

CORNER RETAIL FOR SALE

101 N Main Street - Waldo, FL • 15035 NE US HWY 301 Waldo, FL 32694



OFFERING SUMMARY

Sale Price: \$875,000

Price / SF: \$291.67

Lot Size: 0.47 Acres

Building Size: 3,000 SF

APN#: 17064-001-000

Market: Alachua

Submarket: Waldo

PROPERTY OVERVIEW

Freestanding building on a corner lot next to post office.

Former use was C-store/gas station. Tanks have been removed.

LOCATION OVERVIEW

Property directly fronts US Hwy 301 east of the junction of SR 24
NE corner of US Hwy 301 and 150th Ave
Traffic Count: 24,500 AADT (2023)

JEFFERY T. ROBISON, CCIM

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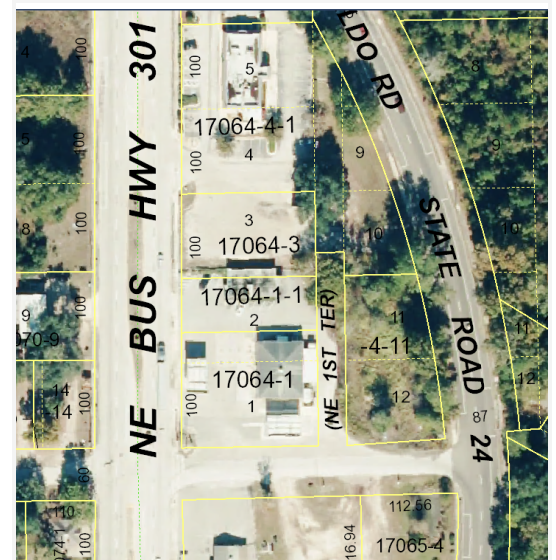
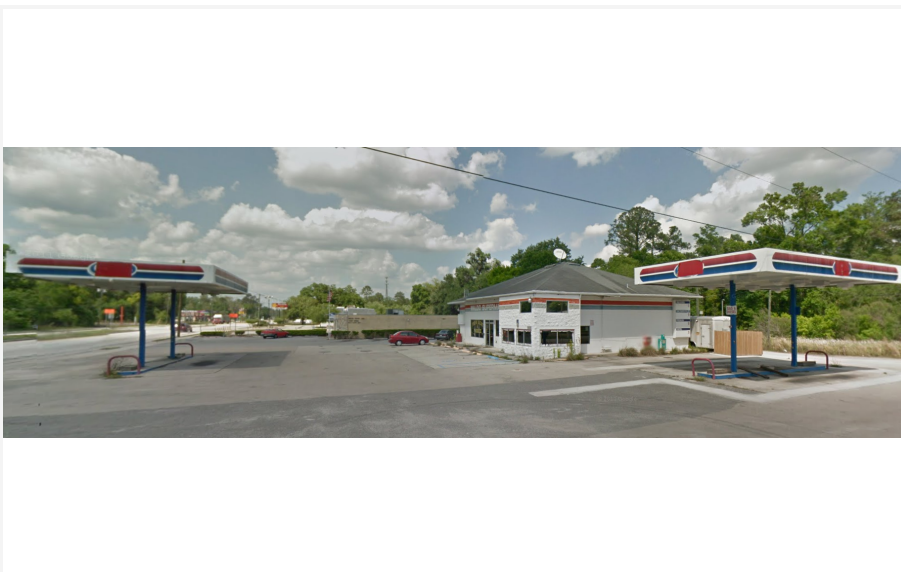
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ADDITIONAL PHOTOS

101 N Main Street - Waldo, FL • I5035 NE US HWY 301 Waldo, FL 32694



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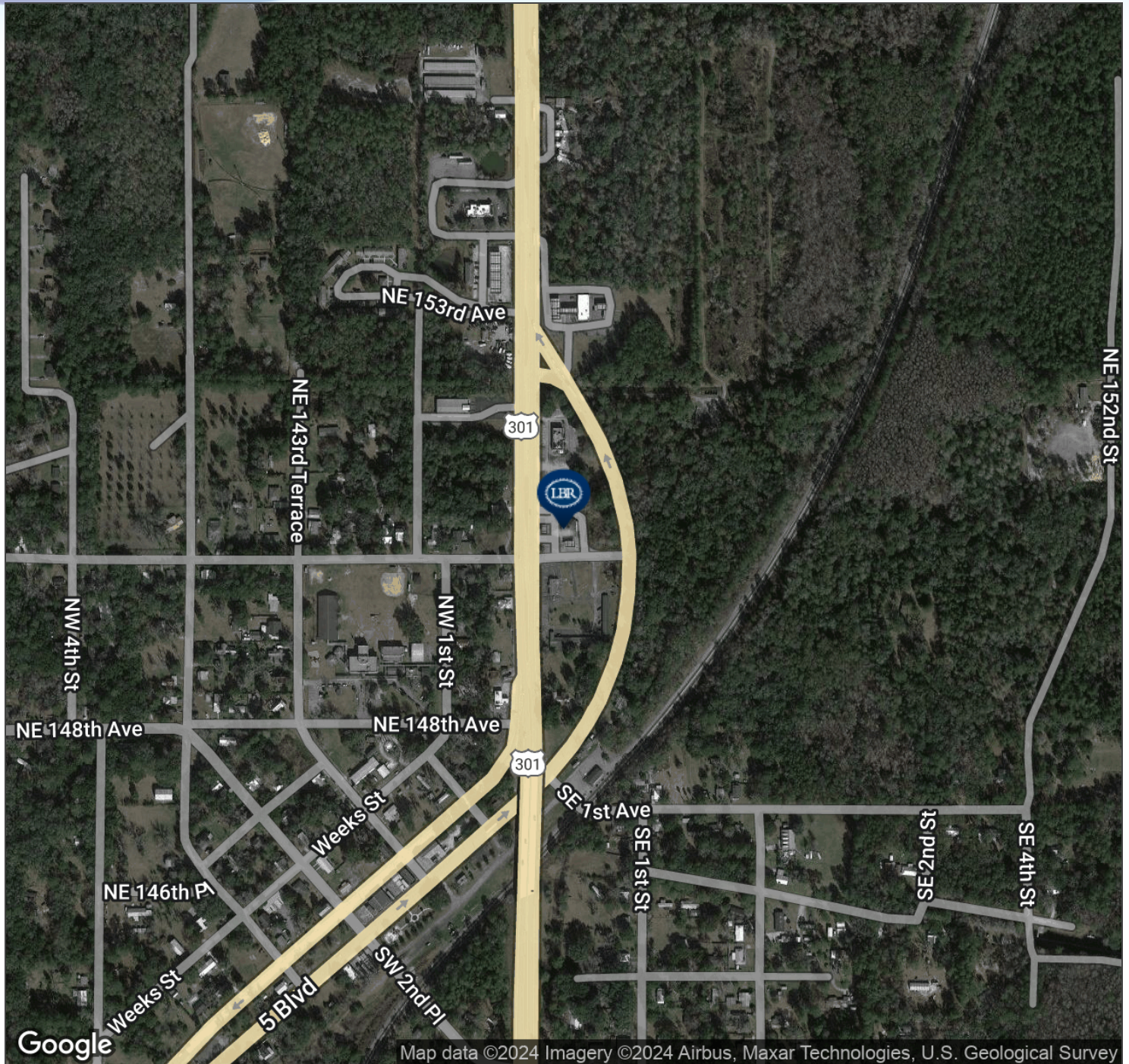
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AERIAL MAP

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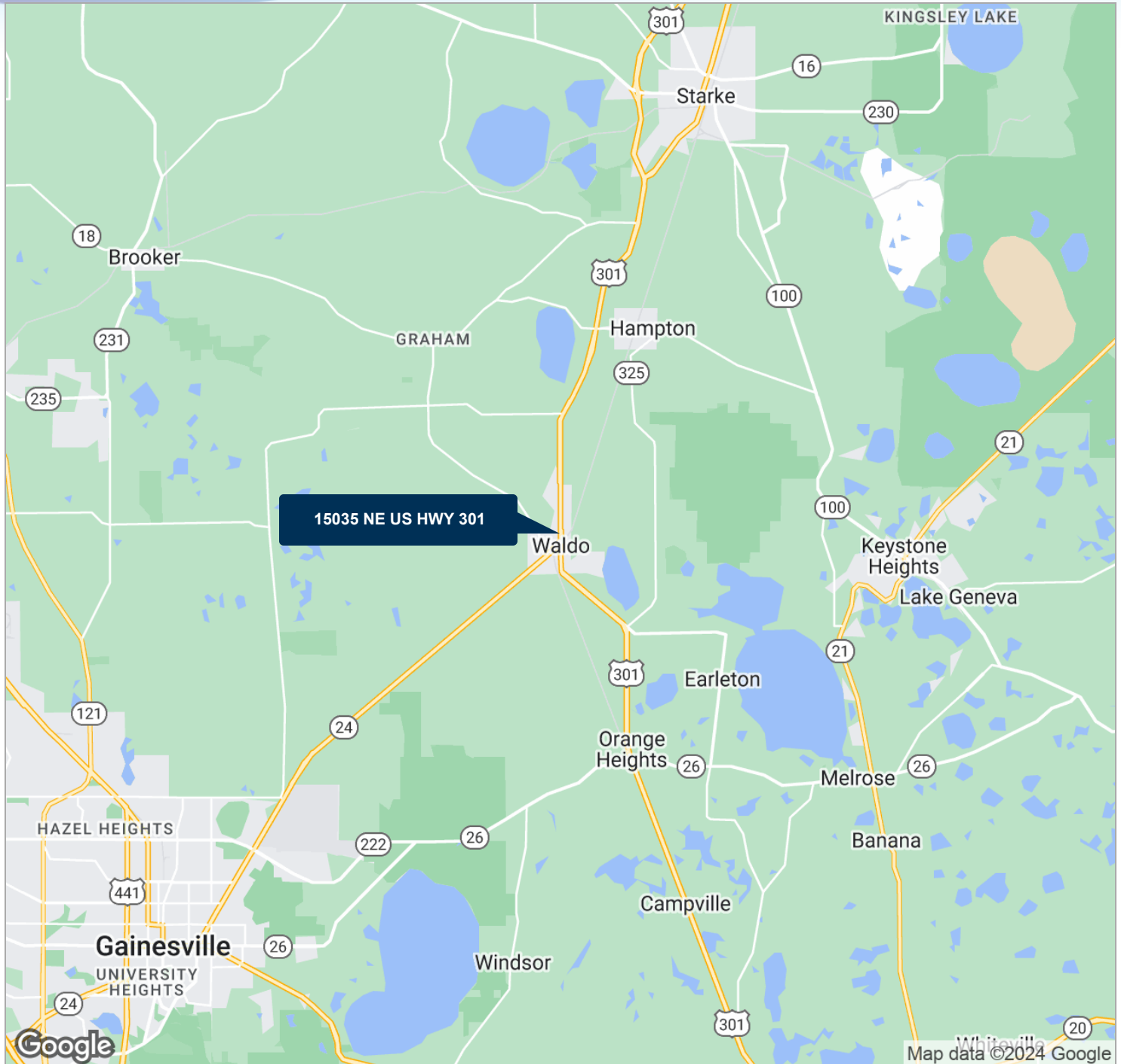
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REGIONAL MAP

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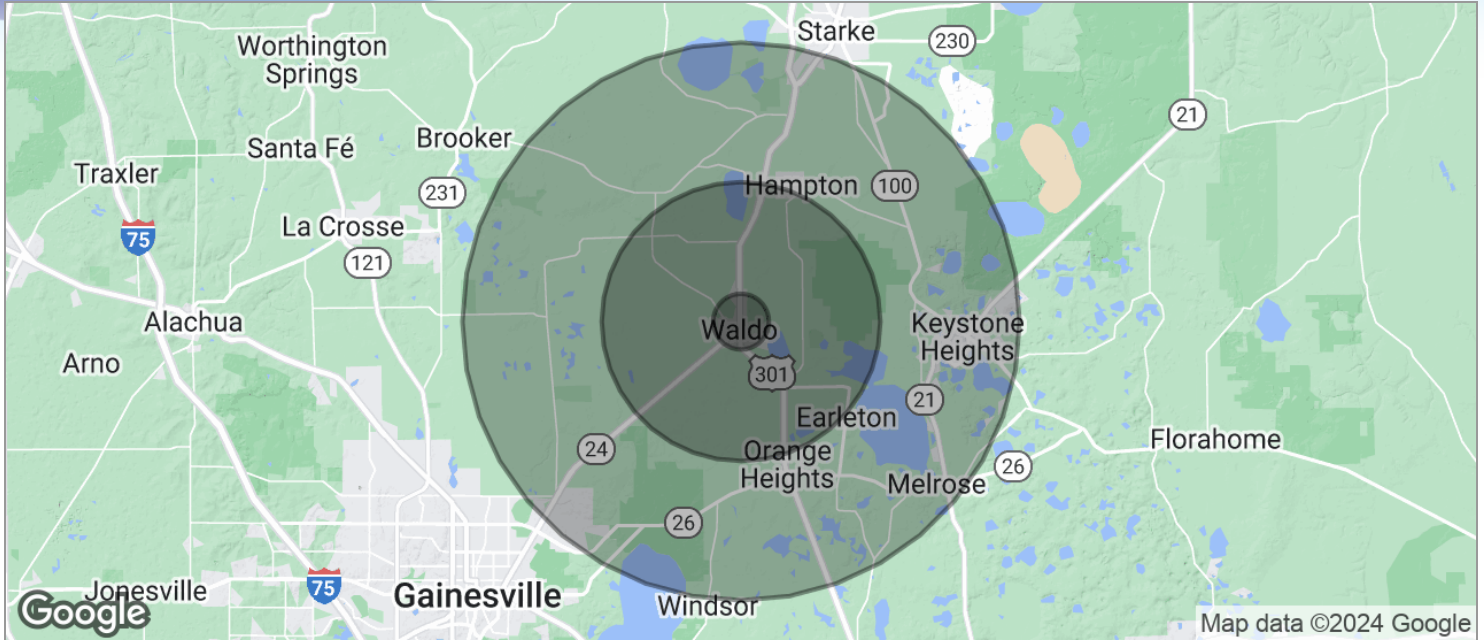
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	135	3,554	20,670
MEDIAN AGE	44.3	45.1	43.2
MEDIAN AGE (MALE)	42.6	43.6	42.0
MEDIAN AGE (FEMALE)	45.5	46.2	44.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	51	1,331	7,373
# OF PERSONS PER HH	2.6	2.7	2.8
AVERAGE HH INCOME	\$58,685	\$58,045	\$55,117
AVERAGE HOUSE VALUE	\$186,176	\$187,798	\$176,745

* Demographic data derived from 2020 ACS - US Census

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