

PROJECT

MARKETS WEST AT TOWER ROAD

1700 SW 75TH ST GAINESVILLE, FL 32607

MIXED USE DEVELOPMENT, RETAIL AND OFFICE, BUILD-TO-SUIT OPPORTUNITY



**BUILDING PADS
FOR SALE**
2,538 - 10,000 SF

**BUILD-TO-SUIT
FOR SALE**
2,538-10,000- SF

**BUILD-TO-SUIT
FOR LEASE**
1,000 - 10,000 SF

TAX ID
06676-001-000

Markets West is a 16.5 acre mixed-use development featuring readily available office, medical, and retail sites for sale, for lease, or as build-to-suit in Gainesville, FL. Markets West is part of a 135 acre master development, featuring over 300 homes and 248 multi family units.

This mixed-use development features full access from both Tower Road and S.W. 24th Ave., and will include a new east-west road to connect Tower Road and S.W. 24th Ave., which will provide easier access and less congestion.

Markets West is located in the heart of southwest Gainesville's Residential population, centrally located between Newberry Road and Archer Road, and proximate to many national retailers, restaurants, and more.



MARKETS WEST
AT TOWER ROAD

**EXCELLENT
DEMOGRAPHICS**

HIGH INCOME

HIGH DENSITY

**JOIN USERS
SUCH AS...**



Tower Hill
Insurance



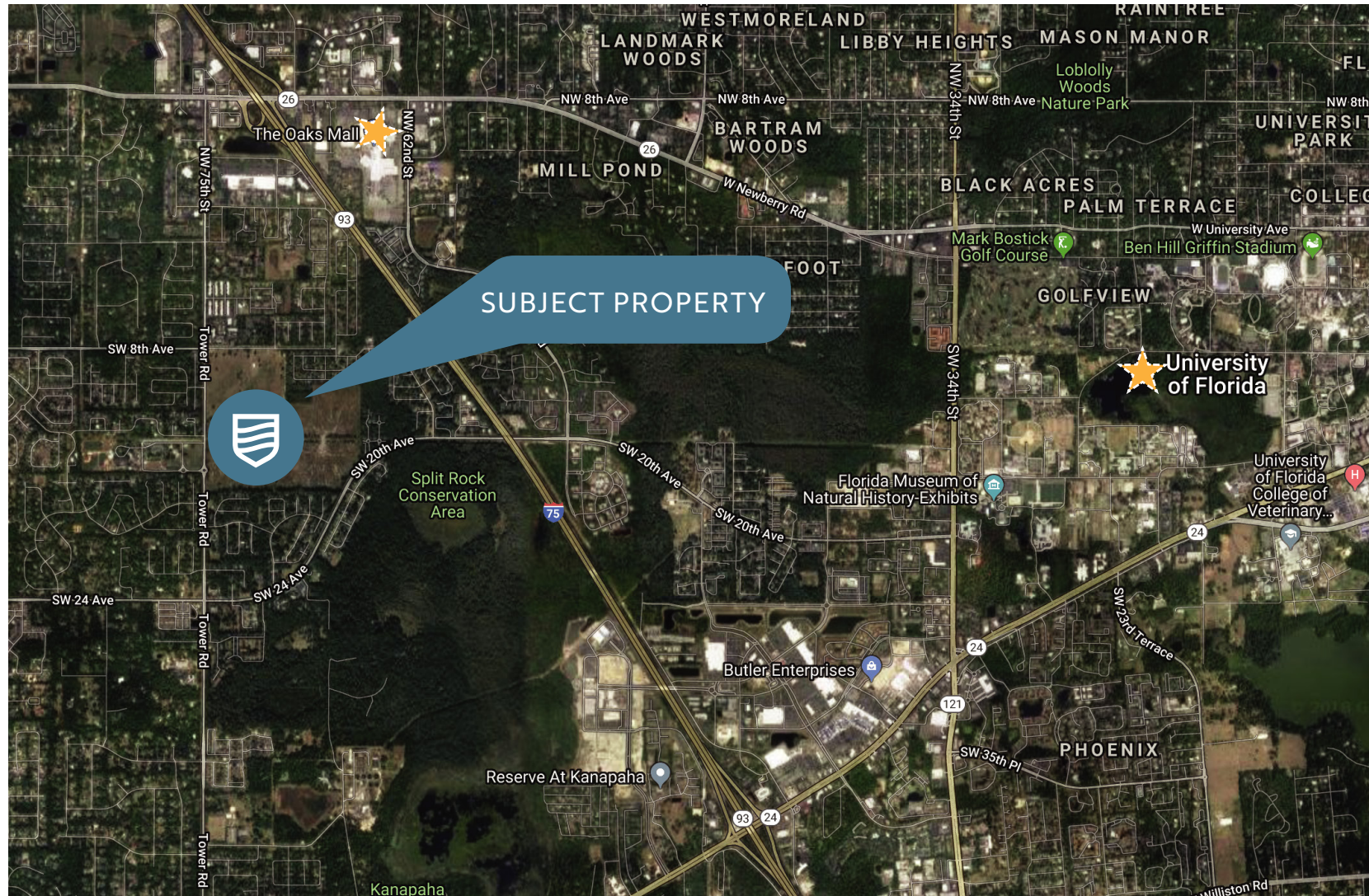
CONTACT US
800.833.0499

SWIFTCREEKREALTY.NET



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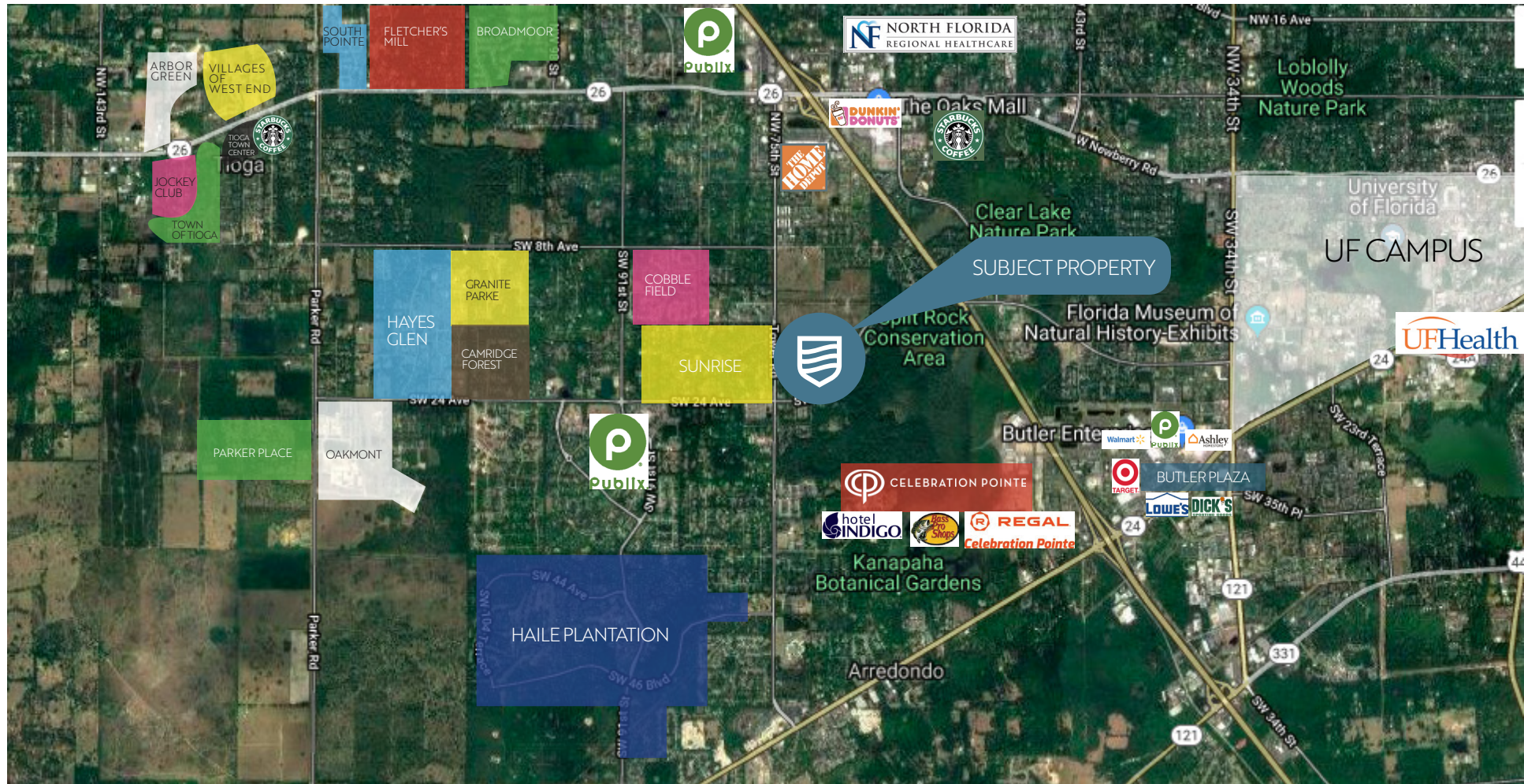
OVERVIEW MAP





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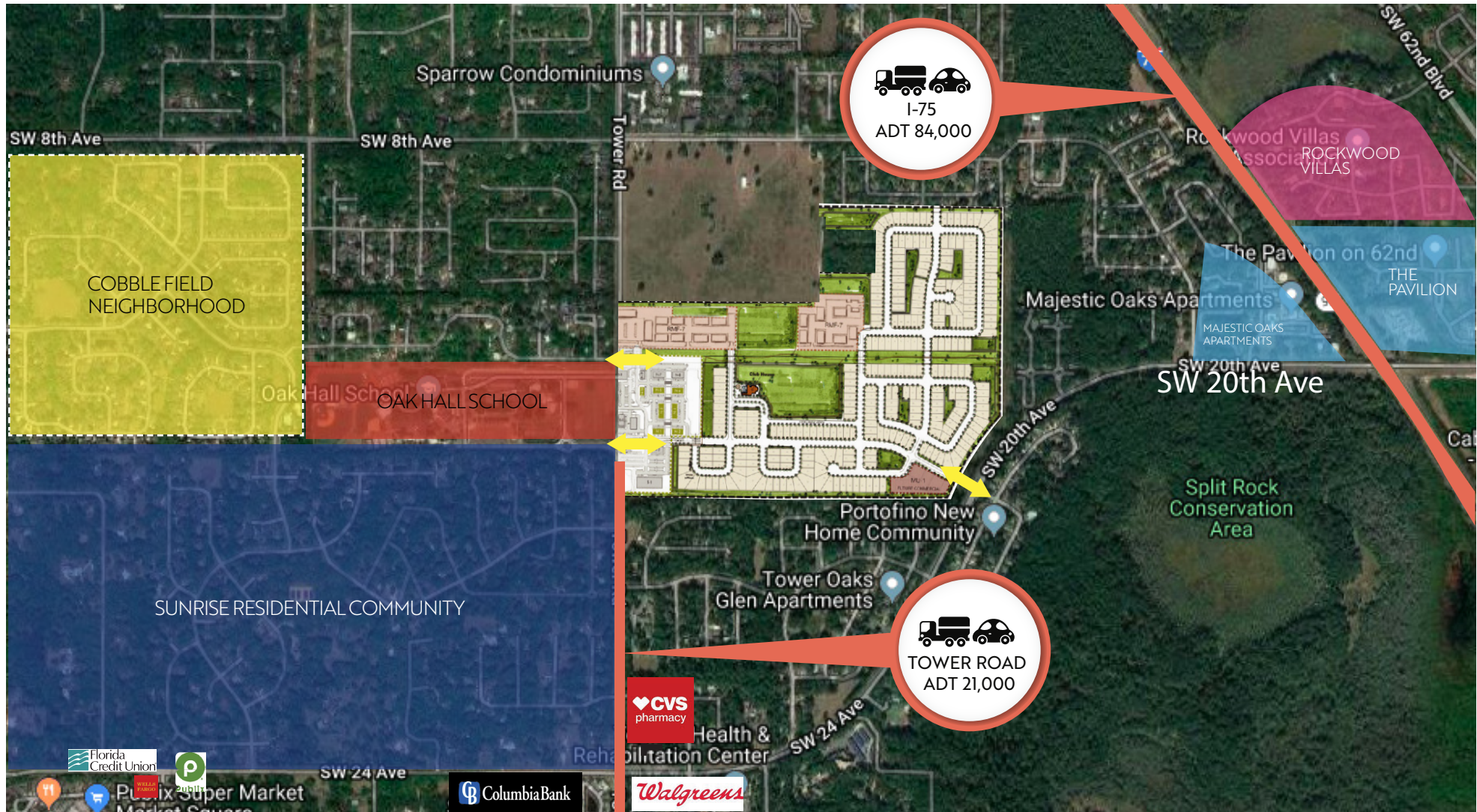
MID LEVEL MAP





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SITE MAP



PROJECT RENDERINGS



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SITE PLAN



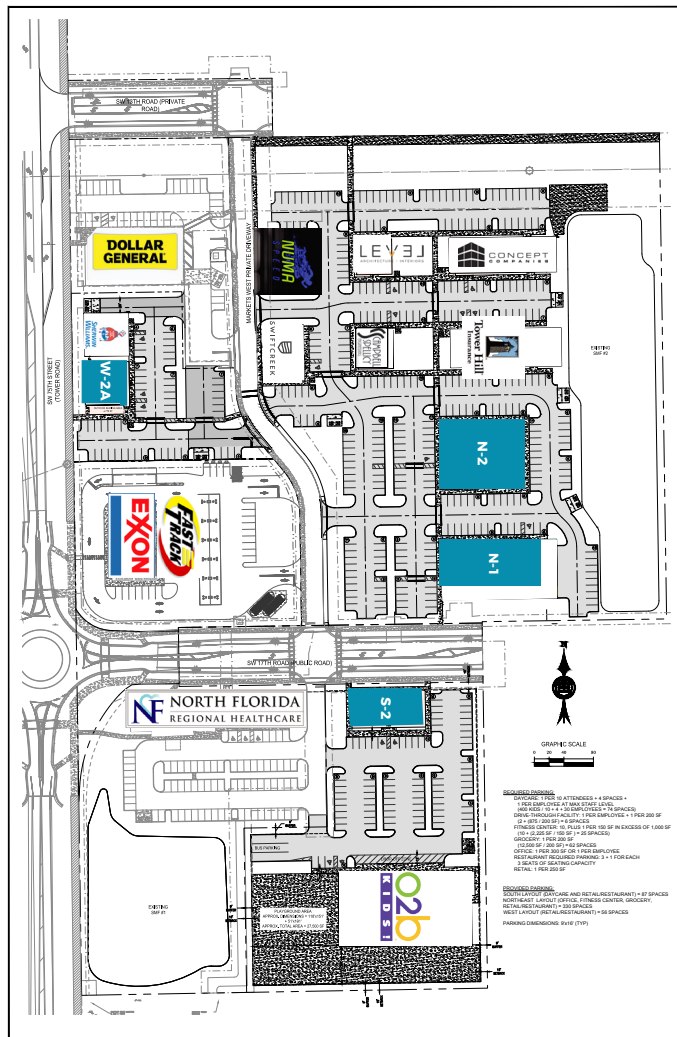
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USERS AND AVAILABILITY



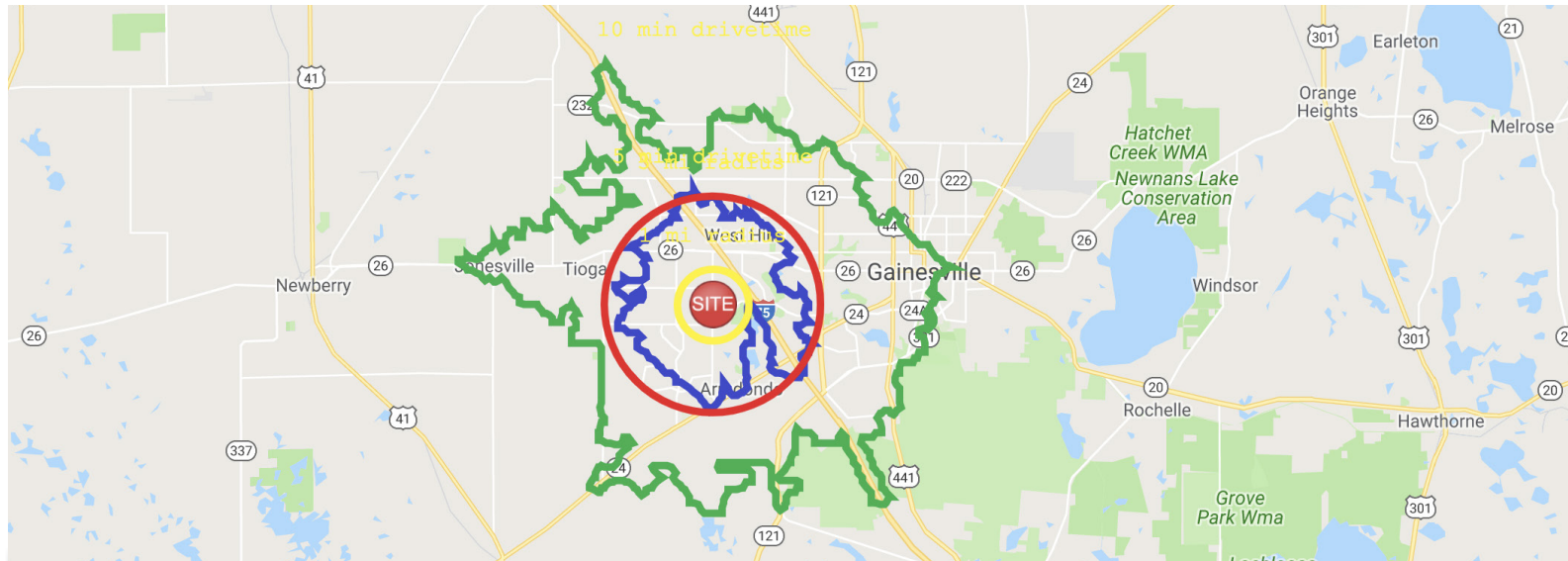
BUILDING #	TENANT	Sq. Ft.
S-1	NORTH FLORIDA REGIONAL MEDICAL CENTER	
S-2	AVAILABLE	5,076
S-3	O2B KIDS! (CHILDHOOD EDUCATION)	18,000
N-1	AVAILABLE	7,550
N-2	AVAILABLE	15,168
N-3	TOWER HILL INSURANCE	7,800
N-4	CONCEPT COMPANIES	6,960
N-5	LEVEL ARCHITECTURE	2,304
N-6	NUMA SPEED	3,225
N-7	SWIFT CREEK REALTY	3,225
N-8	CAMPBELL SPELLICY ENGINEERING	2,496
W-1	EXXON GAS / C-STORE	
W-2A	PARTIALLY AVAILABLE (1,100 +/- SF)	3,600
W-2B	SHERWIN WILLIAMS	3,500
W-3	DOLLAR GENERAL	

BUILDING PADS CAN BE COMBINED FOR A TOTAL
OF UP TO 10,000 SF AVAILABLE.
LEASE OPTION CAN BE DIVIDED FOR A MINIMUM OF 1,000 SF.



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UNDERSTANDING THE TRADE AREAS



	1 MILE RADIUS	3 MILE RADIUS	5 MINUTE DRIVE	10 MINUTE DRIVE
TOTAL POPULATION	13,455	61,768	44,005	157,786
POPULATION DENSITY	4,285 PSM	2,186 PSM	2,321 PSM	1,874 PSM
MEDIAN AGE	30.6	33.2	32.1	31.6
MEDIAN AGE (MALE)	30.1	32.9	31.8	30.9
MEDIAN AGE (FEMALE)	31.0	33.8	32.4	32.4
TOTAL HOUSEHOLDS	5,772	27,429	19,495	67,271
# OF PERSONS PER HH	2.3	2.2	2.2	2.2
AVERAGE HH INCOME	\$64,992	\$77,697	\$74,949	\$69,966
AVERAGE HOUSE VALUE	\$179,881	\$194,251	\$194,599	\$189,744

*DEMOGRAPHIC DATA DERIVED FROM 2010 US CENSUS



ENTREPRENEURIAL SPIRIT. INNOVATIVE SOLUTIONS.

That is the embodiment of Swift Creek Commercial.

RELATIONSHIPS.

We are project and account oriented. We have built our business through relationships, one at a time. We service our valued clients in every aspect of their real estate needs. From their local needs to their long term investments. Every relationship receives a uniquely crafted formula for long-term success.

GET IT DONE.

We deliver! Our mindset of "not accepting no as an answer" has allowed us to persevere through many projects which others found too challenging or impossible. This is achieved through our skill, perseverance and understanding of our clients needs and unwavering intent to be excellent and knowledgeable.

BREAKING THE NORM.

While many firms strive to get as many listings as possible. We have chosen a different path. Our model is not to park listings, but rather strategically take on deals that allow us to put our skill set to work and to align partners. By being able to bring the right partners and properties to the table, we can ensure the success of any given deal.

SUCCESS.

We do not measure success by the number of deals we close. We measure success by the value we bring and the positive lasting effect on our clients, our region, and our team.



AMBER
CRAWFORD, CCIM
BROKER / OWNER
LIC. REAL ESTATE BROKER
FLORIDA, GEORGIA, ARKANSAS



THIS IS SWIFT CREEK

Founded in 2006, Swift Creek serves the North Florida Region through a business philosophy rooted in the values of specialization, connection, grit, and integrity. Swift Creek has a heritage of excellence, building on generations of family-based dedication to service in the real estate sector. When a family's understanding of an industry runs generations deep, there's a preconceived notion of trust and experience in the customer's mind. We never forget that. While Swift Creek is a creation of the current generation, we honor the knowledge, experience and values we have inherited by using them as a springboard to success. Not only have we picked up the gauntlet of innovation, we're chugging ahead with it at full steam. You can see it in our hiring practices of bringing the best talent with the uncanny knowledge for acreage, residential and commercial real estate on board. It's keeping our three divisions anything but divided through continued collaboration, which puts creative thoughts on the table and delivers outstanding results to our clients. Mix that with the humble, hard working attitude that's been handed down through the decades, and you're set up for success. Every day we're tackling and overcoming challenges, building relationships and making our clients happy. At Swift Creek we believe in doing something you love. And we're fortunate to be doing just that.

AT OUR CORE

COLLABORATIVE

By working together across our three divisions, we find out-of-the box solutions and deliver exceptional value to our clients.

GRIT

Tell us something is impossible. Tell us it can't be done. Our response will always be: We'll see about that.

EXPERTISE

We are all masters of our individual crafts. Our expertise comes through again and again to the benefit of our customers.

RESOLUTE

Our obsession with doing right by our clients and each other drives us and is ultimately what makes us successful.

MULTIFACETED

No two real estate deals or transactions are exactly the same. We have the experience and the knowledge to handle many unique scenarios with a range of variables.

PASSIONATE

Building relationships and putting mutually beneficial deals together are what inspire us every day.

FAMILY

While some of us are related by blood, everyone here is bonded together by an overwhelming sense of kinship.

INTEGRITY

We believe in doing the right thing, the right way, no matter what. We stand for it.

FEARLESS

We have an extraordinary lineage in the real estate business, but we're not here to coast along. This is about making our own way.

CONNECTION

We invest in building and maintaining deep networks and a connection to others in our industry. Our network brings irreplaceable value and comes through for our clients, time and time again.

SPECIALIZATION + CONNECTION + GRIT + INTEGRITY =
SOLVES PROBLEMS & EARNS BIG RESULTS
AT SWIFT CREEK WE WIN BIG FOR OUR CLIENTS AND OUR TEAM



EXCLUSIVELY LISTED BY:
AMBER CRAWFORD
BROKER / OWNER

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