

FREE STANDING RETAIL BUILDING

15981 US HWY 441 | Alachua, FL 32615

FOR SALE

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT

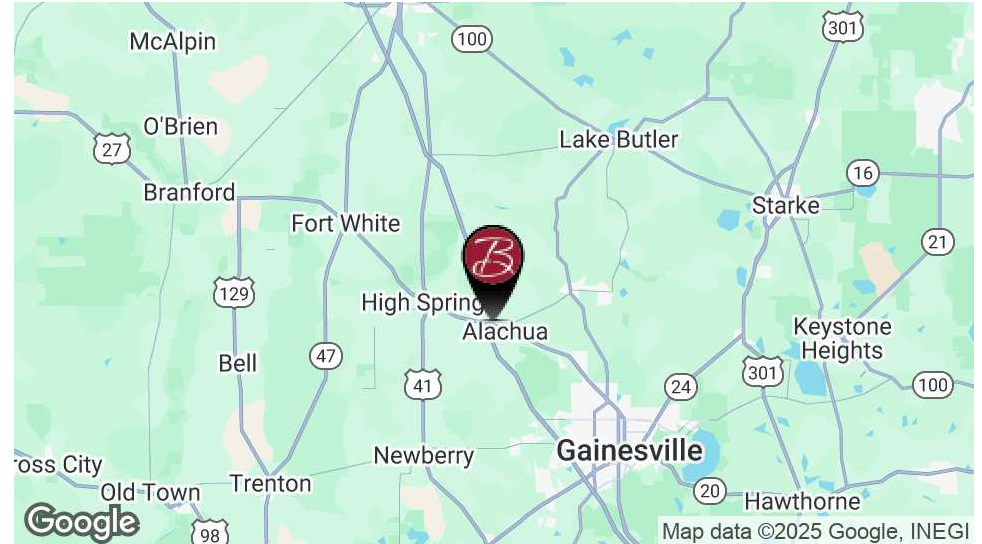
REALTY SERVICES

COMMERCIAL & LAND DIVISION

FREE STANDING RETAIL BUILDING

EXECUTIVE SUMMARY

15981 US HWY 441 | Alachua, FL 32615



OFFERING SUMMARY

Sale Price:	\$895,000
Building Size:	6,400
Lot Size:	0.61 Acres
Price / SF:	\$139.84
Year Built:	1986
Zoning:	C-1
Market:	I-75 and HWY 441

PROPERTY OVERVIEW

Discover a unique investment opportunity with this 6,036-square-foot free-standing retail building, perfectly positioned at the intersection of HWY 441 and I-75. This property is home to Blair's Poolhall and Darts and offers unmatched visibility and accessibility in a bustling commercial hub. Zoned C-1, the site boasts excellent signage, a modernized facade, and proximity to high-traffic neighbors, including Waffle House, Pizza Hut, and Sonny's BBQ. With its strategic location and versatile layout, this property is ideal for retail, dining, or entertainment ventures.

PROPERTY HIGHLIGHTS

- High Visibility
- C-1 Zoning
- AADT: 24,000

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RETAILER MAP

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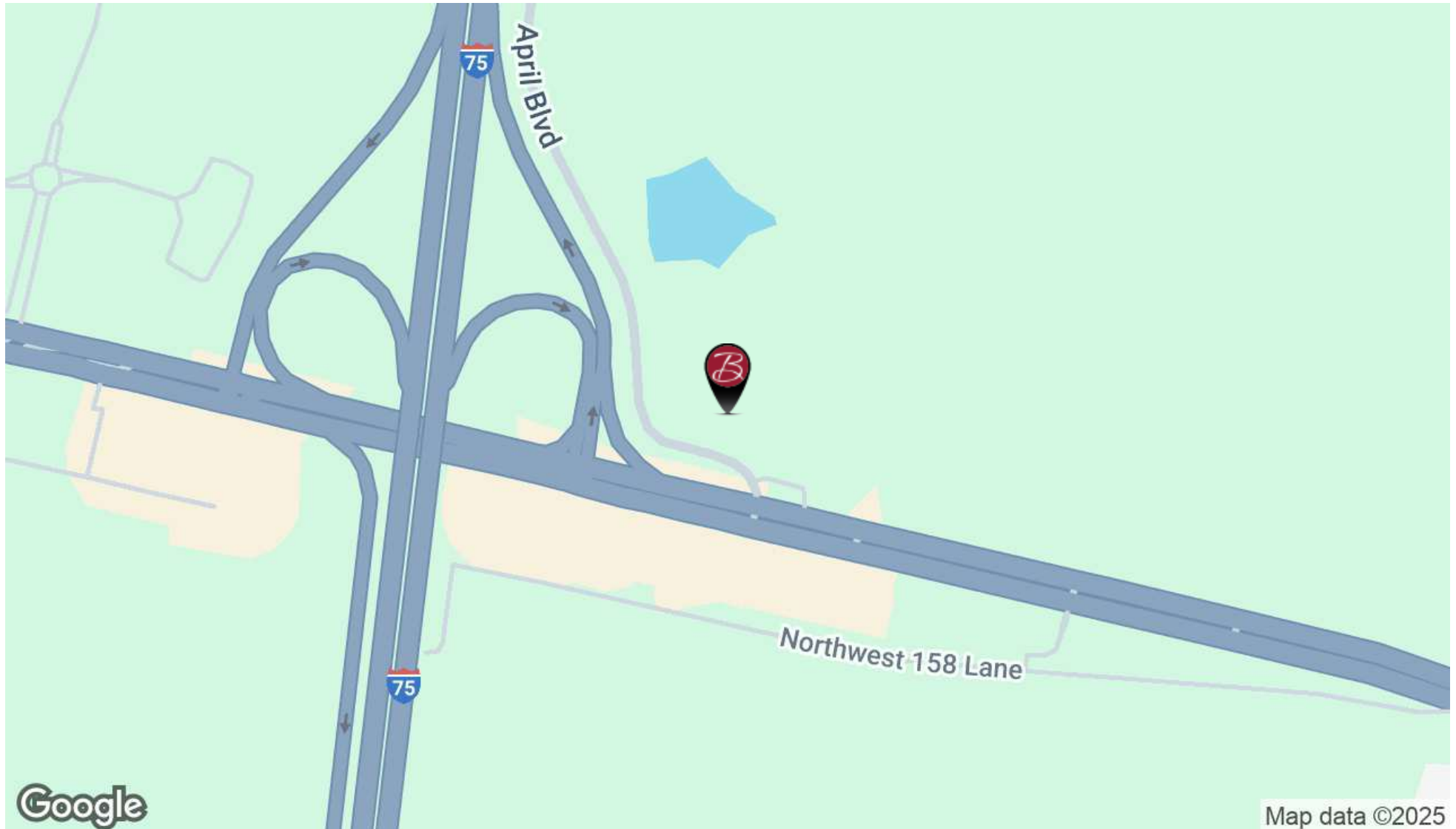


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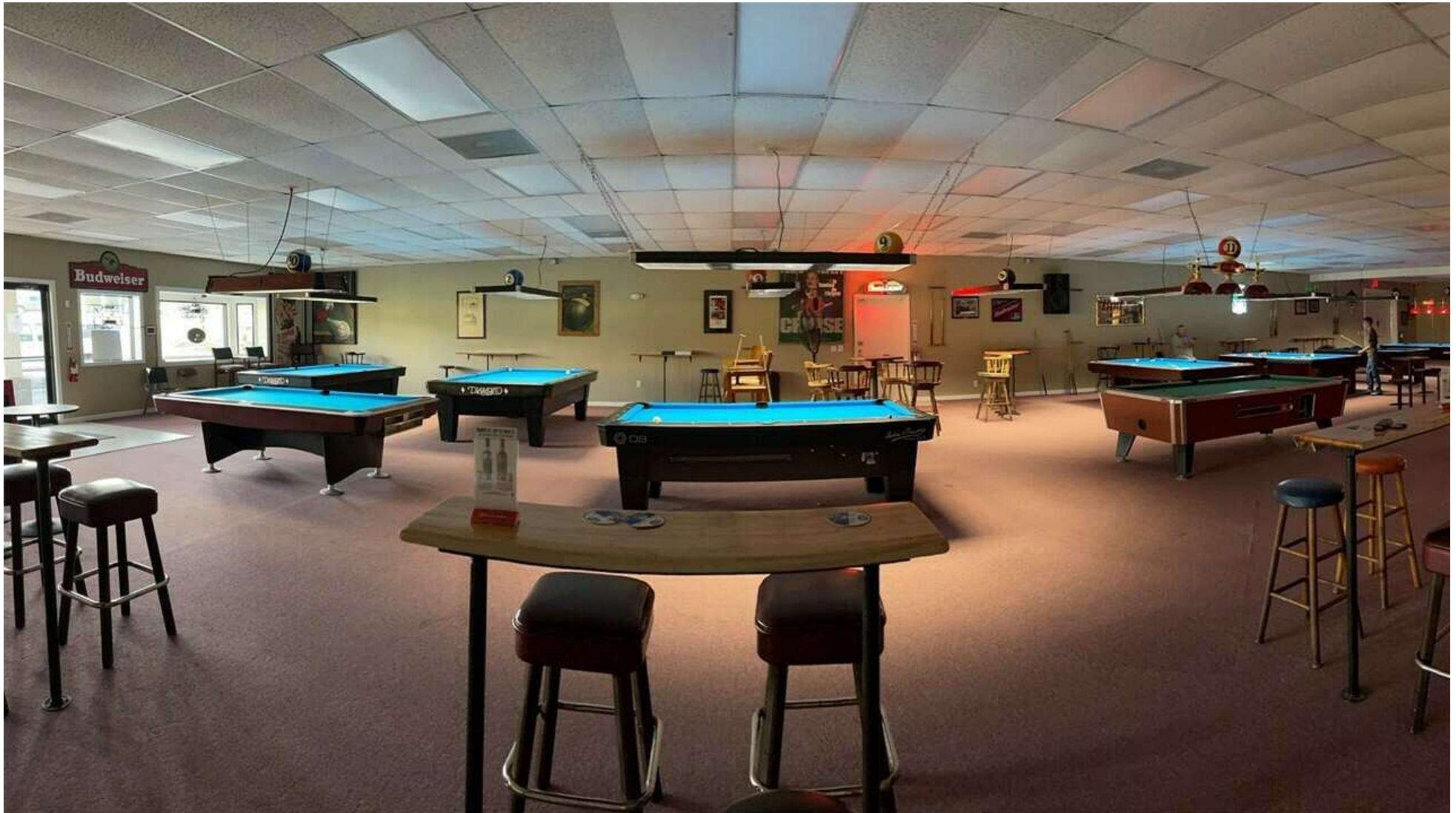
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DEMOGRAPHICS MAP & REPORT

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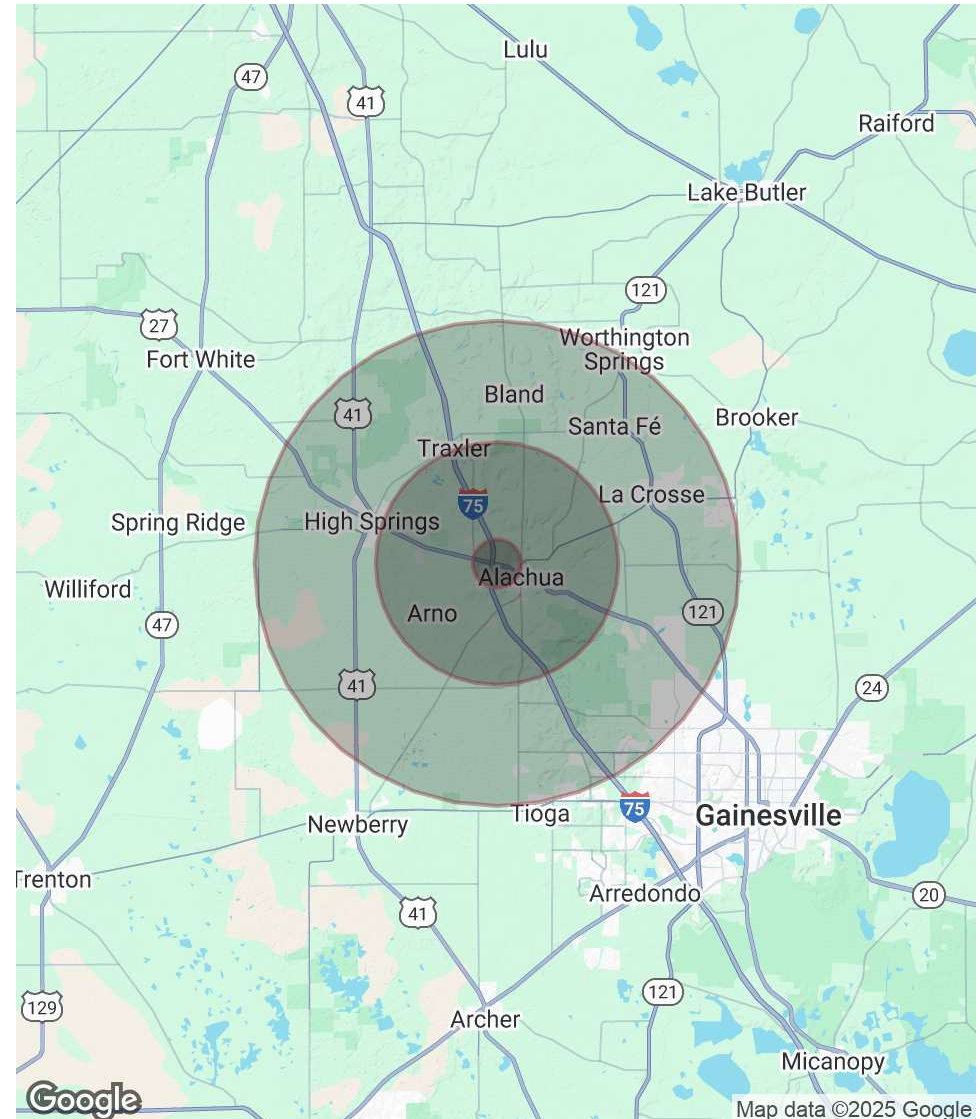
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	333	8,699	50,818
Average age	42.2	40.8	40.5
Average age (Male)	42.0	38.9	38.3
Average age (Female)	42.5	42.3	41.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	130	3,344	20,519
# of persons per HH	2.6	2.6	2.5
Average HH income	\$66,397	\$68,686	\$76,332
Average house value	\$250,055	\$260,250	\$242,927

** Demographic data derived from 2020 ACS - US Census*



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ADVISOR

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ERIC LIGMAN

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PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

MEMBERSHIPS

ICSC
LoopNet
CoStar
Gainesville Chamber Commerce
GACAR- Gainesville Alachua County Association of Realtors
National Association of Realtors (NAR)

Bosshardt Realty Services

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