

1947 N Main St, Gainesville, FL 32609

PROPERTY FOR SALE

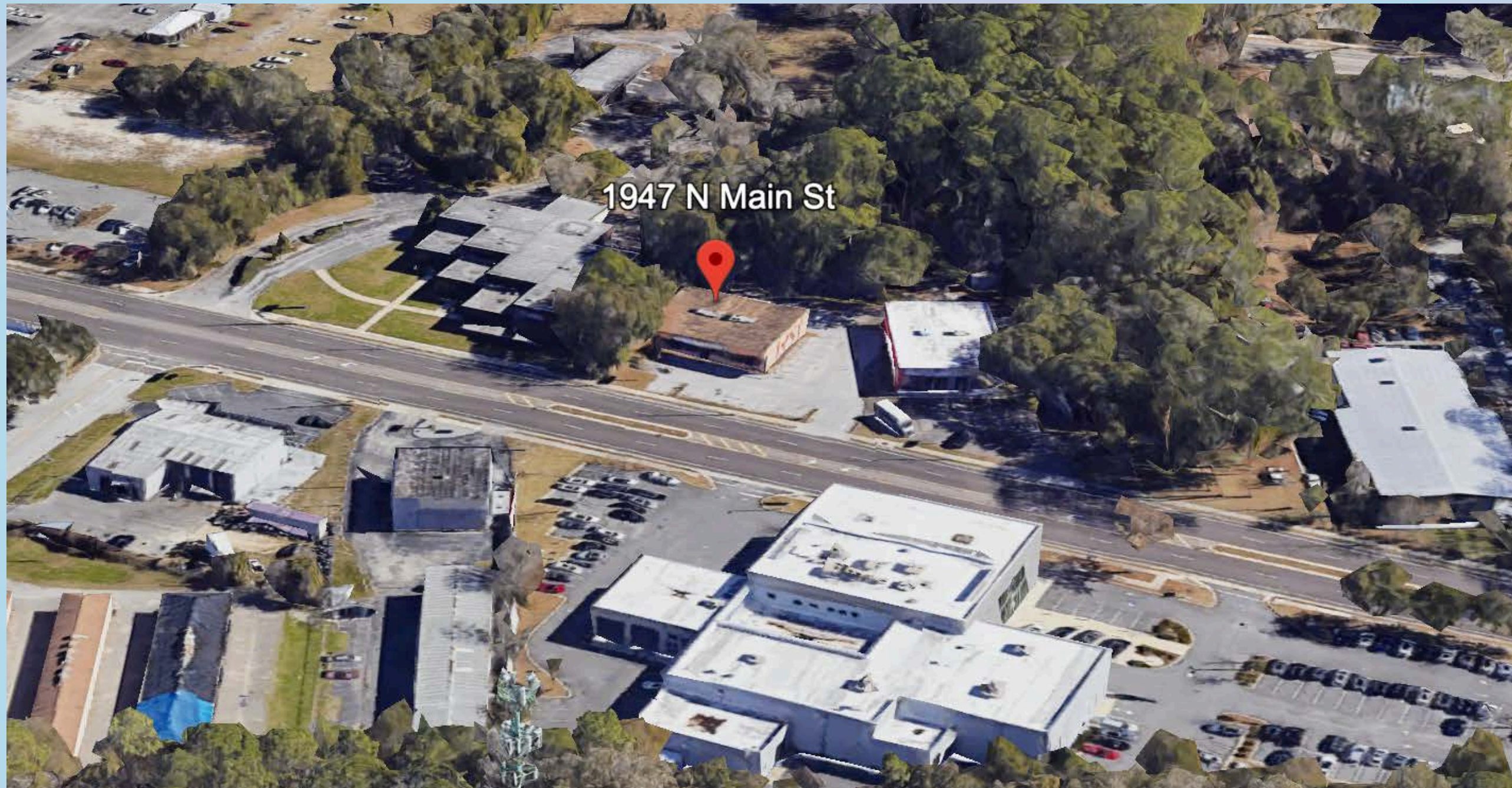
\$750,000

BUS Zoning

BUILDING SIZE: 3976 SF

ACREAGE: 0.63

1 STORY



PROPERTY HIGHLIGHTS

This ~4,000 SF solid block construction building sits prominently on North Main street with over 150 linear feet of frontage seeing an average annual daily traffic count great than 15,000. Previously the Gainesville Dojo, this building is adjacent to Gainesville's premium auto dealership offerings, numerous successful retail plazas, and is extremely proximal to both Downtown Gainesville and the University of Florida. The rare BUS zoning allows for a multitude of desirable retail and restaurant uses including drive-thrus, auto sales & rentals, car washes, gas stations, office, light assembly and retail sales. Contact Teresa Callen today for more information on this opportunity.

**LISTING
AGENT**



TERESA CALLEN
TERESA@PORTALGAINESVILLE.COM
352.871.5865



AERIAL HIGHLIGHTS

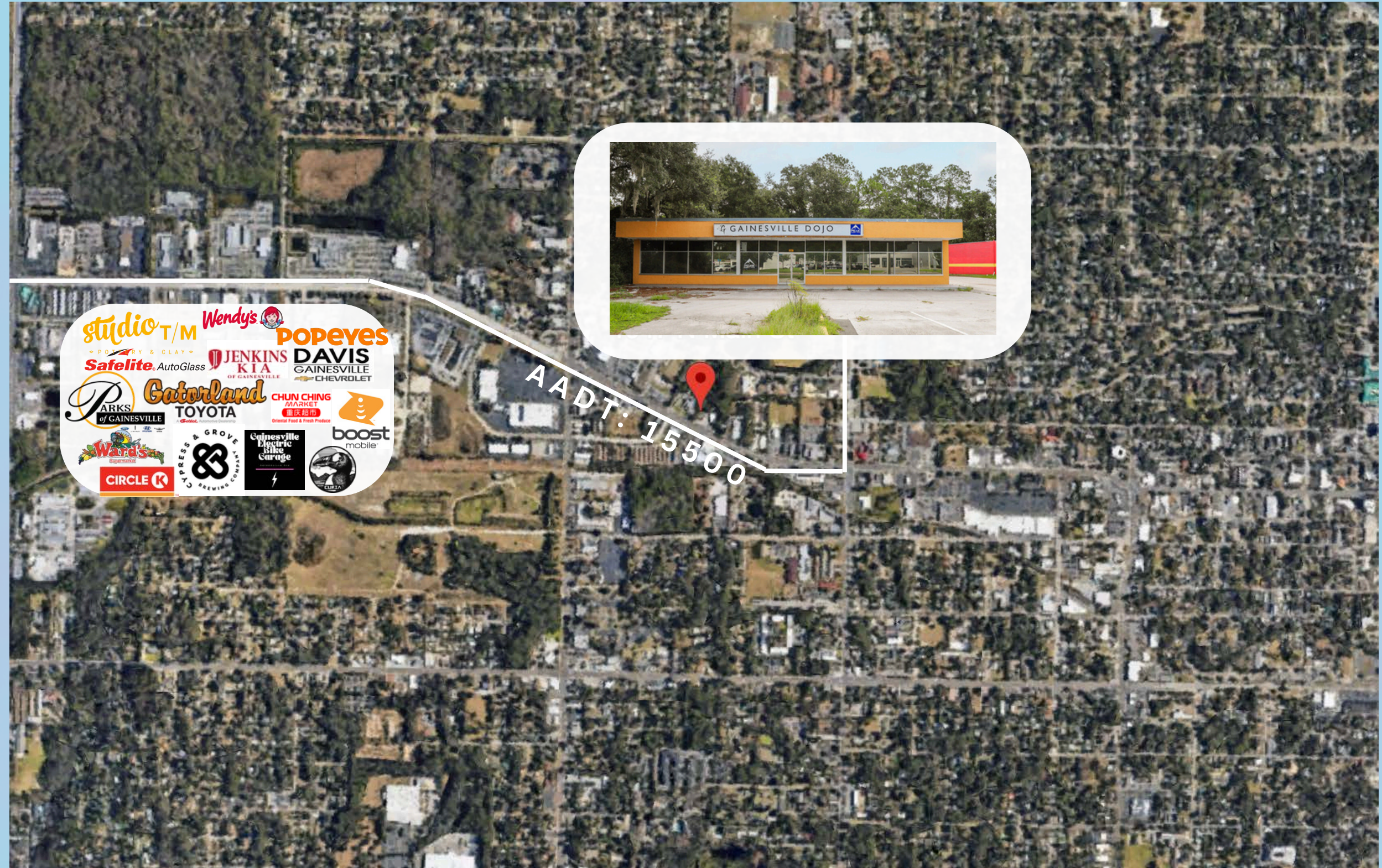
Sits prominently on North Main street with over 150 linear feet of frontage

Proximal to both Downtown Gainesville and the University of Florida

BUS zoning allows for a multitude of desirable retail and restaurant uses



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PROPERTY SUMMARY



Income
Median Household Income
\$45,301



Housing
Total Housing Units
8,149



Families & Living Arrangements
Total Households
7,486



Populations and People
Total Population
18,322



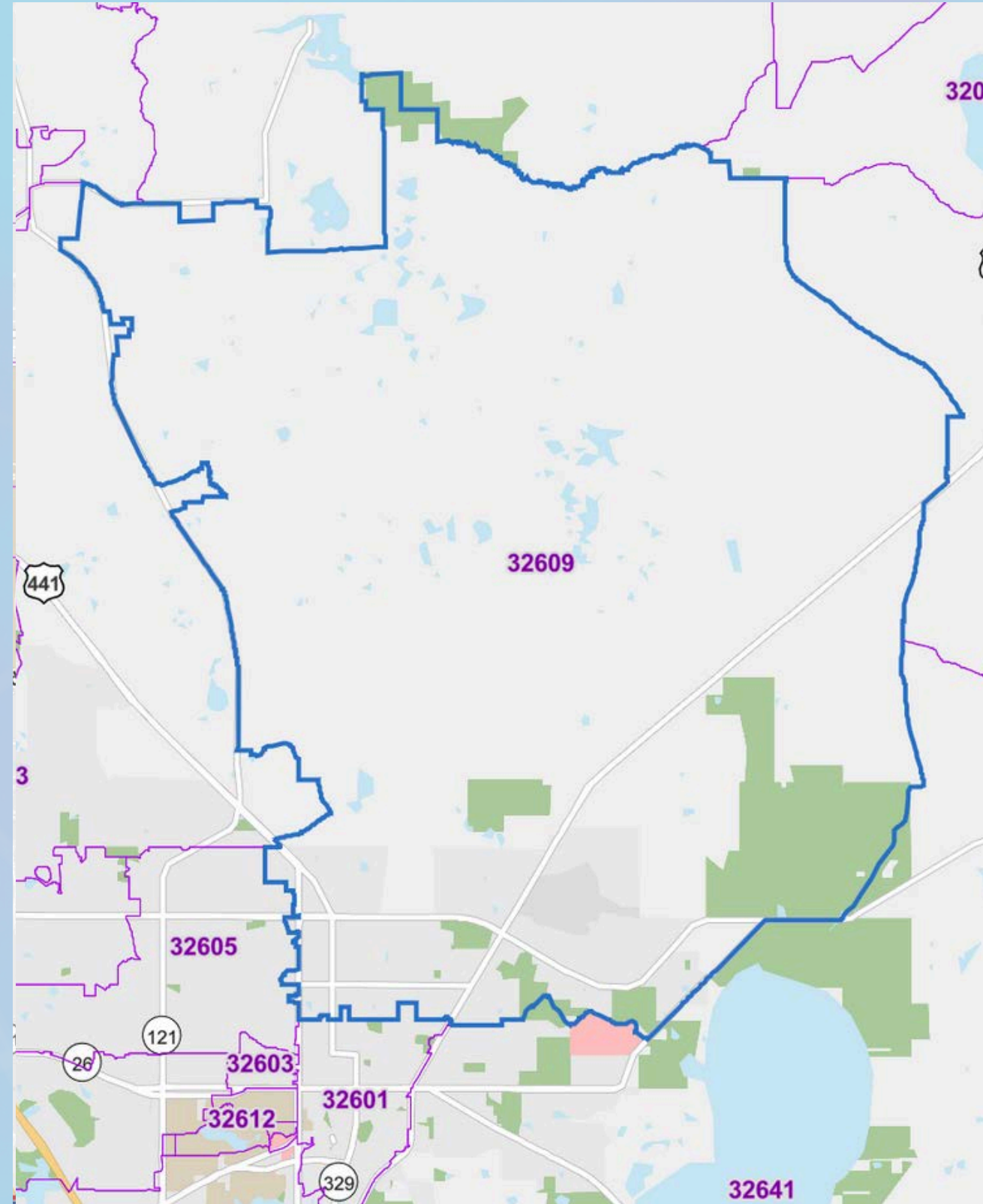
Median Age
Populations & People
35.9



Business and Economy
Total Employer Establishments
637



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PROPERTY PHOTOS: EXTERIOR



PROPERTY PHOTOS: INTERIOR



GAINESVILLE OVERVIEW



DOWNTOWN GAINESVILLE

Gainesville's Downtown is the symbolic heart of the city. A quintessentially quaint tight-knit gathering of shops, restaurants, theatres and parks it somehow pulls off always feeling lively, yet open and personal at the same time. By day, walk down tree-lined streets. Take in the sounds of live music as it bounces off the buildings surrounding the Bo Diddley Plaza. Fulfill your quest for knowledge at the Alachua County Library District Headquarters and browse books, music, movies and attend educational events and programs. By night, take in a play or movie at the Hippodrome Theatre or wander by the one-of-a-kind shops and fun boutiques around Union Street Station before sitting down to dinner at a mouth-watering restaurant and enjoy a pint of local craft beer. Just like downtown itself, there's something for everyone.



INNOVATION DISTRICT

Nestled between downtown and the University of Florida, the Gainesville Innovation District is home to more than 80 thriving businesses. Join the vibrant and active community for a concert on the lawn at Midpoint Park and Eatery or attend professional networking events at The Hub. There's always something to do in district.



UNIVERSITY OF FLORIDA

The University of Florida (UF), located in Gainesville, is a top-tier public research university renowned for its academic excellence and vibrant campus life. Established in 1853, UF is one of the largest universities in the United States, serving over 56,000 students across diverse undergraduate, graduate, and professional programs. As a member of the prestigious Association of American Universities, UF is committed to advancing research, with robust programs in fields such as agriculture, engineering, business, and health sciences. The university boasts a dynamic community, rich in traditions and opportunities, where students engage in a multitude of extracurricular activities, sports, and leadership roles. With a strong emphasis on innovation and a global perspective, the University of Florida is dedicated to preparing students for success in a rapidly evolving world.