

FOR SALE

.21 ACRES COMMERCIAL LAND

14485 NW 152nd Ln Alachua, FL 32615



OFFERING SUMMARY

Sale Price:	\$75,000
Lot Size:	.21 Acres
Zoning:	CBD

PROPERTY OVERVIEW

Commercial/Multi-Family opportunity in the heart of Alachua! This vacant parcel is zoned Central Business District (CBD) and offers excellent potential for a variety of commercial or mixed-use possibilities. Conveniently located just off highly traveled US Highway 441, the property is only minutes from downtown Alachua, Progress Park, and I-75 with a short commute to Gainesville and the University of Florida. The site is adjacent to existing shared parking and offers visibility from Highway 441. Nearby businesses and community destinations include Lowe's, CampusUSA, AutoZone, Taco Bell, Subway, O2B Kids and Alachua City Hall. An ideal location for a small scale multi-family investor, business owner, or developer seeking a well-positioned site within Alachua's growing commercial corridor.

PROPERTY HIGHLIGHTS

- Zoned CBD
- Prime location
- High visibility
- Versatile potential
- Attractive investment

RALPH HILLIARD
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JACQUI KNOWLES
(352) 258-0110

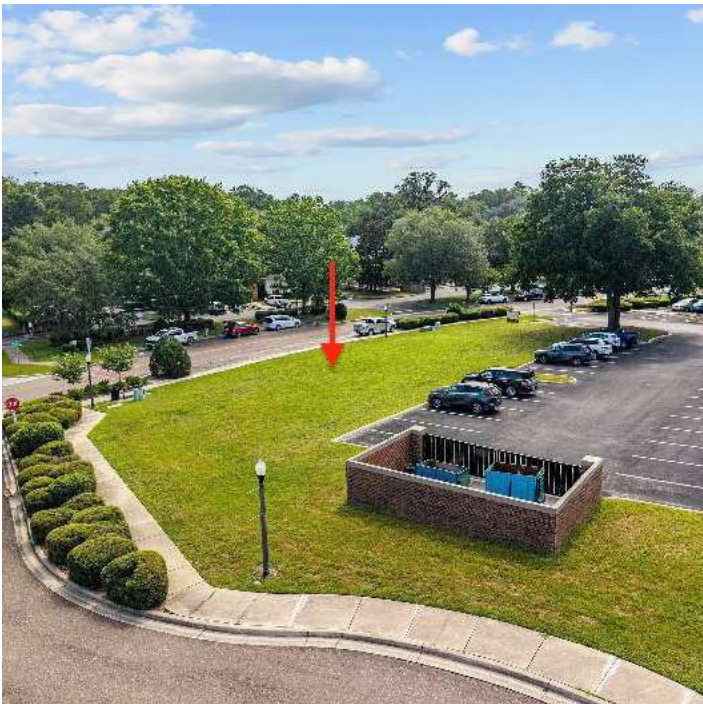


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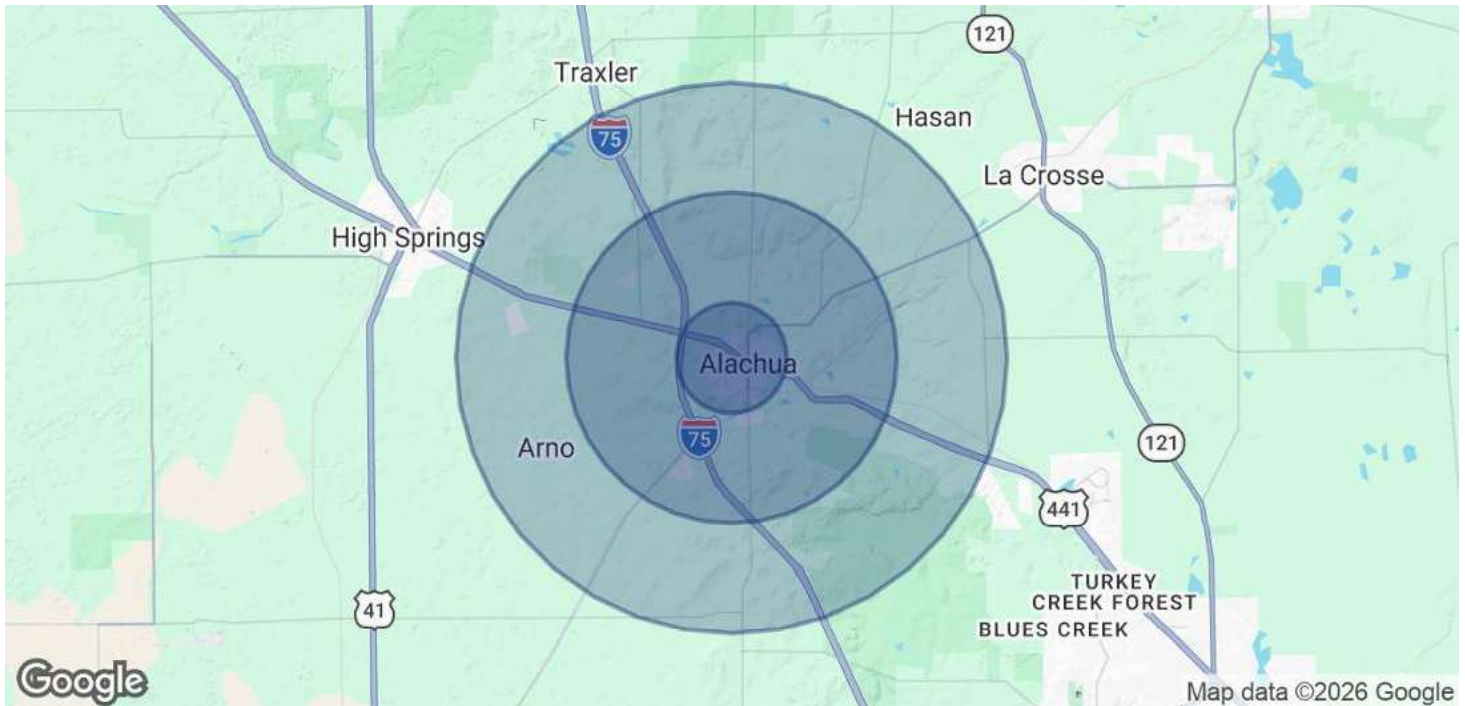


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	892	5,058	12,812
Average Age	36	38.4	39.4
Average Age (Male)	50.1	42.7	40.2
Average Age (Female)	35.4	37.4	38.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	478	2,192	5,020
# of Persons per HH	1.9	2.3	2.6
Average HH Income	\$79,317	\$86,187	\$96,596
Average House Value	\$316,089	\$317,350	\$320,346

2023 American Community Survey (ACS)

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