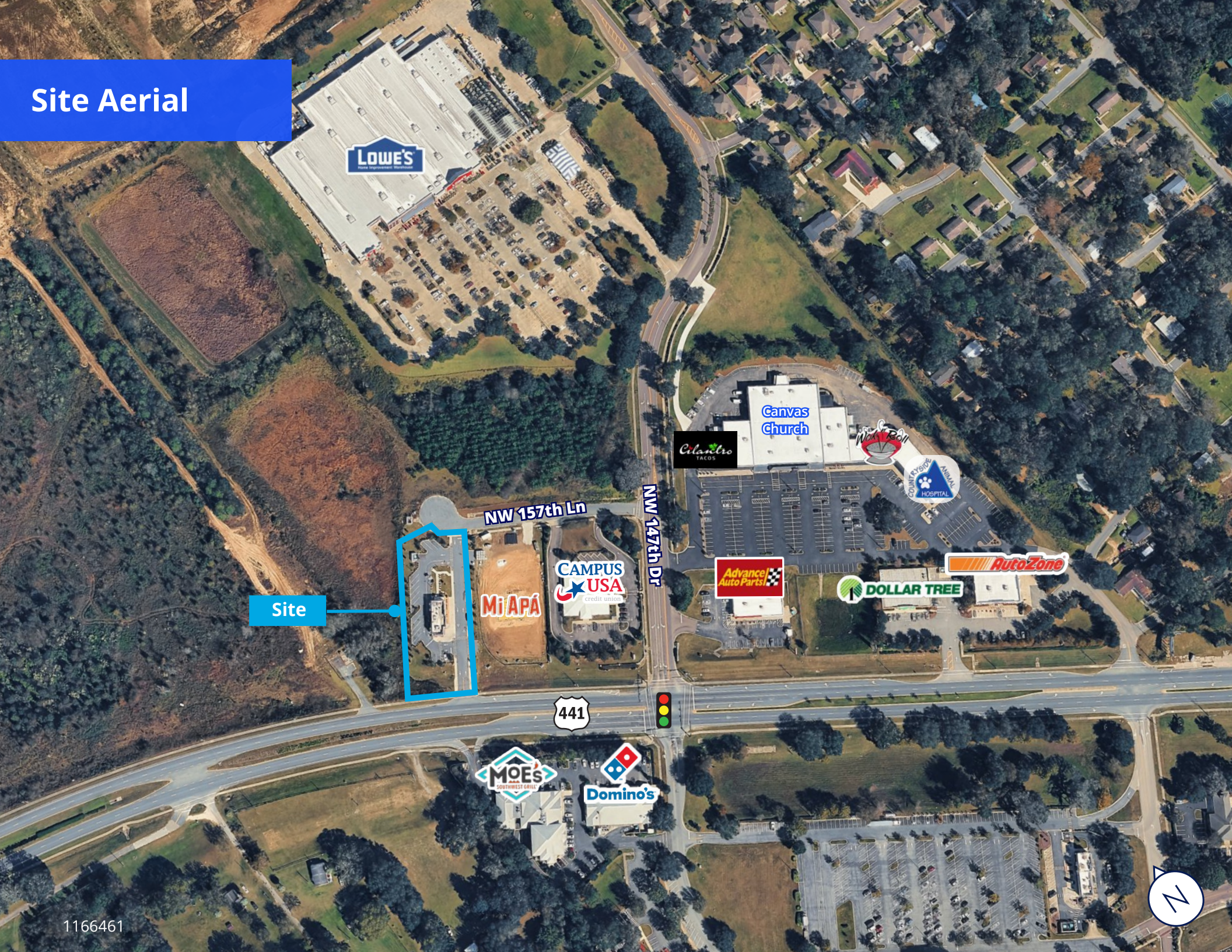
Gina Kline
Senior Associate
+1 904 861 1104
gina.kline@colliers.com

Mike Phillips
Associate Vice President
+1 904 861 1113
mike.phillips@colliers.com

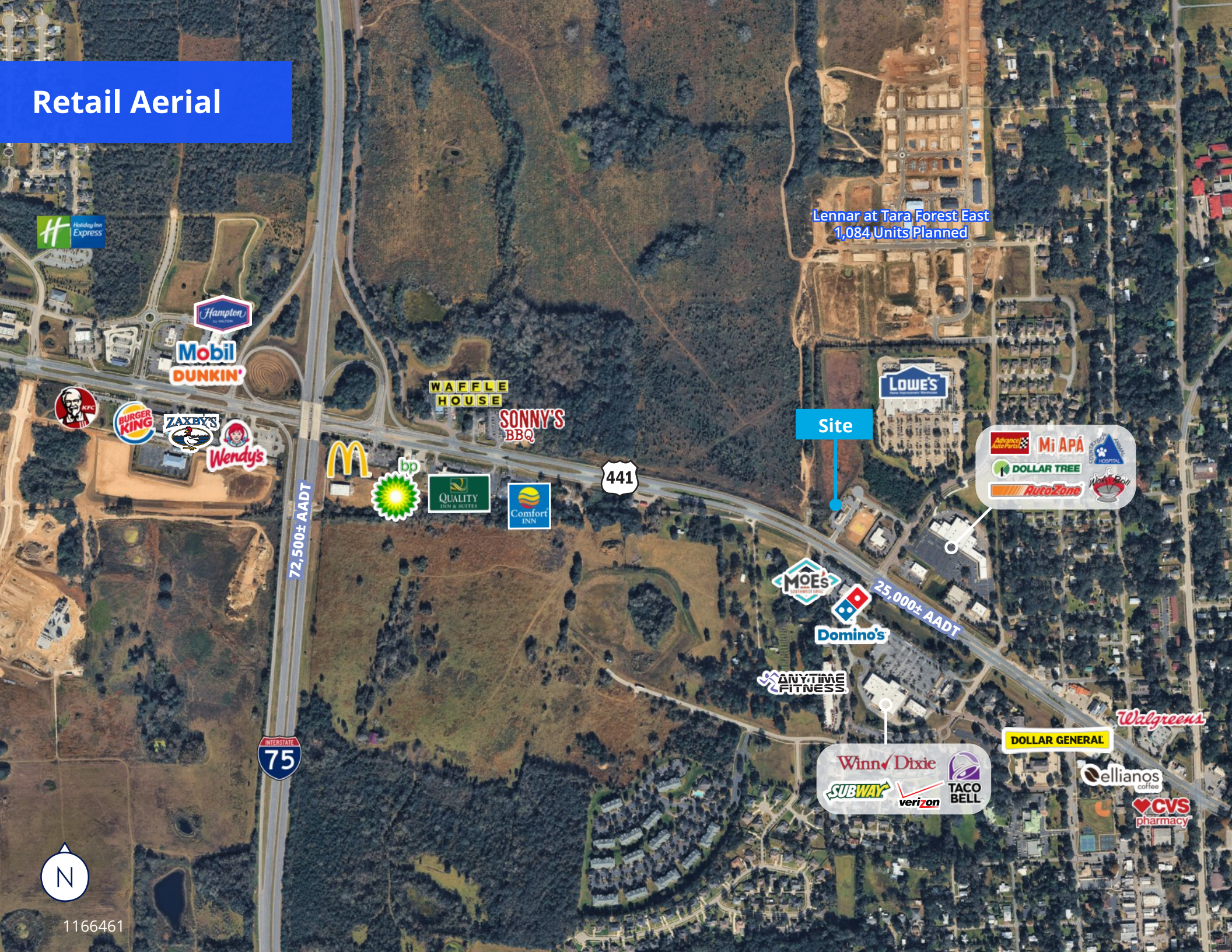
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76 S. Laura St., Ste. 1500
Jacksonville, FL 32202
P: +1 904 358 1206
colliers.com/jacksonville
colliers.com/en/p-USA1166461

Site Aerial



Retail Aerial



Lennar at Tara Forest East
1,084 Units Planned

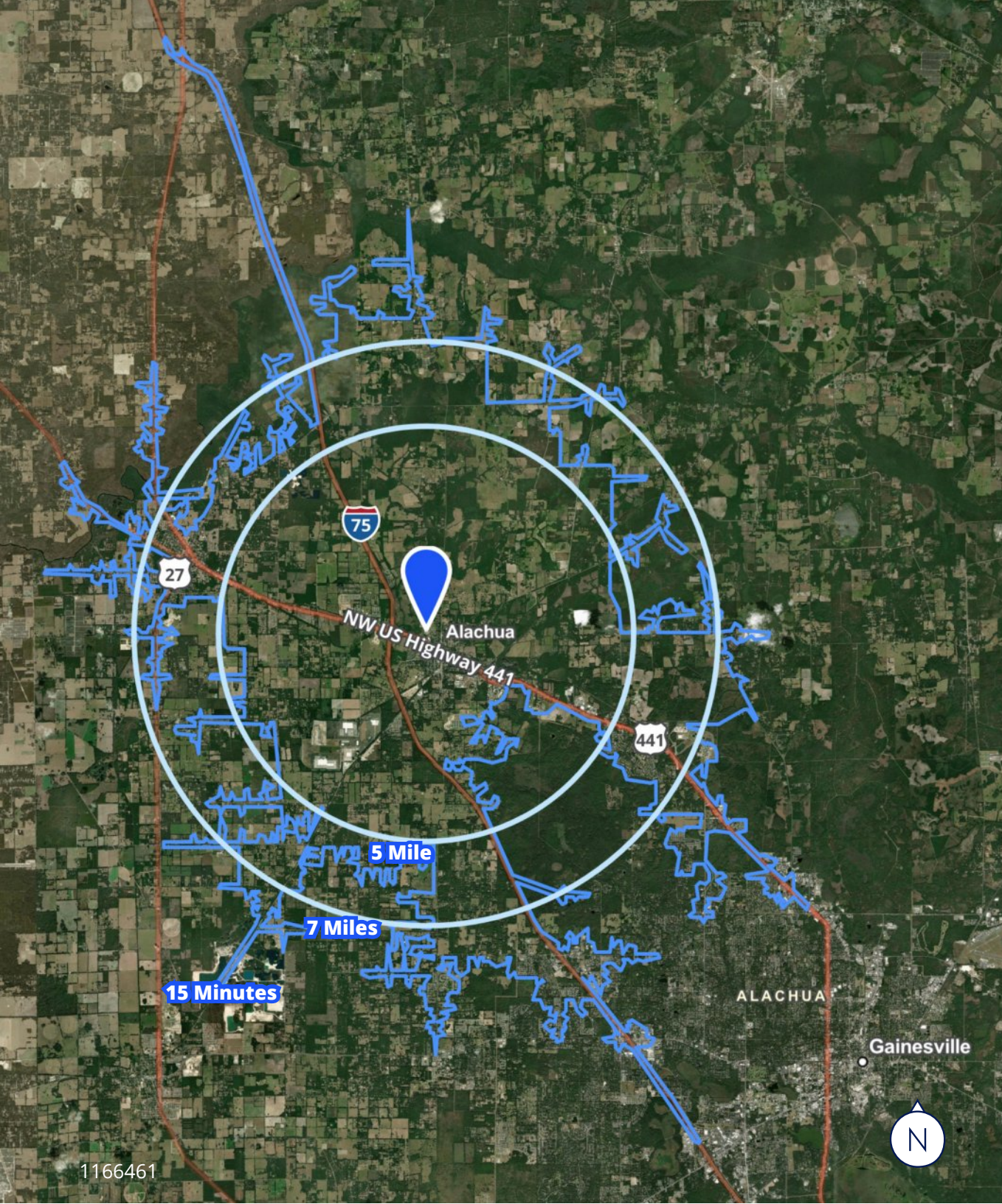
Site

72,500± AADT

441

25,000± AADT





Demographics

Source: ESRI Business Analyst, 2025



Population

5 Miles		12,829
7 Miles		24,693
15 Min		37,849



Total Households

5 Miles		5,068
7 Miles		9,897
15 Min		15,060



Average HH Income

5 Miles		\$102,269
7 Miles		\$113,357
15 Min		\$113,388



Market Overview

15655 NW US Highway 441, Alachua, Florida, 32615
7 mile radius

Household & population characteristics



\$87,247

Median household income



\$370,877

Median home value



82.4%

Owner occupied housing units



42.6

Median age



51.4%

Female population



58.8%

% Married (age 15 or older)

Annual lifestyle spending



\$3,533

Travel



\$34

Tickets to Movies



\$106

Theatre/Operas/
Concerts



\$96

Admission to Sports Events



\$9

Online Gaming Services

1166461

Households & population



24,693

Current total population



26,453

5 Year total population



9,897

Current total households



10,685

5 year total households

Education

5%

No high school diploma



26%

High school graduate



28%

Some college



41%

Bachelor's/graduate/prof degree

Annual household spending



\$2,346

Apparel & Services



\$216

Computers & Hardware



\$3,941

Eating Out



\$7,290

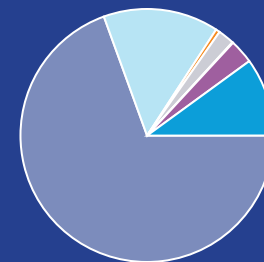
Groceries



\$7,968

Health Care

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



1,011

Total businesses



9,359

Total employees

Employment



71%

White collar



16%

Blue collar

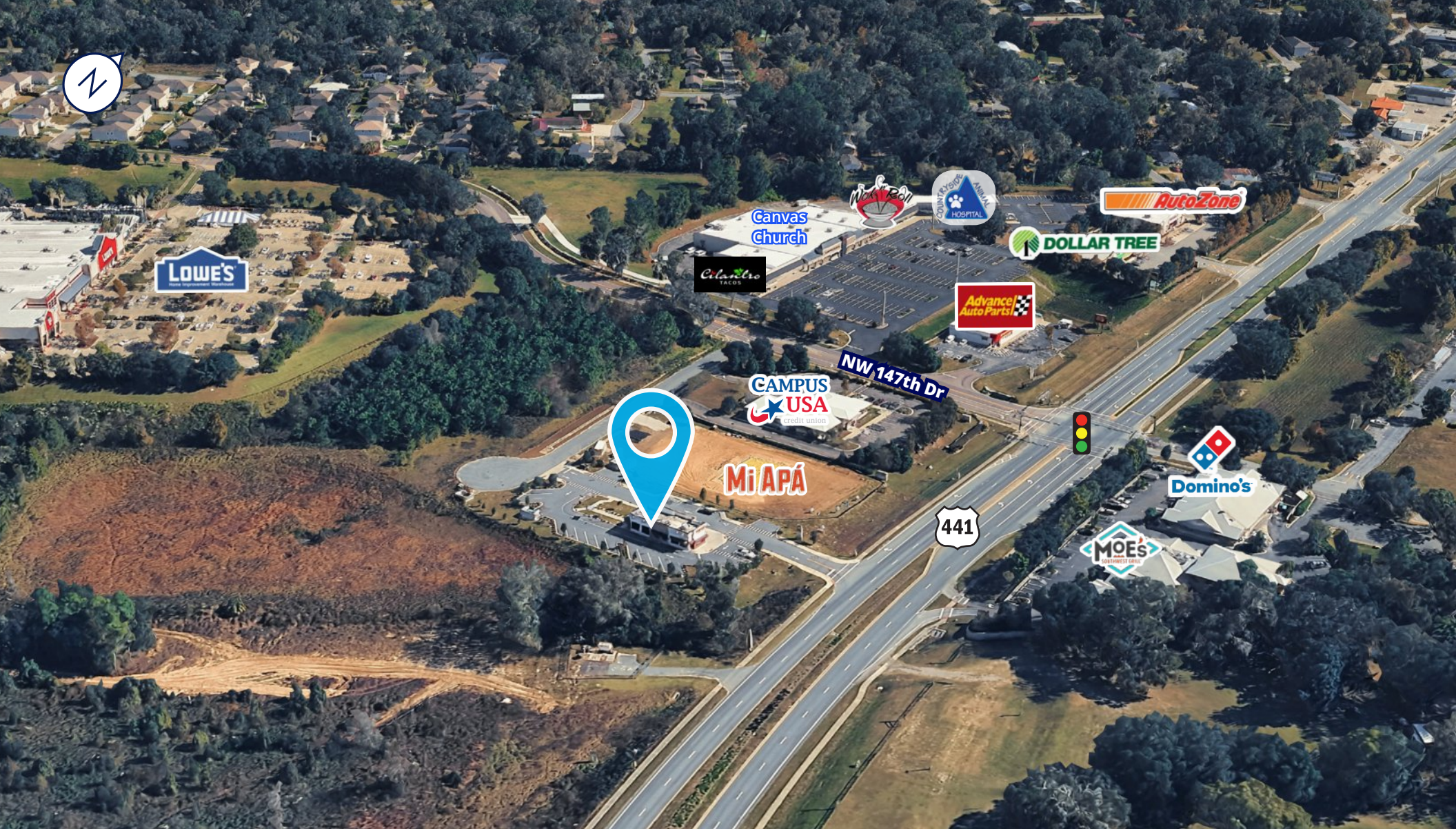


13%

Services

4.2%

Unemployment rate



Colliers
 76 S. Laura St., Ste. 1500
 Jacksonville, FL 32202
 P: +1 904 358 1206
colliers.com/en/p-USA1166461

Jason Ryals
 Executive Vice President
 +1 904 861 1136
jason.ryals@colliers.com

Gina Kline
 Senior Associate
 +1 904 861 1104
gina.kline@colliers.com

Mike Phillips
 Associate Vice President
 +1 904 861 1113
mike.phillips@colliers.com

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