

# MARKETS WEST PAD READY SITES

7379 Southwest 17th Road, Gainesville, FL 32607

25,000+/- OF DEVELOPABLE SQUARE FEET



## PROPERTY DESCRIPTION

3 pad-ready sites are available for sale in the rapidly growing Markets West Commercial Park. Zoned commercial with utilities on-site, the pads are a great location for retail, hospitality, or office. In prime location with access to SW 75th St. (Tower Rd.) between Newberry Rd. and Archer Rd., a short 2.5 miles to I-75. Markets West includes O2B Kids, HCA Florida, Ellianos Coffee, Marcos Pizza, Dollar General, Numa Speed, Oaks Nail Salon, Exxon, Campbell Spellicy Engineering, Tower Hill Insurance, and Concept Companies.

Development services available and build to suit options upon request.

## LOCATION INFORMATION

Street Address	7379 Southwest 17th Road
City, State, Zip	Gainesville, FL 32607
County	Alachua
Cross-Streets	SW 17th Road and SW 75th Street

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,993	27,728	64,225
Total Population	12,198	67,449	160,988
Average HH Income	\$92,609	\$108,110	\$95,824

## PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail
Zoning	Commercial

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## LOT PRICING



# OF LOTS 3 | TOTAL LOT SIZE 0.11 - 0.31 ACRES | TOTAL LOT PRICE \$550,000 - \$1,500,000 | BEST USE RETAIL/COMMERCIAL

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	S-2	7379 SW 17th Road, Gainesville, Florida 32607		Retail-Pad	0.12 Acres	\$700,000	Commercial
Available	N-2			Retail-Pad	0.31 Acres	\$1,500,000	Commercial
Available	N-1			Retail-Pad	0.11 Acres	\$550,000	Commercial

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## MARKETS WEST

- Mixed use development with an impressive tenant mix, including office, retail, and medical users
- At a High traffic corridor (21,000 AADT) with excellent visibility
- I-75 interchange only 2 miles away
- Surrounded by dense residential communities and apartments
- Positioned for strong surrounding customer base, including schools and a strong area of desirable housing

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## AREA MAP

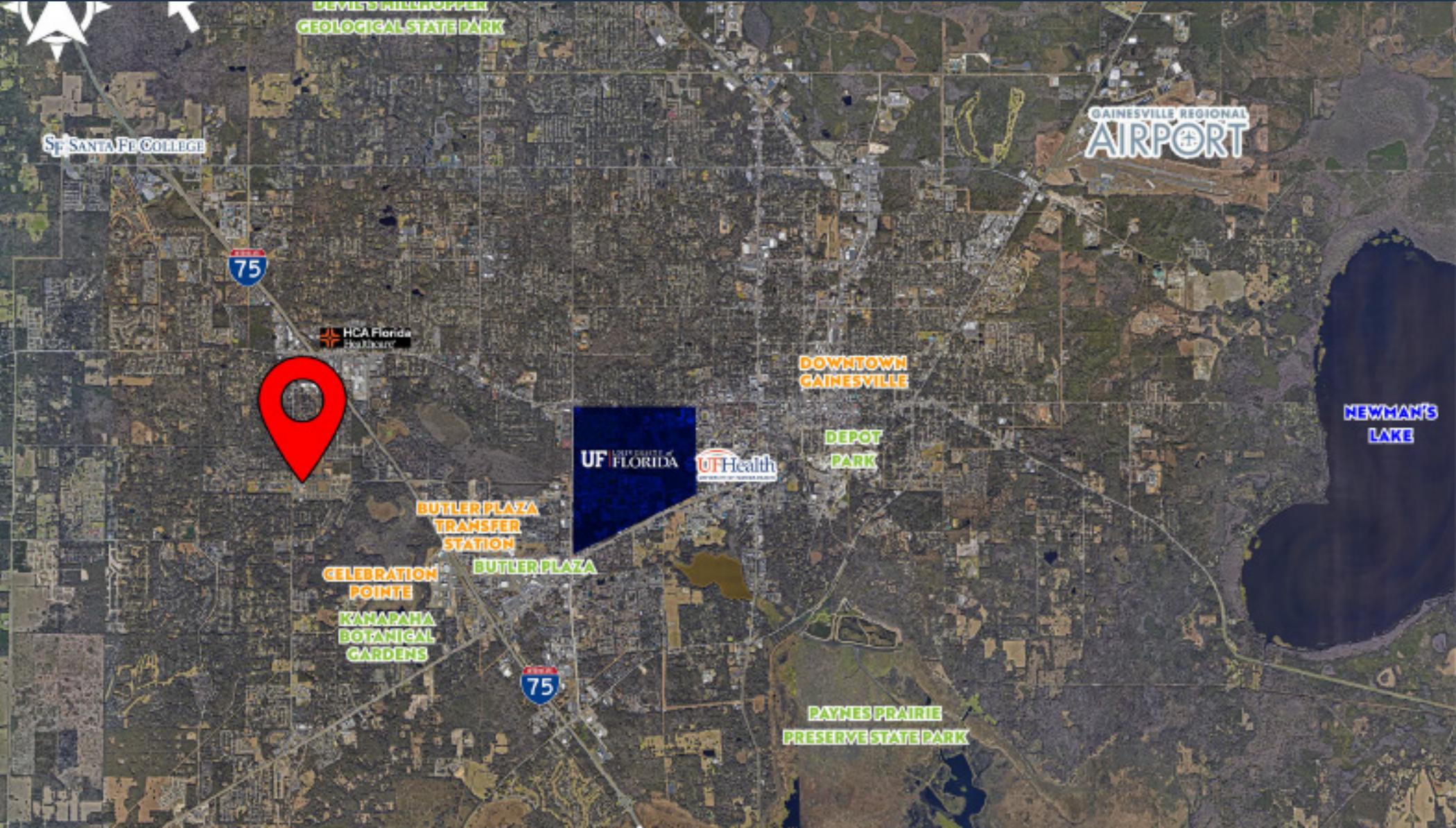




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AREA MAP





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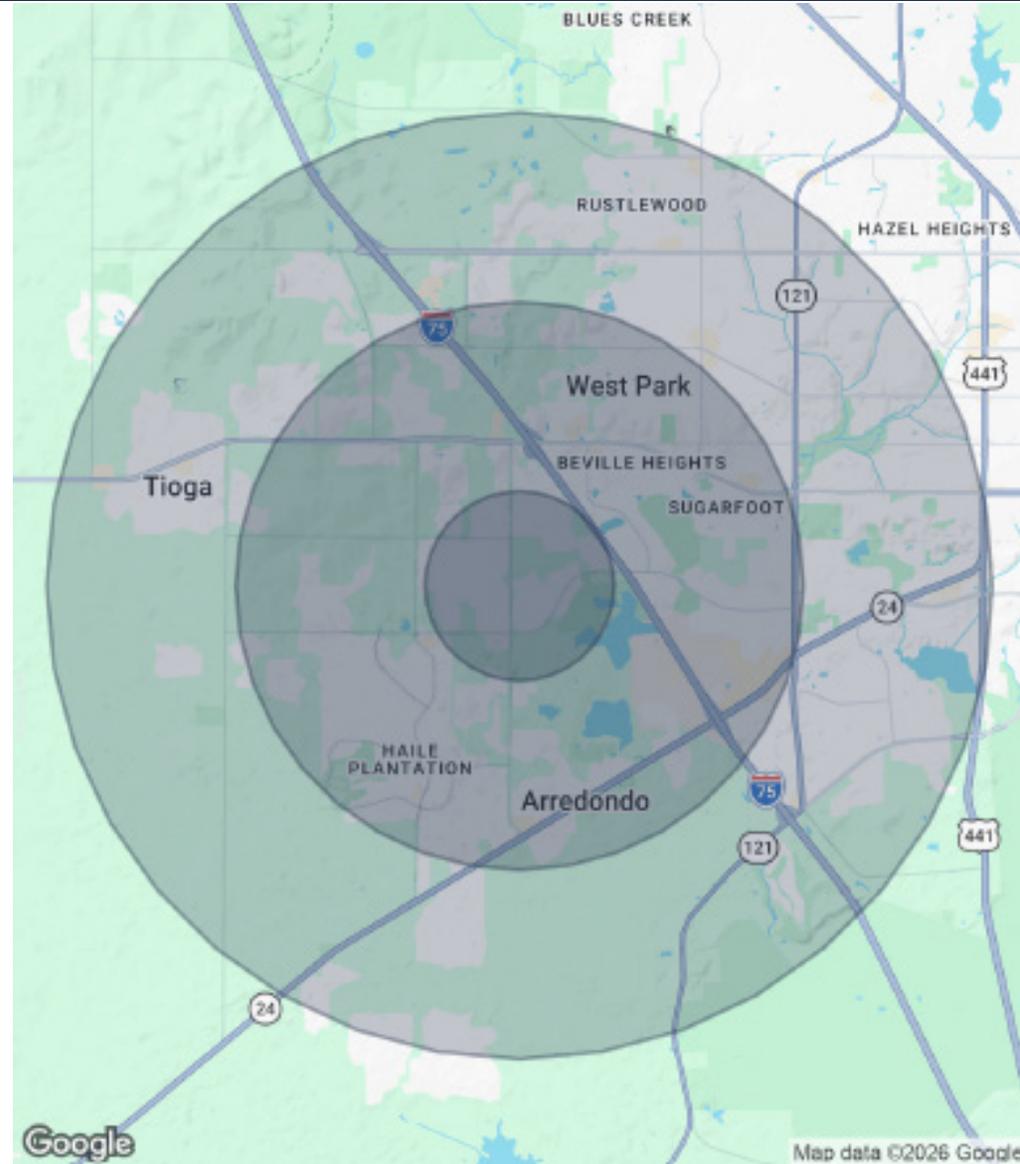
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## THE DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	12,198	67,449	160,988
Average Age	36	37	35
Average Age (Male)	35	36	35
Average Age (Female)	37	37	36

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,993	27,728	64,225
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$92,609	\$108,110	\$95,824
Average House Value	\$275,158	\$337,848	\$325,361

Demographics data derived from AlphaMap



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CONFIDENTIALITY&DISCLAIMER

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It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Concept urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs, and their contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present from previous activities at the Property. Various laws and regulations have been enacted at the Federal, State, and Local levels dealing with the use, storage, handling, removal, transport, and disposal of toxic or hazardous wastes and substances. Depending upon past, current, and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Project, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

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