

POWER CENTER MIXED-USE OPPORTUNITY

EXECUTIVE SUMMARY

TBD | Alachua, FL 32615



OFFERING SUMMARY

Sale Price:	TBD
Lot Size:	78 Acres
Zoning:	TBD
Proposed Use	PD
Parcel I.D	03049-000-000

PROPERTY OVERVIEW

±78 acres planned for a master-planned power center and mixed-use commercial development in the rapidly growing Alachua submarket. With prime frontage along Interstate 75 and US Highway 441, the site offers exceptional visibility, regional access, and strong potential for national retailers, restaurants, hospitality, medical, and entertainment users. Located just 15-20 minutes north of Gainesville and the University of Florida, the property is positioned to capitalize on expanding residential growth, increasing consumer demand, and the area's thriving biotech and commercial sectors.

PROPERTY HIGHLIGHTS

- Interstate 75 & US Highway 441 Frontage
- Ideal for Master-Planned Power Center Development
- Site can be subdivided to a minimum of 20-acre parcels.
- Strong Visibility with Excellent Regional Access
- Suitable for Anchor Retail, Outparcels & Mixed-Use Components

FOR MORE INFORMATION:



Marlon Bruce
Commercial Advisor | Realtor®
352.502.5407
marlon@bosshardtrealty.com



Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com



BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

POWER CENTER MIXED-USE OPPORTUNITY

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OVERVIEW:

±78 acres positioned for a master-planned power center and mixed-use commercial development opportunity within the rapidly expanding Alachua submarket. The site offers exceptional visibility and accessibility with frontage along Interstate 75 and US Highway 441, creating a strategic regional draw for national retailers, restaurants, entertainment users, hospitality, medical, and complementary commercial uses. Situated just off I-75 and US Highway 441 in Alachua, the property offers excellent regional connectivity, approximately 15-20 minutes north of Gainesville and the University of Florida, and serves traffic patterns extending throughout North Central Florida and surrounding regional markets.

The Alachua and greater Gainesville market continues to experience strong residential growth, expanding employment sectors, and increasing consumer demand driven by continued migration into Florida, the growth of the biotech and life sciences industries, healthcare expansion, and the University of Florida's economic impact. Existing commercial corridors throughout the region continue to see strong absorption from national retailers, restaurants, service providers, and medical users seeking highly visible locations with strong traffic counts and accessibility.

The surrounding area features a strong mix of hospitality, commercial, industrial, and residential growth, supported by Alachua's expanding business community and nearby retail, dining, and outdoor amenities. The site's proximity to major transportation corridors, expanding rooftops, and growing employment bases creates a strong foundation for sustained commercial activity and long-term value appreciation.

The combination of interstate frontage, regional accessibility, market growth, and the limited number of competing large-scale commercial sites positions this property as one of the premier opportunities for a future power center and mixed-use development in North Central Florida.



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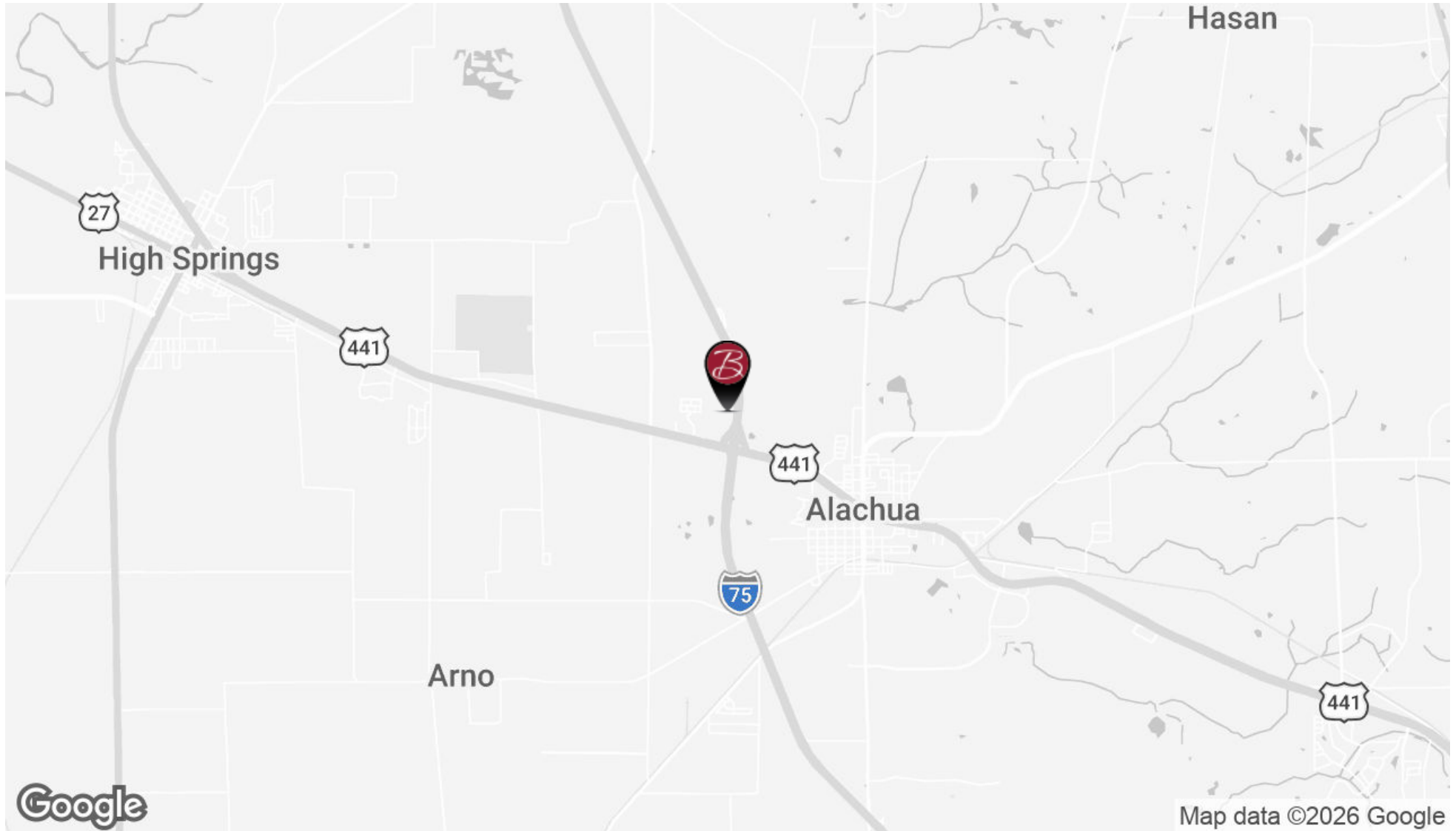


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LOCATION MAP

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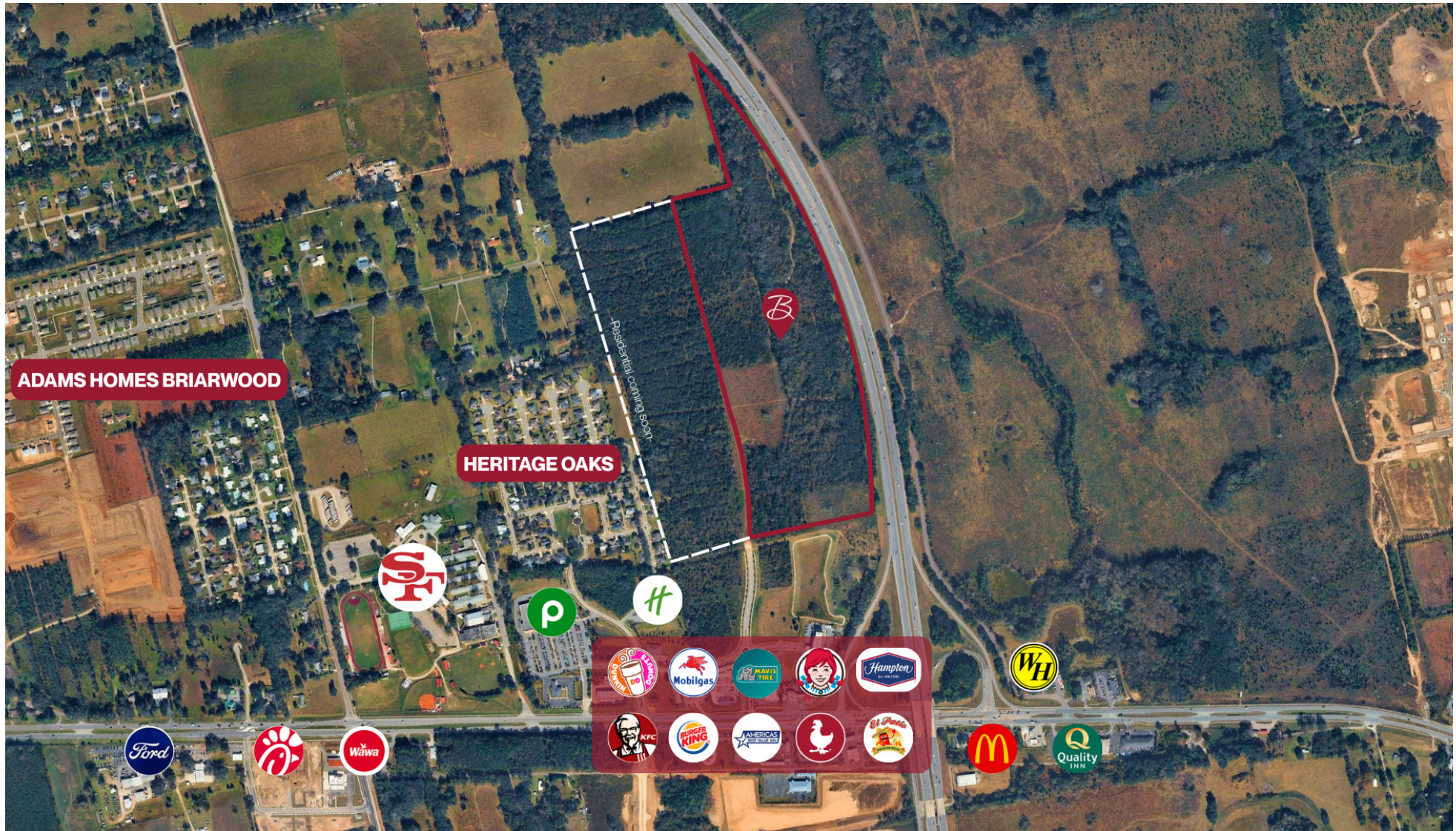
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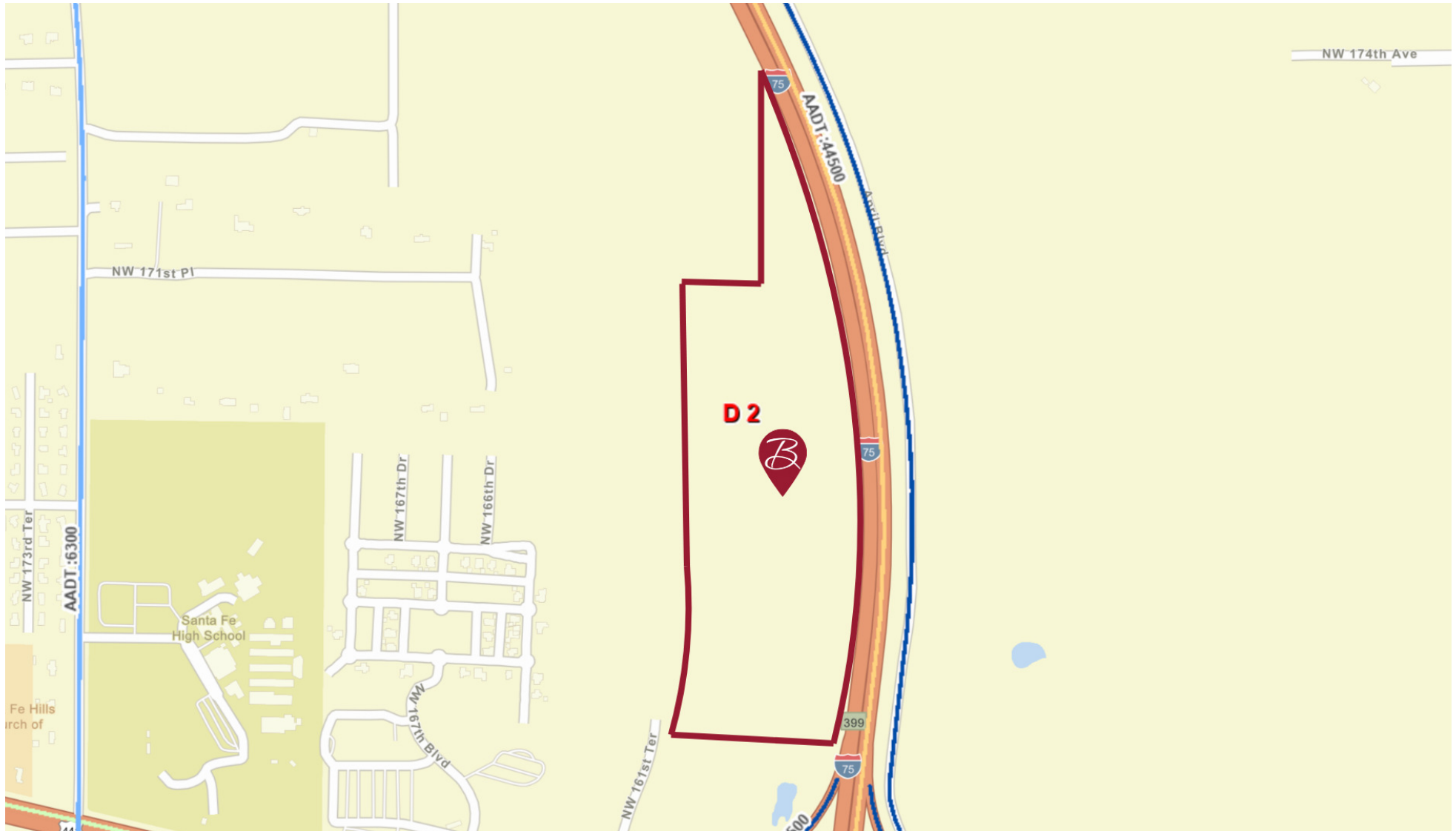


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ADT

TBD | Alachua, FL 32615



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Commercial Advisor | Realtor®
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marlon@bosshardtrealty.com



Eric Ligman
Director
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DEMOGRAPHICS MAP & REPORT

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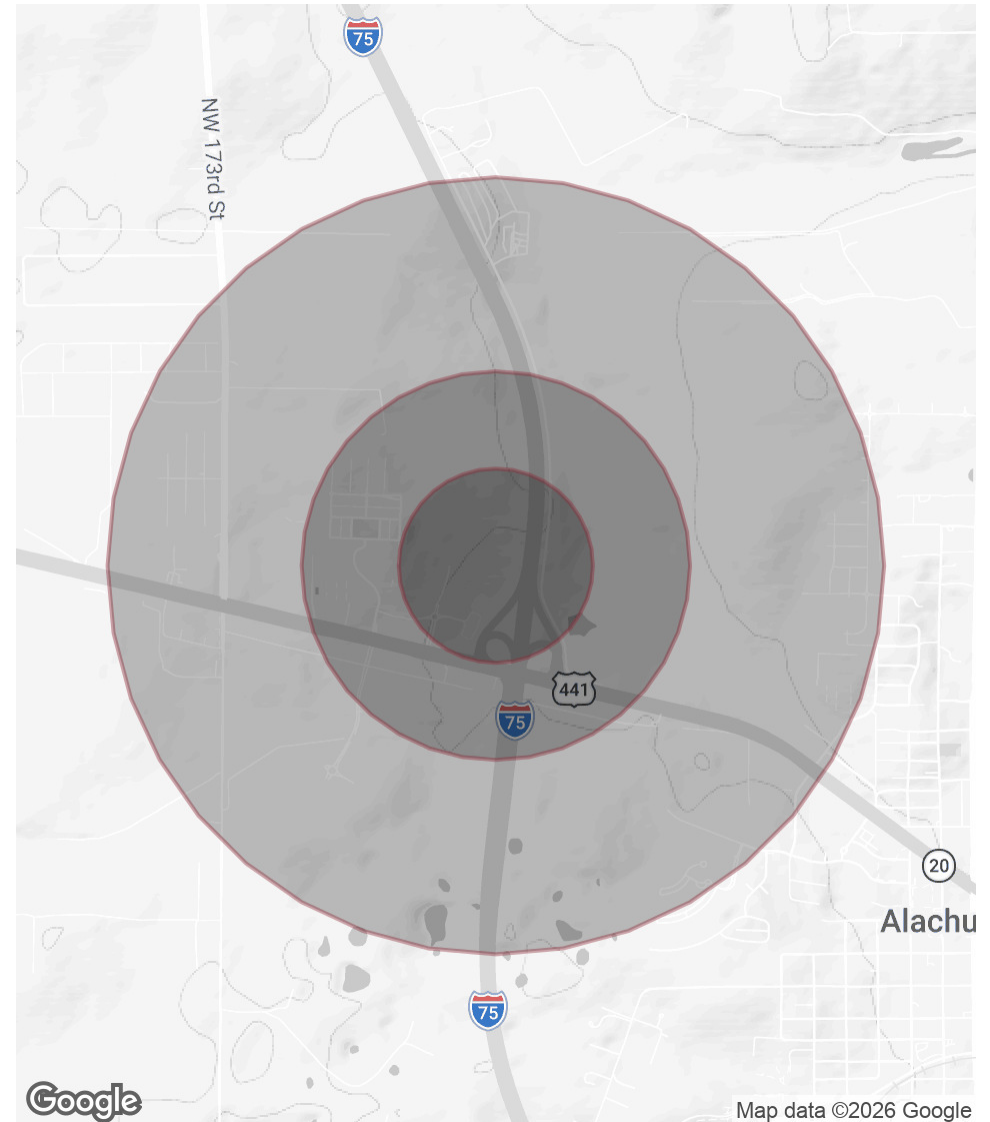
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	10	42	165
Average Age	60.8	57.6	55.2
Average Age (Male)	46.2	43.9	42.8
Average Age (Female)	60.9	57.7	55.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4	17	65
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$126,834	\$118,987	\$119,115
Average House Value	\$0	\$3,647	\$52,994

2023 American Community Survey (ACS)



FOR MORE INFORMATION:



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Director
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BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

POWER CENTER MIXED-USE OPPORTUNITY

COMMERCIAL ASSOCIATE

TBD | Alachua, FL 32615



MARLON BRUCE

Commercial Advisor | Realtor®

marlon@bosshardtrealty.com

Direct: **352.502.5407**

FL #SL3625253

PROFESSIONAL BACKGROUND

Marlon Bruce – Your Commercial Real Estate Partner

Marlon Bruce has years of experience in real estate management, focusing on investment and growth. His hands-on approach has helped clients maximize returns. A serial entrepreneur, Marlon has built businesses in marketing, business development, and consulting, bringing that mindset to his real estate work.

With nearly a decade in politics, including leading national campaigns, Marlon excels in problem-solving, communication, and navigating complex deals. He recently completed his second term as Chair of the Alachua County Economic Development Advisory Committee, driving local business and development.

Whether buying, selling, or investing, Marlon's experience and business-focused approach make him a trusted partner.

MEMBERSHIPS

National Association of Realtors (NAR/OMCAR)

Builders Association of North Central Florida (NAHB/BANCF)

International Council of Shopping Centers (ICSC)

Bosshardt Realty Services

5542 NW 43rd Street
Gainesville, FL 32653
352.371.6100

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Marlon Bruce

Commercial Advisor | Realtor®

352.502.5407

marlon@bosshardtrealty.com



Eric Ligman

Director

352.256.2112

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DIRECTOR

TBD | Alachua, FL 32615



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

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