



2330 Northwest 13th Street, Gainesville, FL 32609

2330 NORTHWEST 13TH STREET | RETAIL PROPERTY

FOR SALE |

\$6,250,000



Property Description

Well-positioned commercial property located along NW 13th Street in Gainesville, offering excellent visibility and convenient access to major city corridors. The property is situated approximately 1 mile from the University of Florida, placing it within a high-demand area driven by strong student, medical, and professional traffic.

Property Highlights

- Prime location near the University of Florida, within 1 mile of campus
- Strategically located along NW 13th Street, a major north-south thoroughfare connecting downtown Gainesville to the University of Florida
- Dense surrounding population with continued residential growth
- Strong visibility with multiple access points

OFFERING SUMMARY

Available Size:	50,000 SF
Lot Size:	3.8 Acres
CAP Rate:	6%



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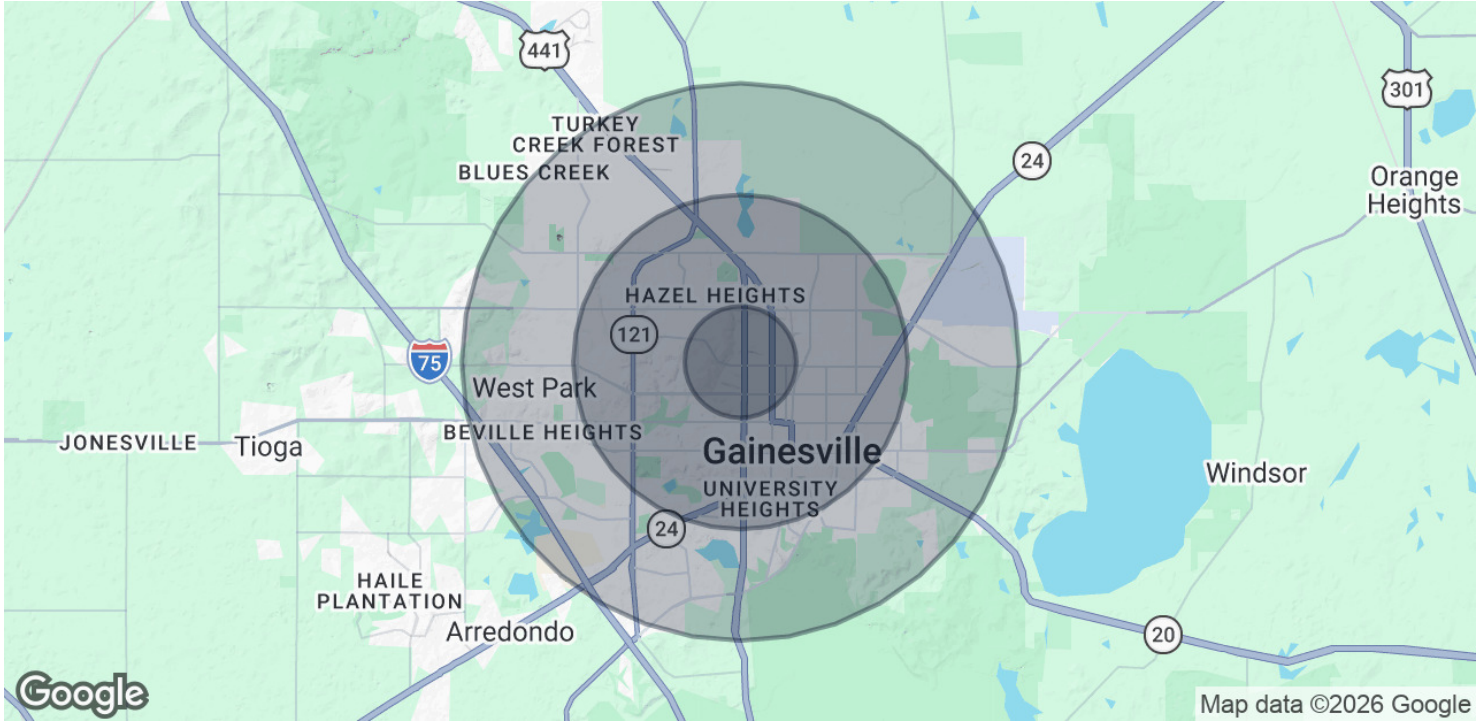
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,298	84,314	154,613
Average Age	39.2	32.0	32.5
Average Age (Male)	35.7	31.3	31.7
Average Age (Female)	44.8	33.6	33.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,014	32,340	62,787
# of Persons per HH	2.1	2.6	2.5
Average HH Income	\$77,075	\$74,452	\$72,882
Average House Value	\$262,593	\$252,613	\$246,060

2023 American Community Survey (ACS)

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