



FORMER POPEYES

Available for Sale or Lease | Adjacent to Walmart Supercenter

5695 NW 23rd St, Gainesville, FL 32653

OFFERING MEMORANDUM

Marcus & Millichap
PATEL YOZWIAK GROUP

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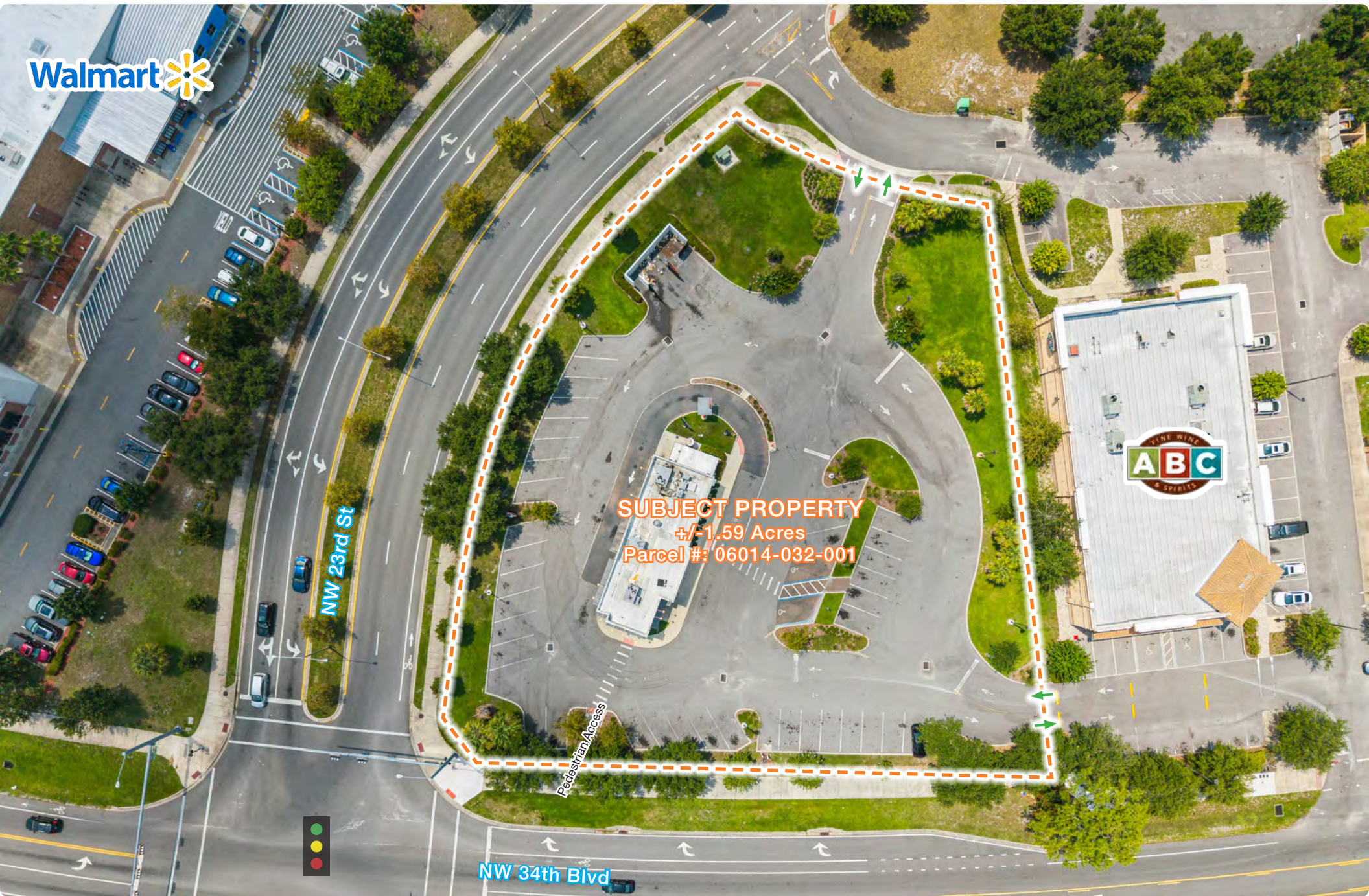
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Marcus & Millichap

SITE PLAN // 5695 NW 23RD STREET



HIGHLIGHTS // 5695 NW 23RD STREET

- **SINGLE TENANT VACANT RESTAURANT FOR SALE OR LEASE:** Asking rent of \$150,000/Year, NNN.
- **PRIME RETAIL CORRIDOR:** Located on a signalized corner directly adjacent to Walmart Supercenter in a dense retail, residential and business corridor.
- **READY-TO-USE INFRASTRUCTURE:** Built in 2021, the 2,000-SF building includes 39 parking spaces on a large 1.59-acre lot with two points of ingress and egress.
- **HIGH TRAFFIC COUNTS:** The property benefits from significant exposure with approximately 10,500 vehicles per day (VPD) along NW 23rd Street, just off of US Highway 441, seeing 27,000 VPD.
- **PROXIMITY TO MULTIPLE NATIONAL TENANTS:** Nearby tenants include Walmart, Mavis Tire, Dunkin', Sherwin Williams, Dollar Tree, Advance Auto Parts, Chevron, Amazon delivery hub and more.
- **ADJACENT TO RENOVATED PUBLIC PARK:** Directly across from Northside Park which includes a senior rec center with event space and multiple newly renovated sports courts and playground space.
- **STRONG DEMOGRAPHICS:** Population exceeds 108,000 within 5 miles and is expected to increase by 2030. Daytime population of over 198,300. Average household incomes of \$101,700 within 3 miles.
- **5 MILES FROM DOWNTOWN GAINESVILLE AND UNIVERSITY OF FLORIDA MAIN CAMPUS:** The Gainesville area population has increased by roughly 5.5% since the 2020 census, fueled by high student demand at UF, startup activity, and an influx of new residents. The University of Florida currently has over 50,000 students and staff.

OFFERING SUMMARY // 5695 NW 23RD STREET

\$2,000,000

LIST PRICE

\$525

PRICE/SF

FOR LEASE SUMMARY

Lease Type:	Triple Net (NNN)
Asking Rent:	\$150,000 / Year
Asking Rent/SF:	\$75.00

PROPERTY DESCRIPTION

Address:	5695 NW 23rd St, Gainesville, FL 32653
Year Built:	2021
Lot Size:	+/-1.59-Acres
GLA:	2,000-Sq. Ft.
Parking:	39 Spaces
Type of Ownership:	Fee Simple
Parcel No.:	06014-032-001



AERIAL // 5695 NW 23RD STREET



AERIAL // 5695 NW 23RD STREET



Downtown Gainesville
5 Miles from Subject

UF UNIVERSITY of FLORIDA
UF Main Campus
48,000 Students | 5 Miles from Subject

LENNAR
Tara Serena Townhomes
60 Units Under Construction

Deer Creek Senior Living

Northside Park
2020 Tennis/Pickleball Renovations

Northside Park
Senior Center & Event Space



Walmart

Alachua County Fire

NW 34th Blvd (10,500 VPD)

NW 23rd St

SUBJECT PROPERTY



DEMOGRAPHIC REPORT // GAINESVILLE, FL

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	6,707	41,571	110,462
2025 Estimate			
Total Population	6,561	40,554	108,163
2020 Census			
Total Population	6,302	39,302	106,557
2010 Census			
Total Population	6,283	37,370	98,019
Daytime Population			
2025 Estimate	3,995	58,284	198,361
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	3,002	19,406	46,384
2025 Estimate			
Total Households	2,921	18,866	45,219
Average (Mean) Household Size	2.3	2.2	2.1
2010 Census			
Total Households	2,765	17,834	43,003
2010 Census			
Total Households	2,625	16,998	39,059
Occupied Units			
2030 Projection	3,134	20,813	50,797
2025 Estimate	3,048	20,223	49,499
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$150,000 or More	16.5%	17.7%	14.7%
\$100,000-\$149,999	17.7%	19.1%	15.4%
\$75,000-\$99,999	14.4%	14.2%	12.8%
\$50,000-\$74,999	15.6%	15.9%	13.8%
\$35,000-\$49,999	14.1%	11.3%	11.3%
Under \$35,000	21.7%	21.8%	32.0%
Average Household Income	\$93,646	\$101,743	\$82,365
Median Household Income	\$72,173	\$80,869	\$62,951
Per Capita Income	\$41,028	\$45,823	\$37,764

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$62,513	\$63,974	\$56,121
Consumer Expenditure Top 10 Categories			
Housing	\$24,357	\$24,677	\$21,643
Transportation	\$11,645	\$11,918	\$10,668
Food	\$8,739	\$8,929	\$7,889
Personal Insurance and Pensions	\$8,217	\$8,332	\$7,092
Entertainment	\$2,491	\$2,553	\$2,158
Cash Contributions	\$1,913	\$2,234	\$1,822
Apparel	\$1,451	\$1,511	\$1,352
Personal Care Products and Services	\$897	\$922	\$815
Education	\$804	\$810	\$878
Alcoholic Beverages	\$622	\$640	\$544
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	6,561	40,554	108,163
Under 20	23.8%	21.0%	23.5%
20 to 34 Years	21.0%	21.5%	32.2%
35 to 39 Years	8.0%	7.3%	5.8%
40 to 49 Years	13.0%	12.2%	9.5%
50 to 64 Years	17.6%	17.3%	13.2%
Age 65+	16.5%	20.7%	15.8%
Median Age	38.0	41.0	35.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	4,625	29,286	63,084
Elementary (0-8)	2.0%	1.5%	1.8%
Some High School (9-11)	3.9%	2.5%	3.0%
High School Graduate (12)	16.6%	15.4%	15.8%
Some College (13-15)	20.3%	15.7%	14.9%
Associate Degree Only	19.3%	12.9%	10.7%
Bachelor's Degree Only	20.9%	24.9%	26.1%
Graduate Degree	17.1%	27.1%	27.7%

MARKET SUMMARY // GAINESVILLE, FL

GAINESVILLE

Home to the University of Florida, the Gainesville metro is in north central Florida — right in between Miami and Atlanta — and encompasses Alachua and Gilchrist counties. The city of Gainesville is 70 miles southwest of Jacksonville and 115 miles north of Orlando. The Council for Economic Outreach, along with the City of Gainesville, has established an Innovation District between midtown and downtown. The area is currently home to startups and tech companies, highlighted by the presence of Eventplicity and Parisleaf.

ECONOMY

- Major Gainesville employment sectors include education, health care, government and food service.
- The University of Florida employs approximately 19,500 individuals, serves over 55,000 students and contributes more than \$16 billion to the state economy, making it the largest employer here.
- UF Health is the metro's second-largest employer with a workforce of 33,000 individuals.
- The IT/software sector is growing in Greater Gainesville, with businesses ranging from human engagement to game development. Companies include SharpSpring, Optym and Infotech.

QUICK FACTS



POPULATION

310K

Growth 2024-2029*
4.1%



HOUSEHOLDS

127K

Growth 2024-2029*
4.3%



MEDIAN AGE

36.0

U.S. Median:
39.0

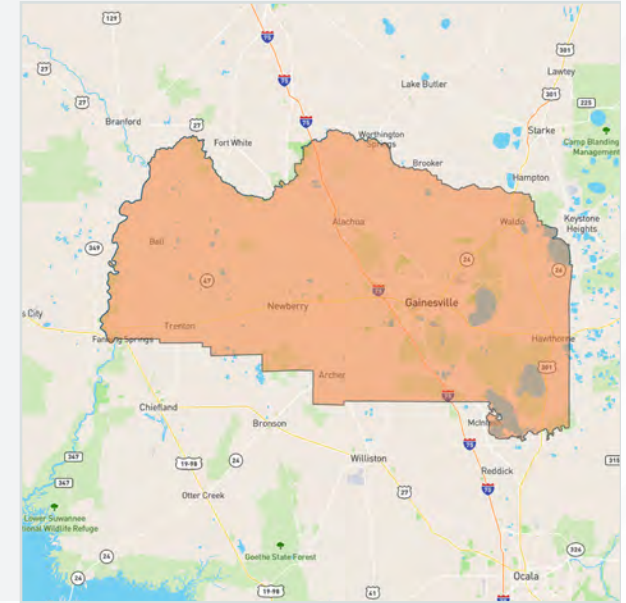


MEDIAN HOUSEHOLD INCOME

\$69,200

U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS



HIGHER EDUCATION

Gainesville is home to the University of Florida and Santa Fe College, marking a combined student enrollment of more than 75,000.



SKILLED WORKFORCE

Graduates of local higher education institutions provide skilled labor, as 41 percent of the population has a bachelor's degree or higher, which is above the national rate.



HEALTH CARE

UF Health, HCA Florida North Florida Hospital and Veterans Affairs Medical Center are among the area's many health care providers.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

FORMER POPEYES

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