

Colliers



For Sale or Lease

Asking Price:

**\$1.65M**

**[Lease Rate Negotiable]**

**Area Available:**  
6,122 SF | 0.81 AC

**Zoning:**  
Highway Oriented  
Business (BH)

**Contact us:**

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Colliers  
107 SW 7th Street  
Gainesville, FL 32601  
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## Williston Road Retail

3443 SW Williston Road  
Gainesville, FL 32608

- A rare gem of an opportunity to position your business on Williston Road, one of the gateway corridors into the Gainesville Market (29,500 ADT), and with premium visibility from I-75 (83,500 ADT). This is also one of the prime exits for access to the University of Florida.
- The site features a flexible zoning designation which allows service stations, automotive locations, quick service stores with drive-thrus, bank locations and many more uses.
- The immediate trade area features a Publix-anchored shopping center, McDonalds, UF Health's Administrative Office Campus, Farm Bureau Insurance, Oak Hammock Senior Living Facility and a myriad of other multi-family and student housing communities.

Accelerating success.

1090627



# Location & Trade Area



Butler Plaza

Marshall's DICK'S SPORTING GOODS Walmart Save money. Live better.  
OUTBACK STEAKHOUSE ROSS DRESS FOR LESS  
Total Wine & MORE Sams Club  
Starbucks Chick-fil-A Zaxby's BEST BUY  
Publix

UF

Celebration Pointe

NIKE REGAL CINEMAS  
DAVE & BUSTERS MILLER'S ALE HOUSE  
Bass Pro Shops Midici The Neapolitan Pizza Company

SW Archer Road  
AADT: 53000

BENTO ASIAN KITCHEN + SUSHI RELISH  
MIDAS SONNY'S BBQ  
BLAZE PIZZA CHIPOTLE MEXICAN GRILL

Densely Populated  
Multi-Family  
Communities

DOLLAR GENERAL O'Reilly

SW 34th Street  
AADT: 219000

Cracker Barrel Old Country Store STARBUCKS  
TEXAS ROADHOUSE

AADT: 83500

site

43rd Street Deli & Breakfast House  
Chevron K QUALITY

SW Williston Road  
AADT: 29500

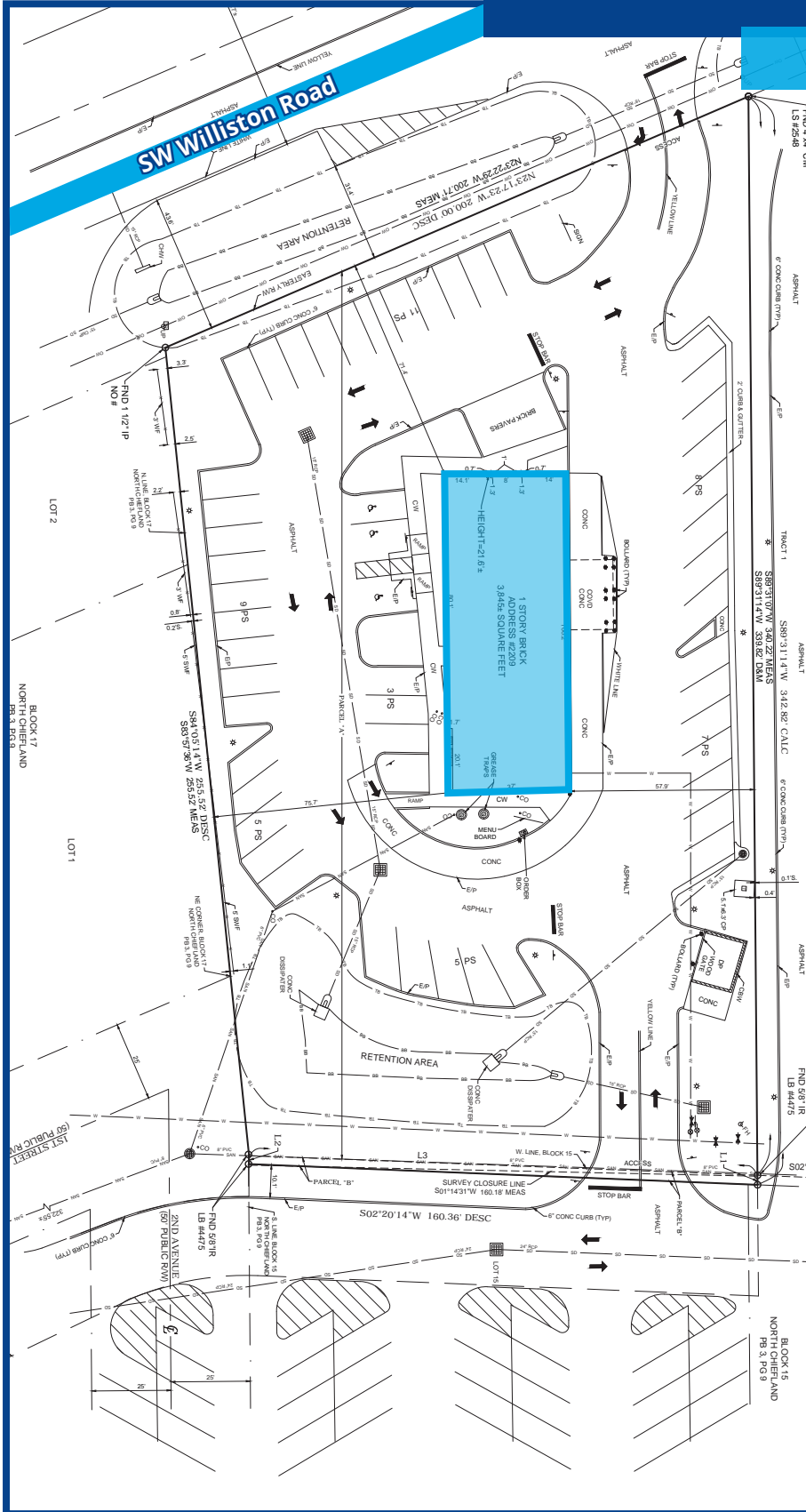
UFHealth UNIVERSITY OF FLORIDA HEALTH  
Publix Little Caesars  
Mobil SUBWAY





# Property Survey

51 Parking Spots Available



# Access Roads

## Travel Distances From Site

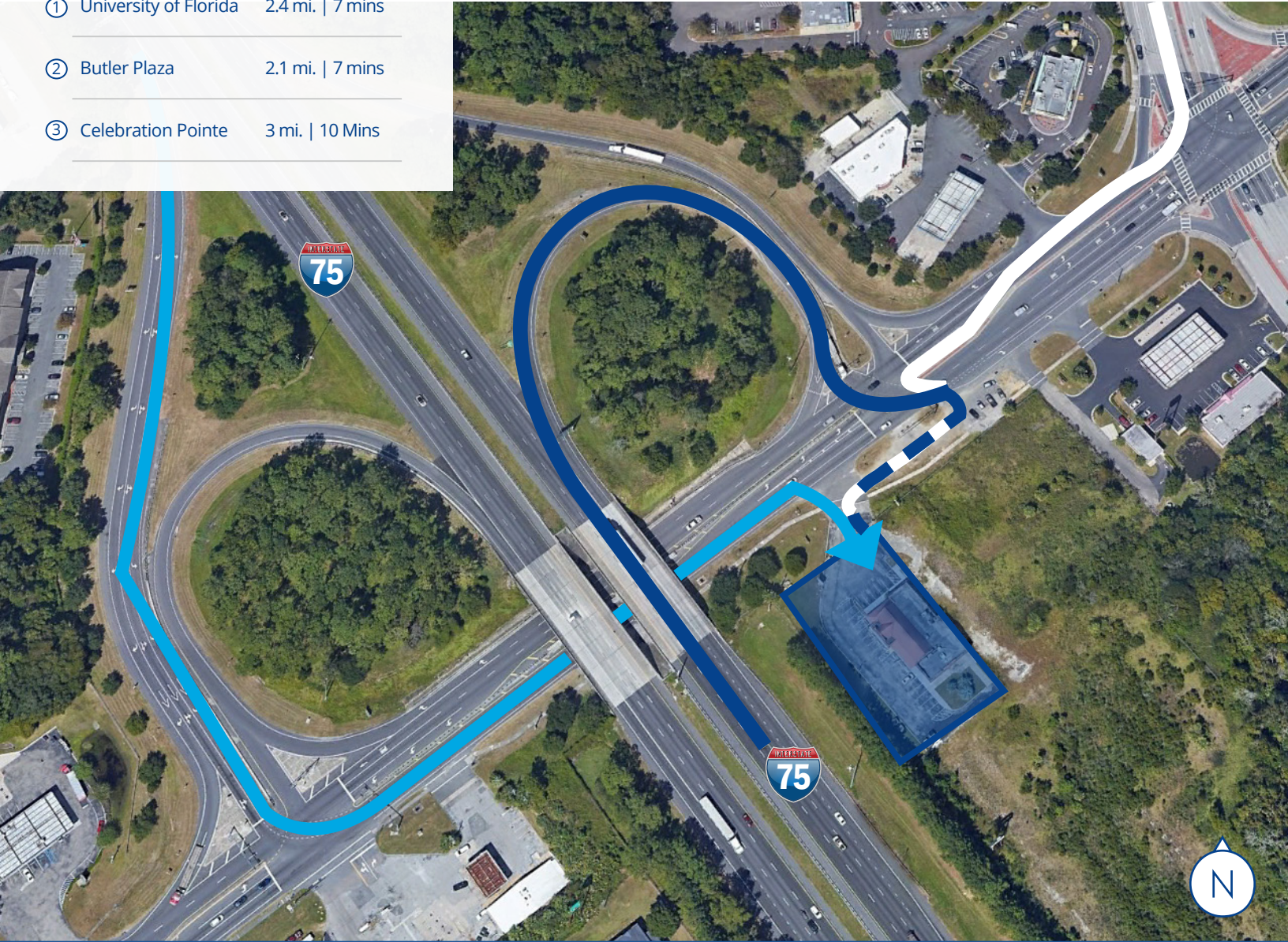
- ① University of Florida 2.4 mi. | 7 mins

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- ② Butler Plaza 2.1 mi. | 7 mins

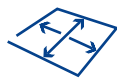
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- ③ Celebration Pointe 3 mi. | 10 Mins



## Area Demographics

Source: Esri Business Analyst 2020



### Radius

1 Mile  
3 Mile  
5 Mile



### Population

4,806  
41,734  
119,705



### Daytime Population

5,916  
46,802  
138,978



### Households

2,165  
18,795  
48,436



### Average HH Income

\$46,901  
\$45,325  
\$64,634



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# Property Gallery



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