4 ACRE ARCHER ROAD DEVELOPMENT SITE

4021 Southwest 40th Boulevard | Gainesville, FL 32608

FOR SALE

FOR MORE INFORMATION:

Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com

Makayla Richardson
Commercial Associate
352.256.7532
makayla@bosshardtrealty.com

BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

4 ACRE ARCHER ROAD DEVELOPMENT SITE

EXECUTIVE SUMMARY

4021 Southwest 40th Boulevard | Gainesville, FL 32608

OFFERING SUMMARY

Sale Price:	Undisclosed
Lot Size:	4 Acres
AADT Archer Rd:	51,400
Zoning:	BUS (page 6)

PROPERTY OVERVIEW

This prime 4 acre development site is strategically positioned just off I75, offering excellent visibility and convenient access along Archer Road, one of Gainesville's most active and fastest growing commercial corridors. Zoned BUS (Business), the property provides flexibility for a wide range of commercial, retail, and service oriented developments. The site is fully cleared and features an existing paved parking lot and prominent tower signage, minimizing upfront development costs and expediting project delivery. Surrounded by established hotels, national retailers, and high traffic destinations, the property benefits from exceptional daily traffic counts and consistent customer flow. Ideal for retail, restaurant, office, or mixed use development, this location combines strong market fundamentals, outstanding exposure, and existing infrastructure, making it one of Gainesville's premier infill opportunities.

PROPERTY HIGHLIGHTS

- Cleared site with utilities available.
- 51,500 AADT Archer Road

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WEST

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EAST

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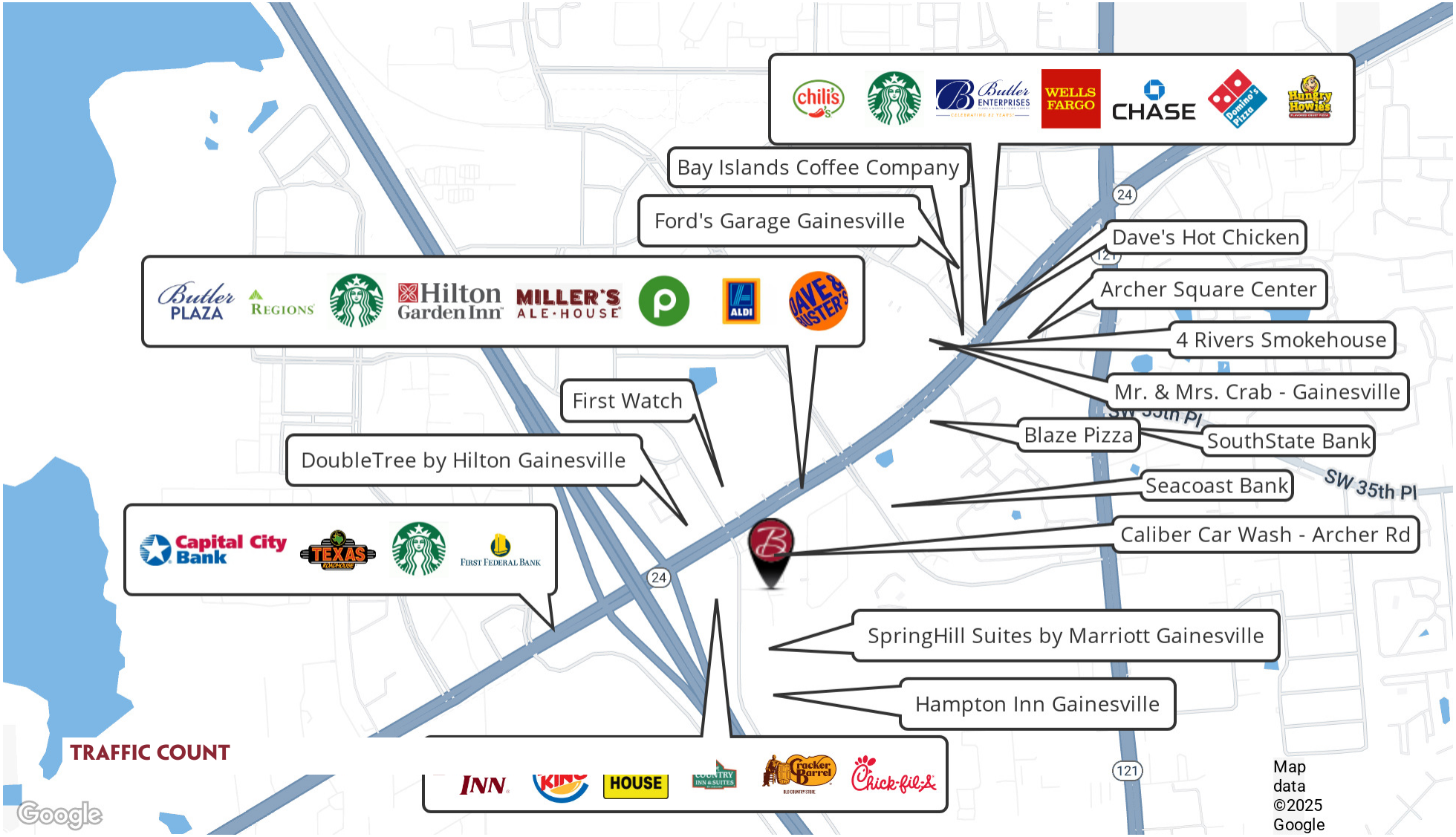
4 ACRE ARCHER ROAD DEVELOPMENT SITE

RETAILER MAP

4021 Southwest 40th Boulevard | Gainesville, FL 32608



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ZONING

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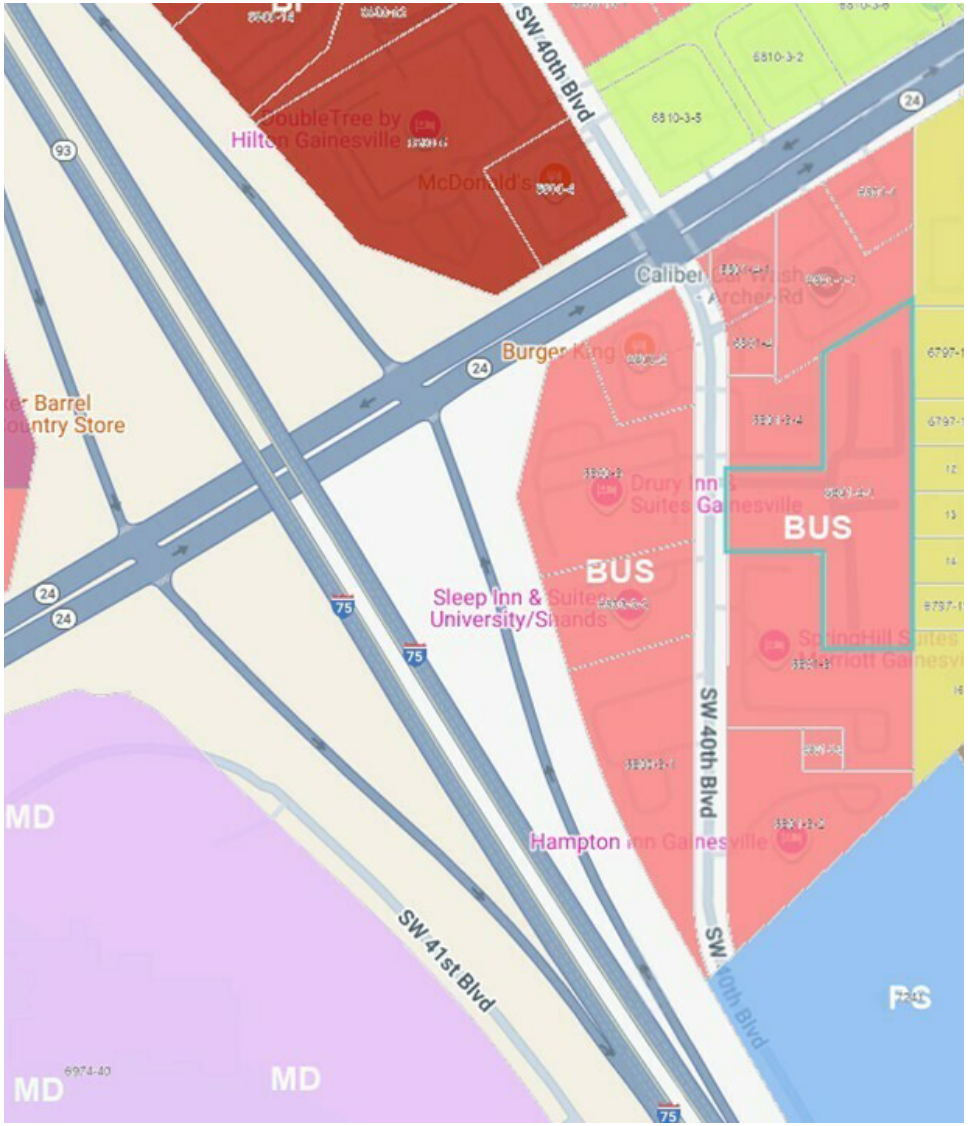

BUS (BUSINESS) ZONING

BUS (Business) zoning in the City of Gainesville is intended for general commercial use along major corridors and high-traffic areas. It allows a broad range of retail, office, service, and mixed-use developments designed to serve both local residents and regional traffic. Properties in the BUS district benefit from flexible use options and are typically located where visibility and access are key, such as along Archer Road and other major arterials. Development within BUS zoning must comply with city standards for site design, parking, landscaping, signage, and building setbacks to ensure compatibility with surrounding uses. Overall, BUS zoning provides developers with one of the most versatile commercial classifications in Gainesville, supporting projects like retail centers, restaurants, offices, and service-based businesses without the need for rezoning.

Common development ideas for BUS-zoned sites include multi-tenant retail plazas, quick-service restaurants, automotive or tire centers, medical or professional offices, banks, self-storage facilities, and neighborhood service centers with a mix of retail and dining. Larger parcels may also be ideal for hotel pads, grocery-anchored developments, or mixed-use projects with integrated office and retail components. The district's flexibility allows developers to adapt projects to market demand while maintaining strong visibility and access along Gainesville's busiest commercial corridors.

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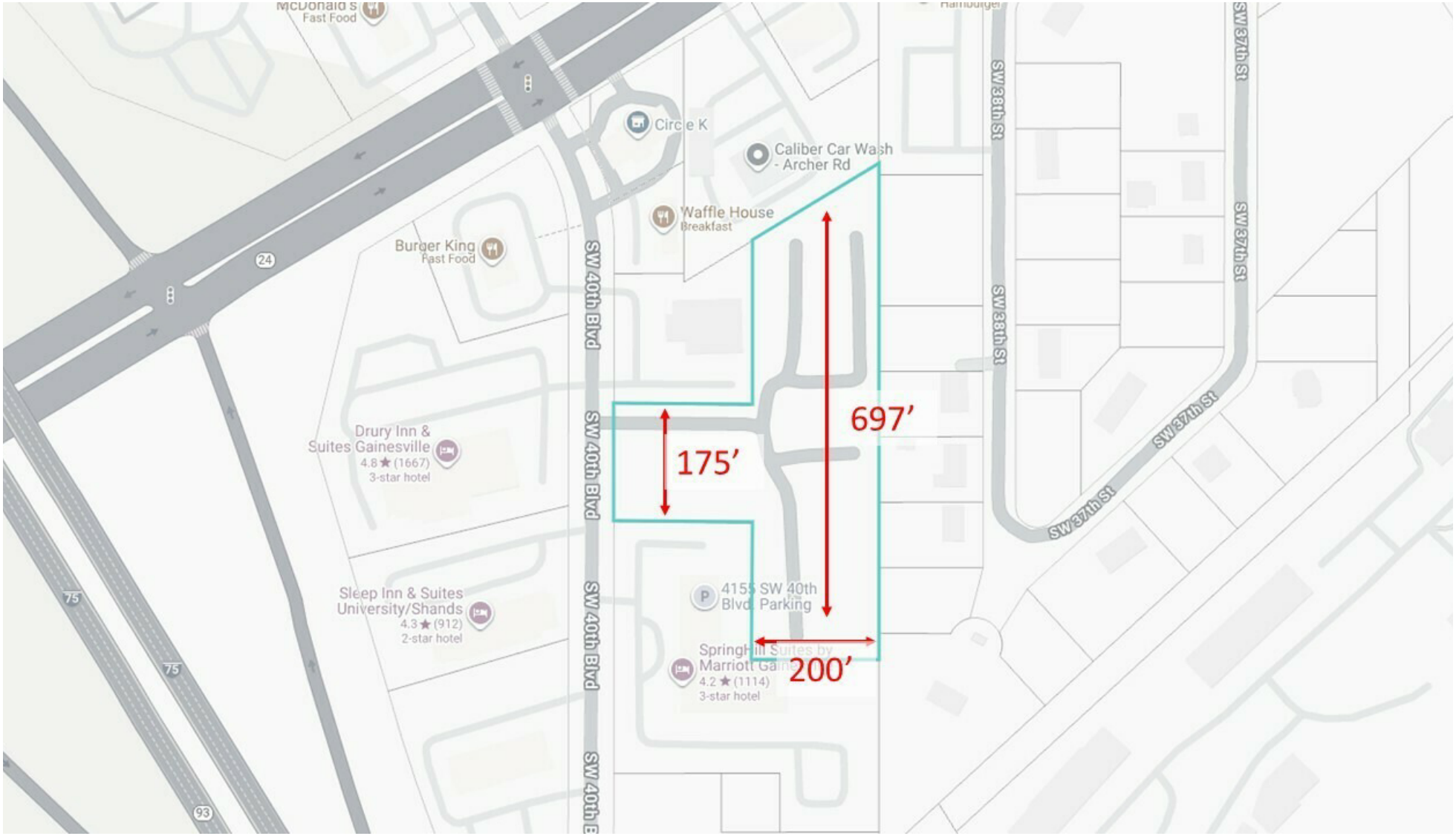

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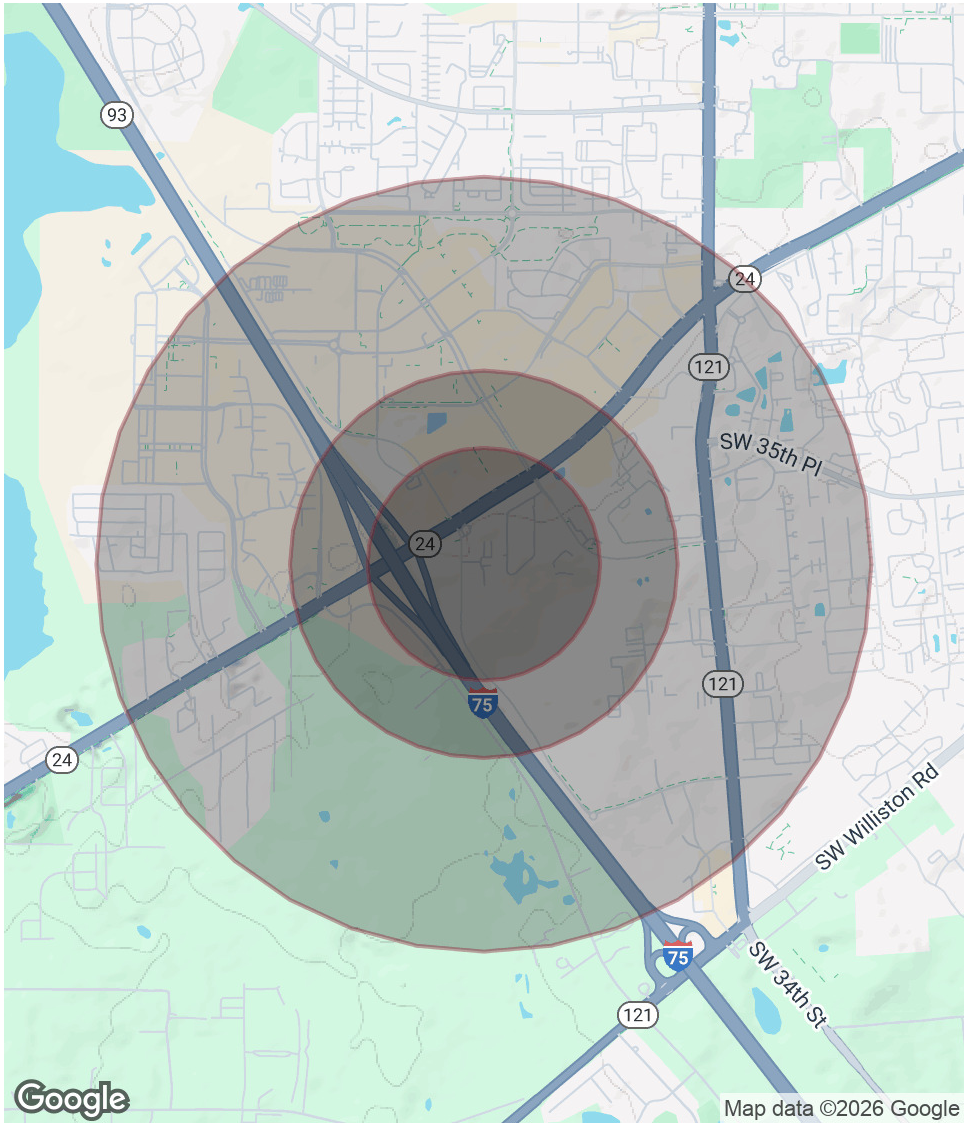
DEMOGRAPHICS MAP & REPORT

4021 Southwest 40th Boulevard | Gainesville, FL 32608

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	551	1,595	10,273
Average Age	26	27	31
Average Age (Male)	26	27	31
Average Age (Female)	26	27	31

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	192	569	4,432
# of Persons per HH	2.9	2.8	2.3
Average HH Income	$57,023	$59,313	$58,943
Average House Value	$247,592	$245,254	$217,622

Demographics data derived from AlphaMap



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Director
352.256.2112
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Makayla Richardson
Commercial Associate
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ERIC LIGMAN

Director

Ericligman@bosshardtrealty.com

Direct: **352.256.2112** | Cell: **352.256.2112**

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
5542 NW 43rd Street
Gainesville, FL 32653
352.371.6100

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Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com

Makayla Richardson
Commercial Associate
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4021 Southwest 40th Boulevard | Gainesville, FL 32608

MAKAYLA RICHARDSON

Commercial Associate

makayla@bosshardtrealty.com

Direct: **352.256.7532**

FL #SL3598503

PROFESSIONAL BACKGROUND

As a Commercial Associate with Bosshardt Realty, Makayla Richardson takes a multi-faceted and forward-thinking approach to commercial real estate. With two years of experience, she brings a fresh perspective to a seasoned industry, combining market insight with creativity and strategy.

Makayla specializes in acquisitions, focusing on industrial and retail properties across North Florida. Her goal is to help business owners, landlords, and developers maximize profitability through informed deal structures and a deep understanding of market trends.

An entrepreneur at heart, Makayla also runs GainesvilleCommercial.com, where she interviews local business owners and developers, gaining unique insights into the region's growth and innovation. Passionate about learning and leveraging new technology, she's dedicated to delivering value and helping clients achieve lasting success.

EDUCATION

Associate's Degree in Economics, Santa Fe College

MEMBERSHIPS

GACAR - Realtor Association

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