

FOR SALE 1500 BLOCK OF SW 250TH ST | NEWBERRY, FL 32669



Newberry Outparcel

1.21± Acres

SALE PRICE
\$295,000

Schedule a Tour Today:

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Colliers International
3620 NW 43rd St. Unit B
Gainesville, FL 32606



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Property Overview

This 1.21± tract is suitable for one tenant or multiple tenants. Frontage on US 27/441 provides great visibility. The location at the intersection with SW 15th Avenue provides easy access to residential customers/users. The key location close to the Community Middle school makes location very attractive to the Newberry Community. The site is located across US 27 from Country Way Town Center.

Property Highlights

- > Common planning and joint Ingress/egress easement serving both properties
- > Net usable acreage ~1.21± acres
- > Utilities available with adequate capacity
- > Master drainage system provided

Offering Summary

Sale Price	\$295,000
Lot Size	1.21± Acres
Zoning	CI (Commercial Intensive)
Market	Newberry
Tax Parcel	02530-004-000
Submarket	Alachua County

Demographics



Population (2018)



Population Projection (2023)



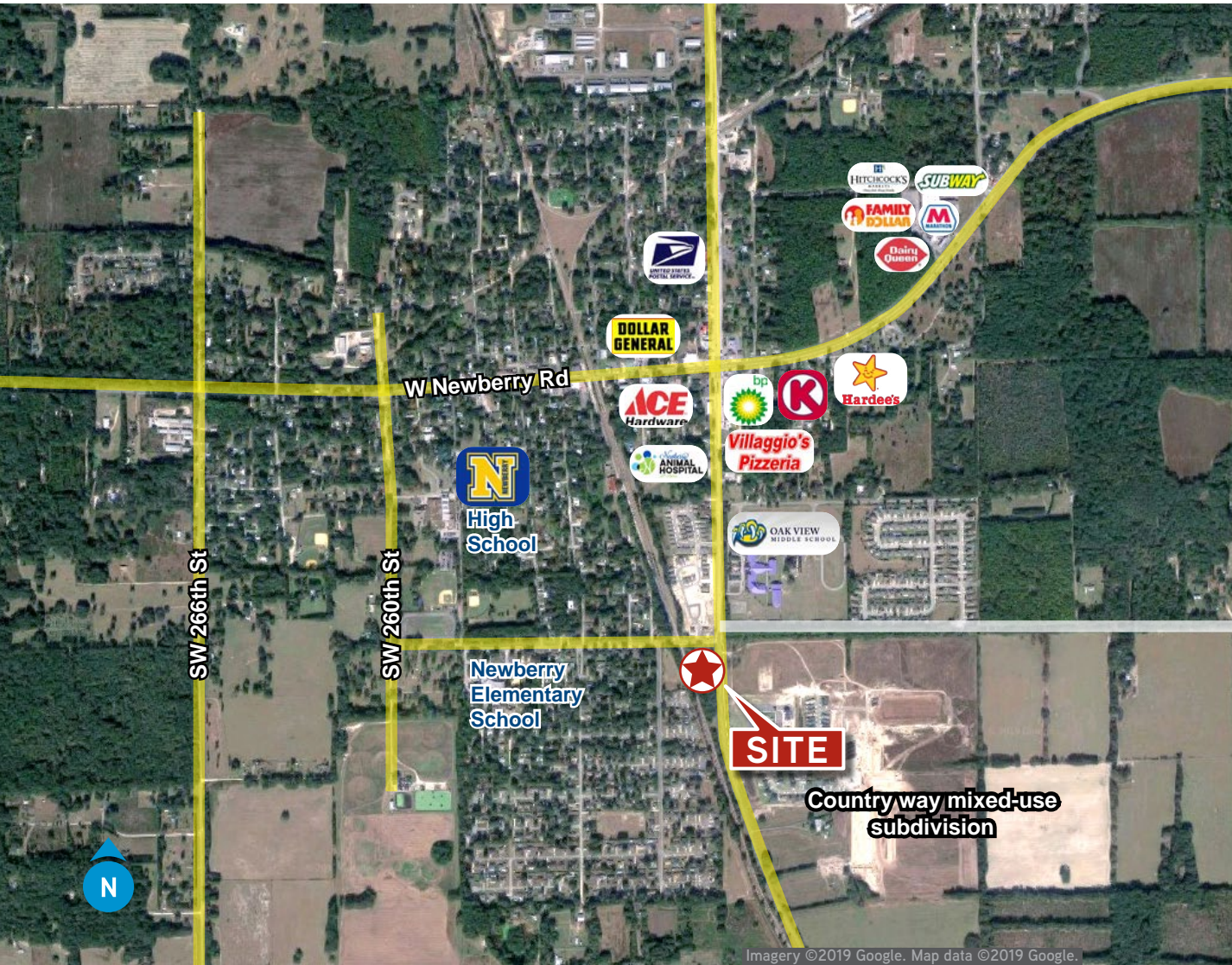
Average Household Income (2018)



Projected Average Household Income (2023)

	Population (2018)	Population Projection (2023)	Average Household Income (2018)	Projected Average Household Income (2023)
1 Mile	2,377	2,583	\$70,135	\$83,631
3 Mile	5,430	5,864	\$70,817	\$84,641
5 Mile	8,265	8,870	\$71,870	\$86,272

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