

# INVESTMENT PORTFOLIO FOR SALE

4 Buildings On 2 Parcels (1405, 1409, 1411 & 1425 NW 6th Street) | Gainesville, FL 32601

25,370± SF | \$2,100,000



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# PROPERTY OVERVIEW

*4 Buildings on 2 Parcels (1405, 1409, 1411 & 1425 NW 6th Street), Gainesville, FL 32601*

The portfolio property is comprised four buildings on two land parcels situated within the Gainesville urban core, offering high visibility and immediate access to NW 6th Street, NW 14th Avenue and NW 15th Avenue.

Positioned less than 1.5 miles from the University of Florida and the Downtown Gainesville business district, the location benefits from proximity to major institutional drivers and a high-volume commuter corridor.

The surrounding area is characterized by a mix of established retail, professional services, and the UF Health medical network, supported by recent municipal zoning shifts favoring high-density infill and "missing middle" housing.

This site sits within a high-growth transition zone, capturing significant daily traffic counts and benefiting from Gainesville's continued expansion toward integrated, mixed-use urban development.

Financials available upon request.



## PROPERTY HIGHLIGHTS

- 4 Commercial buildings on 2 tax parcels - 25,370± Total SF
- 291 Linear feet of NW 6th Street frontage
- Built in 1968
- Zoned U4
- Located in NW 6th Street Corridor
- Ideal for office/office building investors
- On building and monument signage available
- Ample parking

# ADDITIONAL PHOTOS

4 Buildings on 2 Parcels (1405, 1409, 1411 & 1425 NW 6th Street), Gainesville, FL 32601



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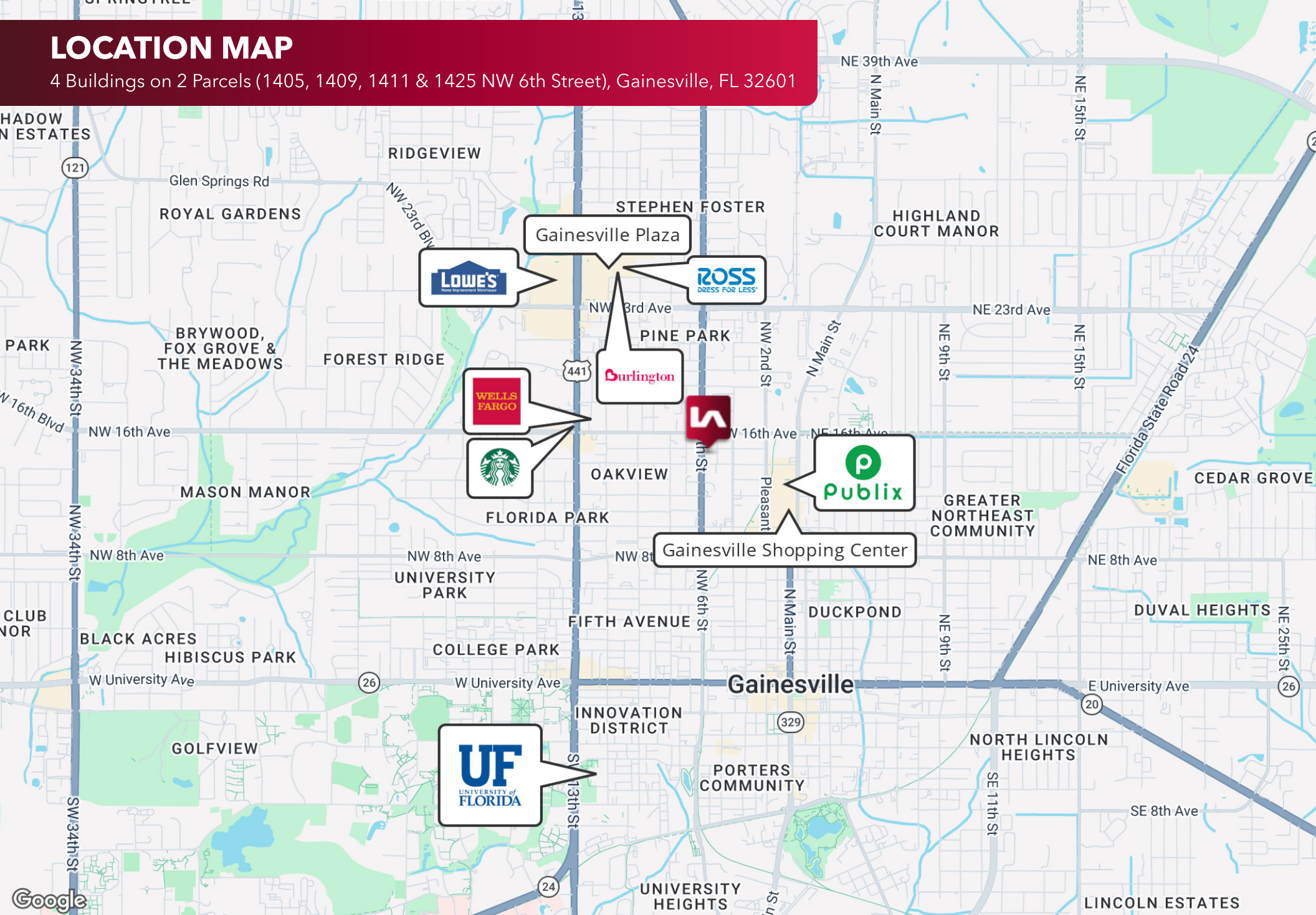
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# LOCATION MAP

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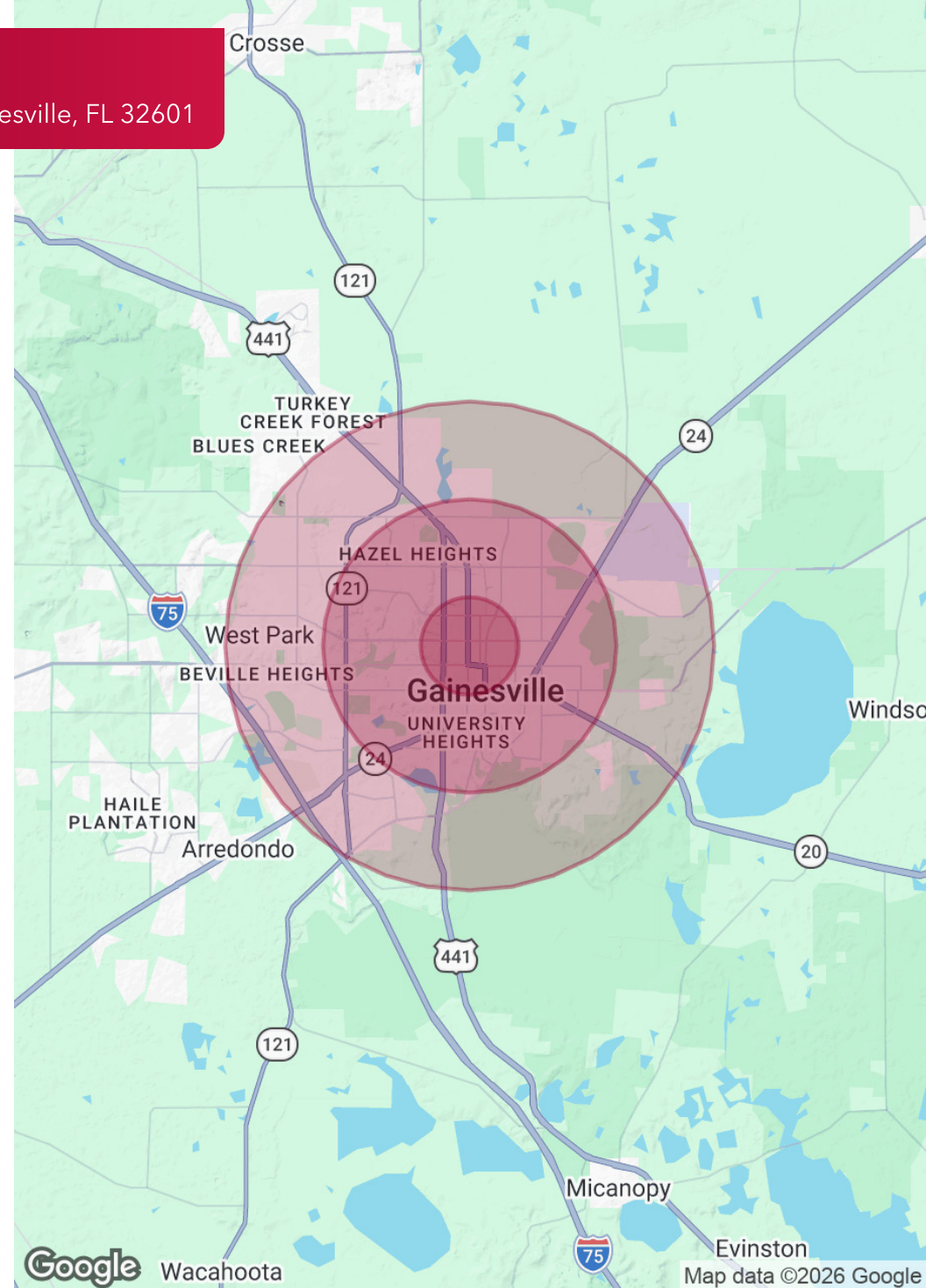
# DEMOGRAPHICS MAP & REPORT

4 Buildings on 2 Parcels (1405, 1409, 1411 & 1425 NW 6th Street), Gainesville, FL 32601

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 12,577 | 81,496  | 150,615 |
| Average Age          | 32.9   | 30.5    | 32.4    |
| Average Age (Male)   | 33.9   | 29.9    | 31.7    |
| Average Age (Female) | 33.4   | 31.8    | 33.8    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 5,842     | 30,509    | 60,536    |
| # of Persons per HH | 2.2       | 2.7       | 2.5       |
| Average HH Income   | \$68,353  | \$71,878  | \$72,190  |
| Average House Value | \$276,177 | \$243,870 | \$242,343 |

2023 American Community Survey (ACS)



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# OFFICE BUILDING FOR SALE

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±25,370 SF | \$2,100,000

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1425 NW 6TH ST

1409 NW 6TH ST

1411 NW 6TH ST

1405 NW 6TH ST

PARCEL 2

NW 6TH ST

AADT: 17,100±

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