

INDUSTRIAL WAREHOUSE & ADJACENT STORAGE LOTS FOR SALE

616 N. Main Street | Gainesville, FL 32601

12,620± SF | 0.73± AC | \$1,499,000



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

616 N. Main Street | Gainesville, FL 32601

Introducing a beautifully remodeled 12,620± SF industrial warehouse/showroom/flex building completed in 2026 and designed to accommodate a wide range of commercial, industrial, and creative uses. This property offers a rare combination of high-quality interior improvements, multiple access points, secured outdoor areas, and flexible adjacent lots—making it ideal for businesses needing a blend of showroom presence, office functionality, warehouse capability, and outdoor storage.

The first floor features an expansive open showroom, multiple open office and storage areas, and two roll-up doors—a 7-foot door and a 16-foot door—providing convenient service, loading, and delivery access. Interior improvements include finished concrete flooring, new interior paint, upgraded lighting and electrical, new cabinets, restrooms, a mop sink, and new HVAC units. Ceiling heights range from 8 feet to 16 feet 10 inches, offering generous vertical clearance for storage or display. The building also includes a freight elevator connecting the first and second floors.

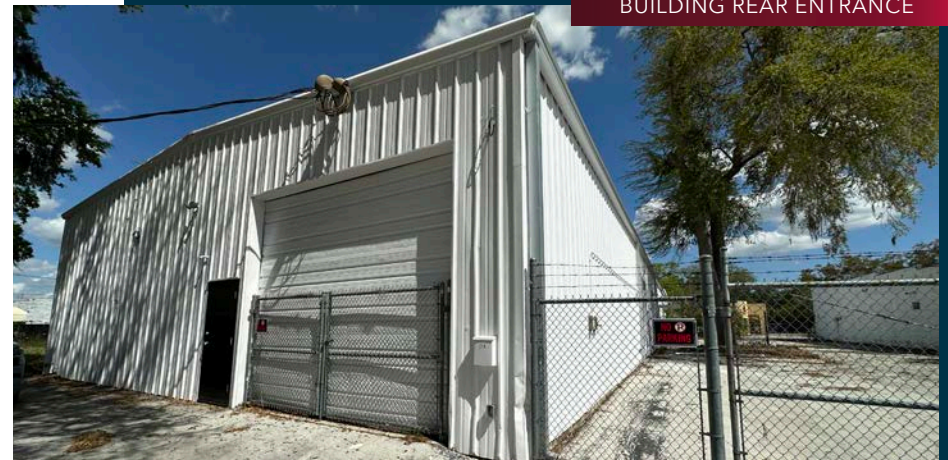
The second floor provides a fully improved livable or office-ready environment, ideal for executive offices, creative workspace, or unique mixed-use operations. The upper level includes three private rooms (bedrooms or offices), an open work or lounge area, abundant open storage space, a full kitchen, washer and dryer, and two full restrooms with showers.

PROPERTY HIGHLIGHTS:

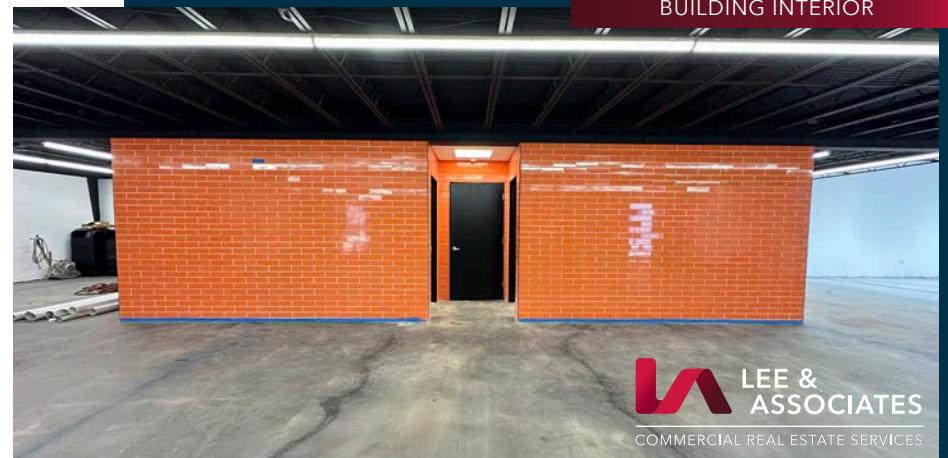
- Three-phase power
- Secured fenced parking lot
- A rear open lot providing additional outdoor storage or equipment yard space
- An adjacent paved lot offering expanded parking capacity



BUILDING EXTERIOR



BUILDING REAR ENTRANCE



BUILDING INTERIOR

INTERIOR PHOTO GALLERY

616 N. Main Street | Gainesville, FL 32601



EXTERIOR PHOTO GALLERY

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PARCEL OUTLINES

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0.14± ACRES

0.12± ACRES

0.47± ACRES

3 PARCELS | 0.73± ACRES TOTAL

PROPERTY LOCATION

616 N. Main Street | Gainesville, FL 32601

Midtown Gainesville businesses include: JJ's, the spot, Dunkin', CAVA, Sushi Sake, Jost Salad, Chick-fil-A, Cane's, Wawa, Chase, City Food Hall, and The Standard.

MIDTOWN GAINESVILLE

W UNIVERSITY AVE

UF UNIVERSITY of FLORIDA

Total Enrollment:	Employee Count:	Ben Hill Griffin Stadium:
55,862	15,035	92,000 seats

Innovation District businesses include: Bank of America, Checkers, Holiday Inn, McDonald's, Starbucks, Publix, Piesanos, and Chevron.

SITE

NW 8TH AVE

Businesses near the site include: McDonald's, Waffle House, Shell, Wawa, and Walgreens.

DOWNTOWN GAINESVILLE

INNOVATION DISTRICT home to 80+ companies

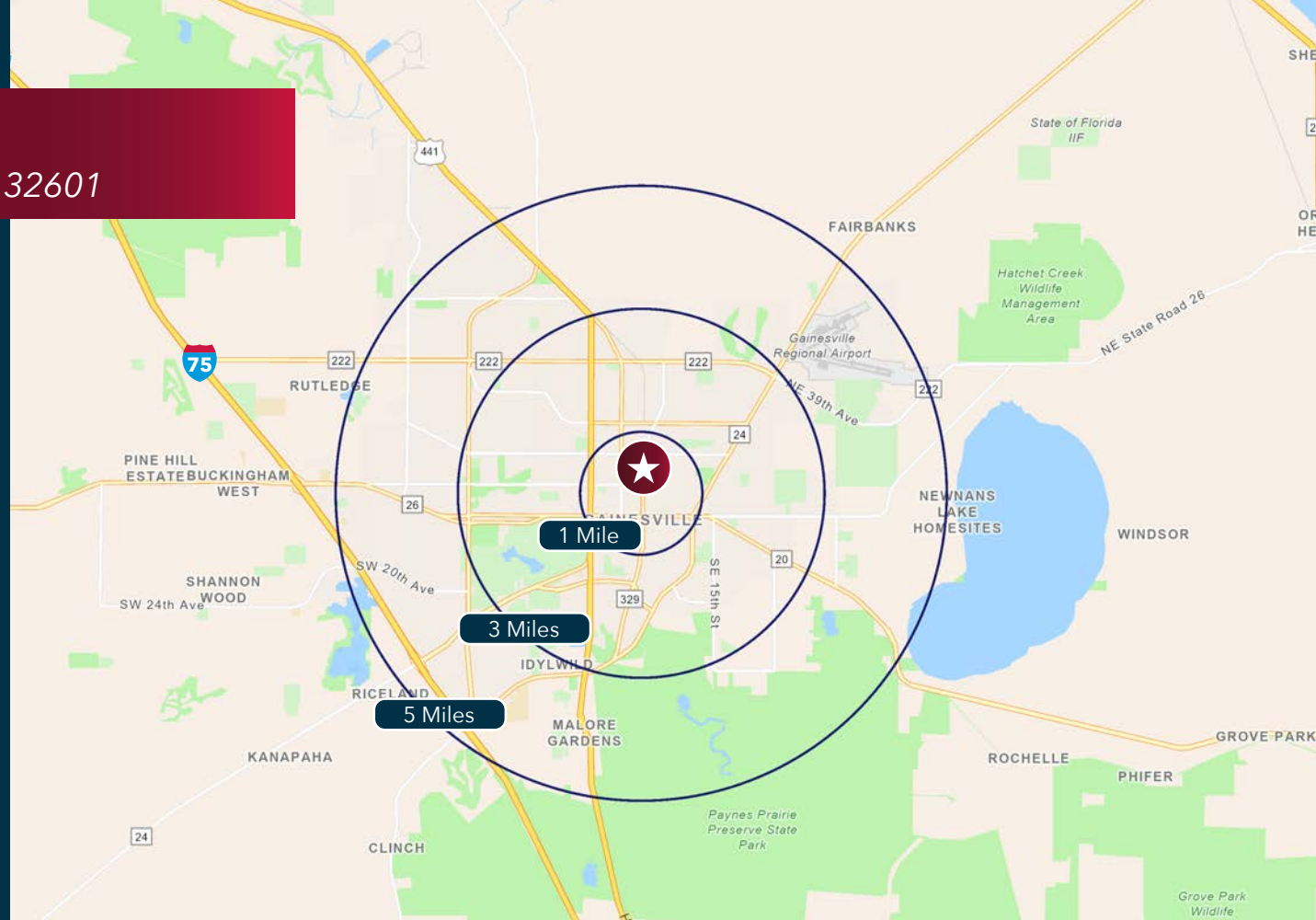
Businesses in the Innovation District include: Hampton by Hilton, PIZZA, Starbucks, Dragonfly Sushi, and Harry's Seafood Bar Grille.

Businesses in the Innovation District include: Baskin Robbins, The Swamp Restaurant, Midpoint Park & Eatery, LA, Subway, and UFINNOVATE.



LOCATION DETAILS

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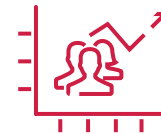


LOCAL DEMOGRAPHICS

Source: ESRI Business Analyst



**Population
(2025)**



**Population
Projection (2030)**



**Average Household
Income (2025)**



**Projected Average
Household Income (2030)**

	Population (2025)	Population Projection (2030)	Average Household Income (2025)	Projected Average Household Income (2030)
1 MILE	16,799	16,958	\$60,318	\$67,782
3 MILES	60,444	60,068	\$74,163	\$83,029
5 MILES	72,864	73,465	\$80,955	\$89,107

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