

FOR SALE | FOR LEASE

±5,390 SF BUILDING ON ±0.74 ACRES

3845 SW Archer Road, Gainesville, FL 32608

PRIME VISIBILITY TO ARCHER ROAD -
DIRECTLY ACROSS FROM BUTLER PLAZA



OPERATING BUSINESS - PLEASE DO NOT DISTURB

EXCLUSIVE LISTING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

- ±5,390 SF of building
- ±0.74 acres, can be ground leased
- Close proximity to Interstate 75 and directly across the street from Butler Plaza
- Surrounded by national retailers
- 5 minute drive to University of Florida with ±55,000 students

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	14,513	75,359	156,696

HOUSEHOLDS	6,371	30,392	63,838
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EMPLOYEES	7,132	43,921	89,285
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AVERAGE HH INCOME	\$54,769	\$70,654	\$89,562
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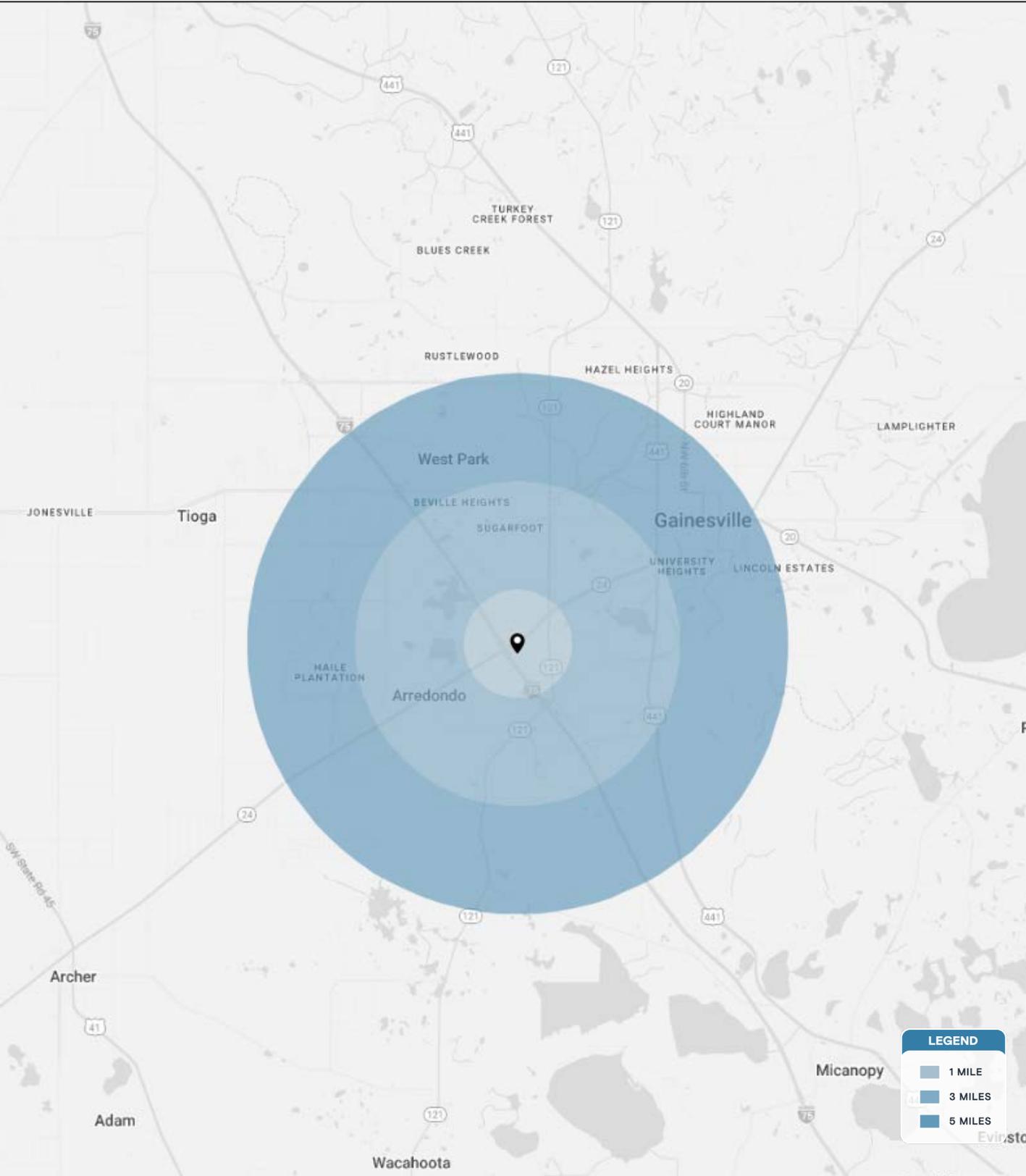
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	45,999	124,568	191,662

HOUSEHOLDS	19,693	49,534	78,617
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EMPLOYEES	13,646	75,174	98,139
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AVERAGE HH INCOME	\$59,444	\$80,293	\$92,384
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Contact Brokers

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