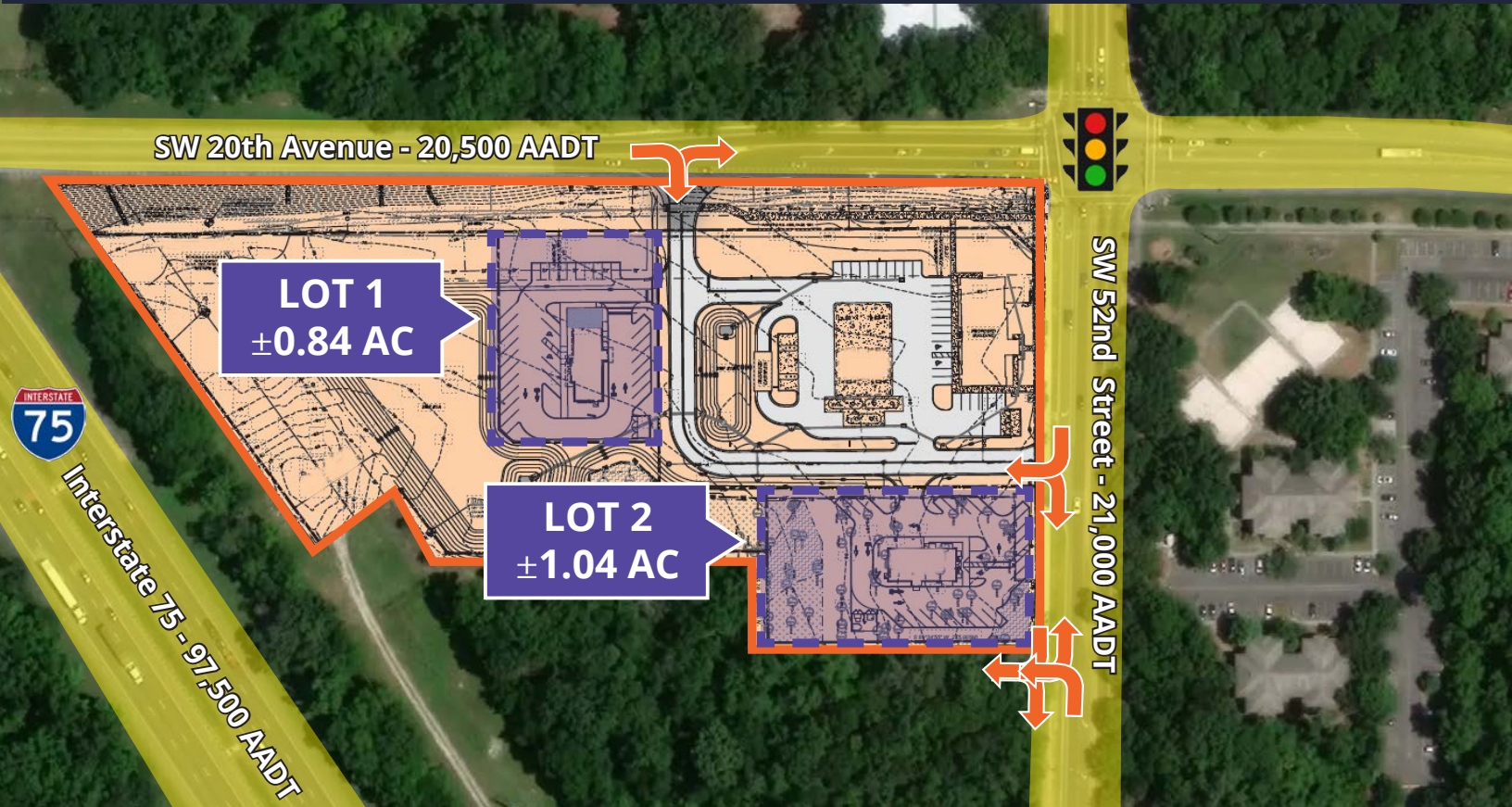


HIGH-VISIBILITY RETAIL PADS SERVING GAINESVILLE'S PRIMARY GROWTH CORRIDOR

Signalized Hard Corner | Drive-Thru Ready | Built-to-Suit or Ground Lease

SWQ of SW 20th Avenue & SW 52nd Street, Gainesville, FL 32607



- ±0.84 AC and ±1.04 AC pads are available for development.
- The property benefits from access at a signalized intersection.
- The site offers strong visibility with approximately 20,500 AADT and immediate proximity to I-75.
- Located just 1.7 miles from the University of Florida campus.
- The surrounding area includes more than 2,500 student housing beds.

Get more information

Nick Mastro

Senior Associate

813. 444. 5334

nick.mastro@avisonyoung.com

Rick Cain, CCIM, SIOR

Principal

352. 505. 7588

rick.cain@avisonyoung.com

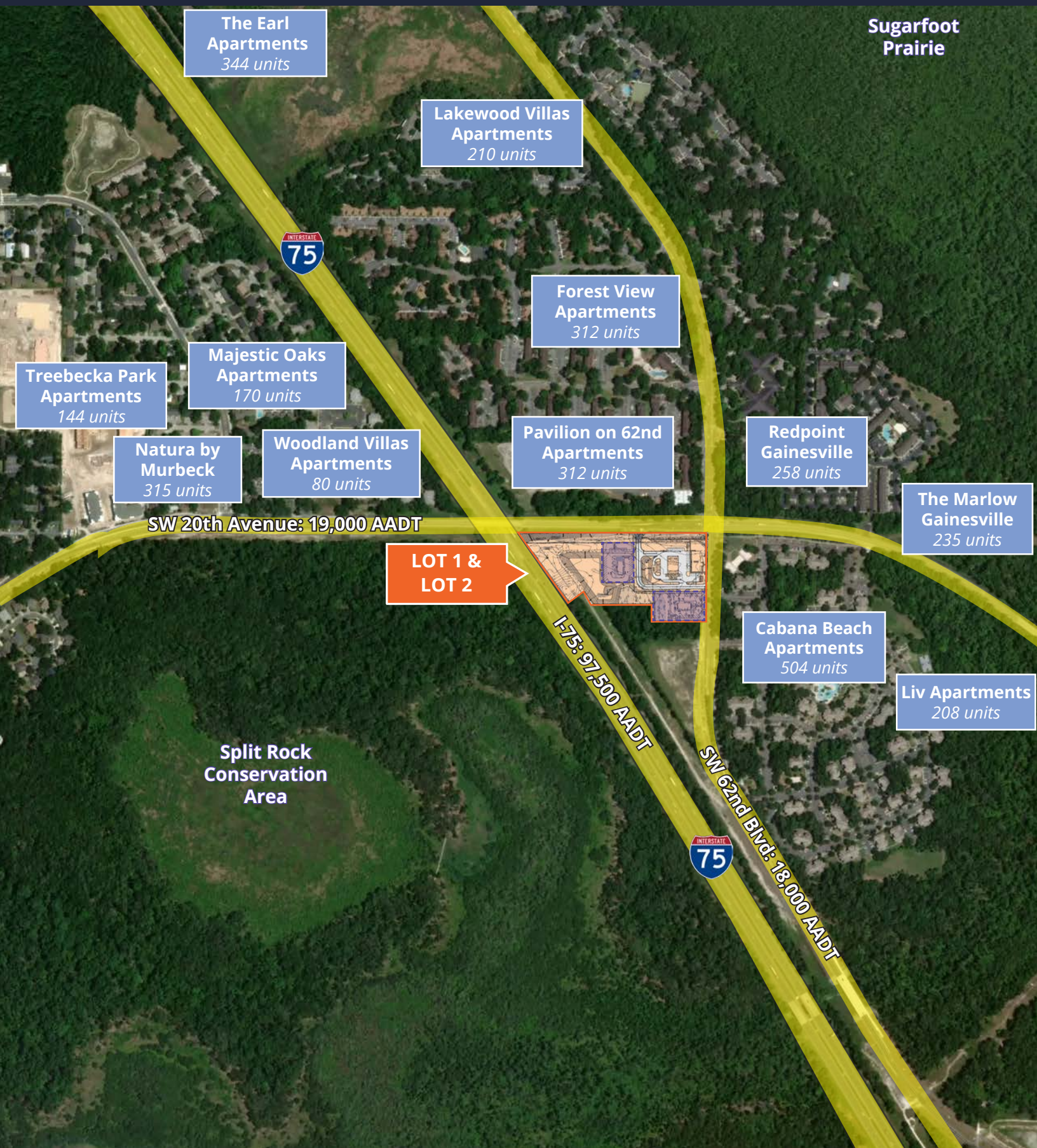
Aerial map

SWQ of SW 20th Avenue & SW 52nd Street
Gainesville, FL 32607



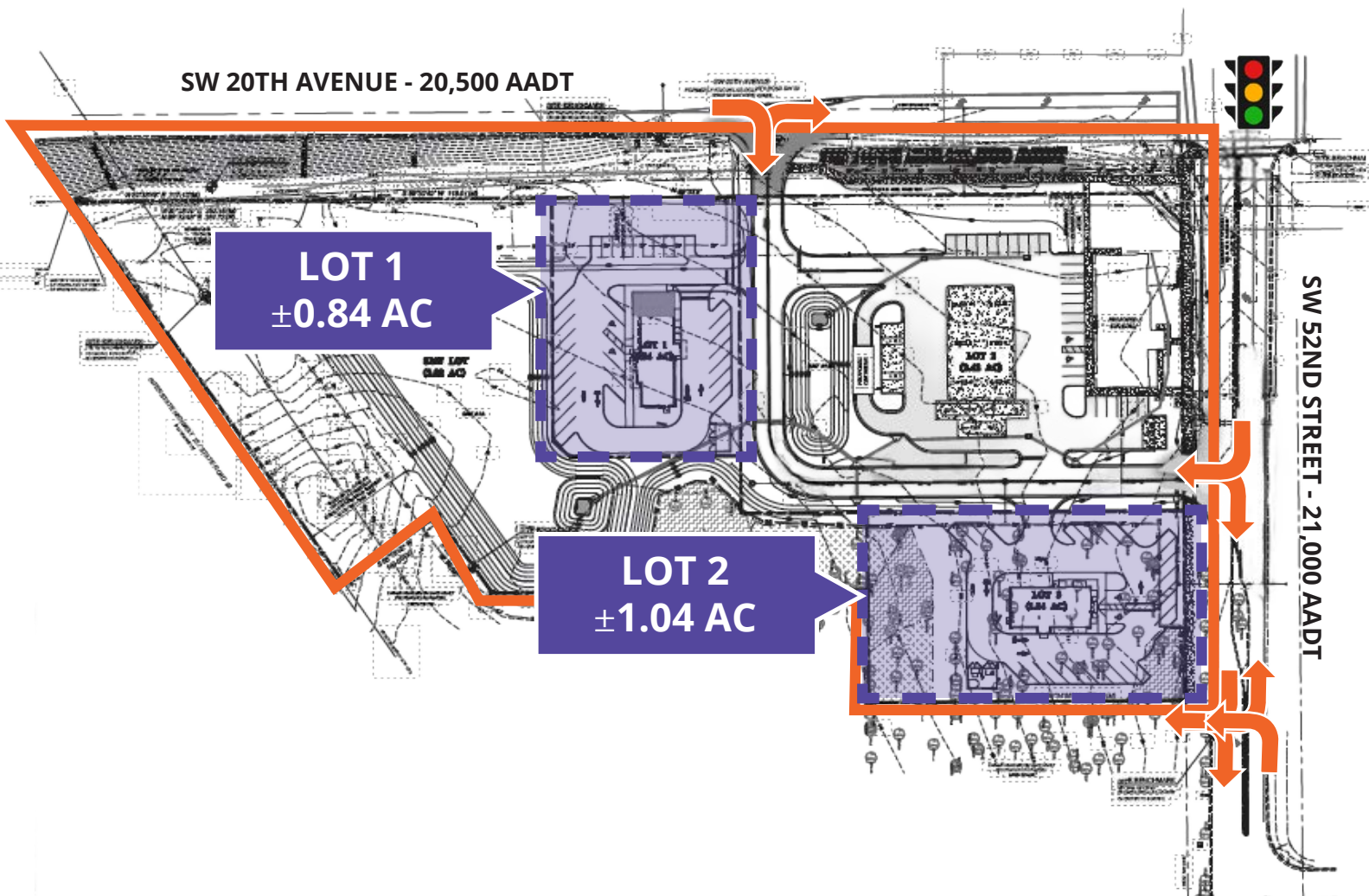
Surrounding area

SWQ of SW 20th Avenue & SW 52nd Street
Gainesville, FL 32607



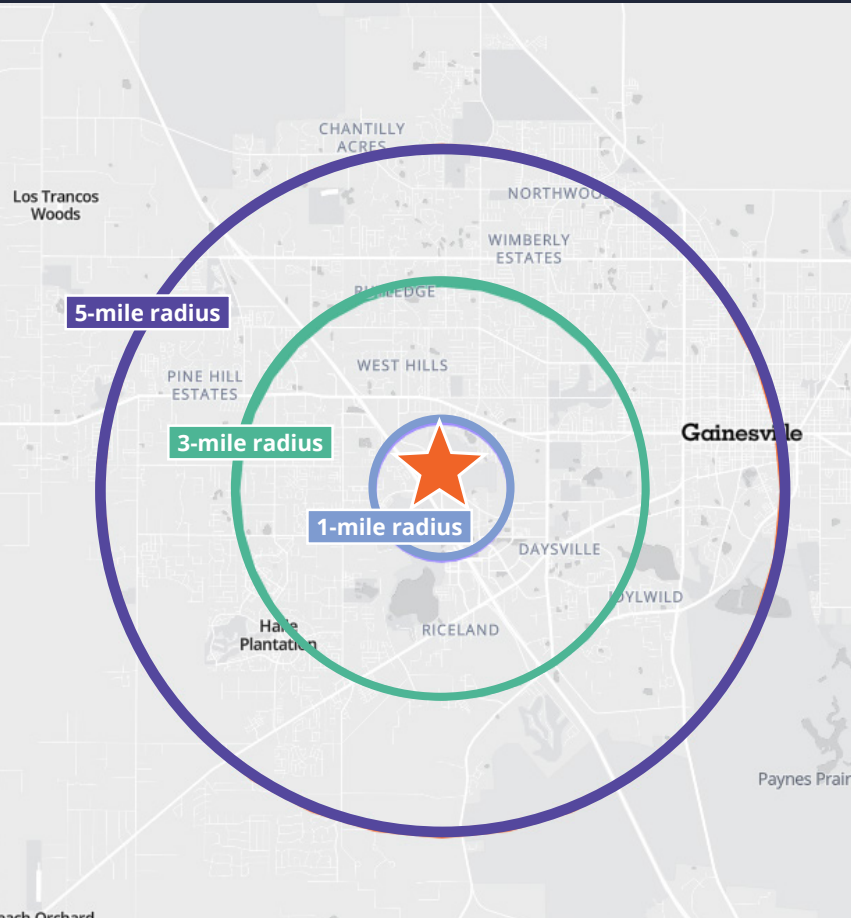
Conceptual site plan

SWQ of SW 20th Avenue & SW 52nd Street
Gainesville, FL 32607



Demographics

SWQ of SW 20th Avenue & SW 52nd Street
Gainesville, FL 32607



Population: Over 173,000 people within a five mile radius.



Density: Over 72,000 households within a five mile radius.



Income: Average household income of \$99,965 within a five mile radius.



Home Value: Median home value of \$361,486 within a five mile radius.



Employment: Employment population of over 67,629 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
Total population	9,181	82,059	173,117
Median age	24	30	32
Households & Income	1 Miles	3 Miles	5 Miles
Total households	3,844	34,342	72,117
Average HH income	\$57,586	\$83,248	\$99,965
Median house value	\$218,544	\$307,779	\$331,486
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	178	3,605	8,004
Total employees	1,731	29,276	67,629

**If you would like to discuss this further,
please get in touch.**

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Senior Associate

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Visit us online

avisonyoung.com

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