

Oakwood Commons



52,780 ± SF | Available For Lease

6250 NW 23rd Street, Gainesville, FL 32653

Property Information

Property	6250 Northwest 34th Blvd, Gainesville, FL (corner of US 41 & 34th Blvd)
Size (SF)	52,780 ± SF
Site Area	21+ acres
Anchors	DeFy Trampoline Park
Outparcels	Dunkin, Advance Auto Parts, Dollar Tree, Mod Wash, Sherwin Williams (coming soon) plus 1 available BTS parcel



Site Plan



UNIT	TENANT	SQF
1	CONVENIENCE STORE	1,200
2	AVAILABLE	900
3	AVAILABLE	900
4-5	CHINA EXPRESS	2,700
6	PENDING	1,200
7	PENDING	900

UNIT	TENANT	SQF
8	AVAILABLE	35,800
9-10	COSMOPROF	2,400
11	AVAILABLE	1,200
12	AVAILABLE	8,580
13-14	AVAILABLE	2,100
15-16	AVAILABLE	1,800
17	AVAILABLE	1,500

UNIT	TENANT	SQF
18-20	QUALITY GLASS GOODS	2,750
21	KIRSPLASH	3,250
OP-1	MOD WASH	.83AC
OP2	DOLLAR TREE	
OP3	DUNKIN DONUTS	
OP4A	EXPANSION LAND	+/- 0.62AC
OP4B	SHERWIN WILLIAMS	

Close-Up Aerial



Subject Site

DUNKIN' Advance Auto Parts
DOLLAR TREE SUBWAY
MURPHY USA MAVIS DISCOUNT TIRE

amazon ups

Walmart SUBWAY LOUISIANA KITCHEN

SUBWAY WAFFLE HOUSE THE HOME DEPOT

Publix McDonald's ACE Hardware

Walgreens CVS pharmacy Chevron goodwill

Pizza Hut FAMILY DOLLAR my family, my family dollar.

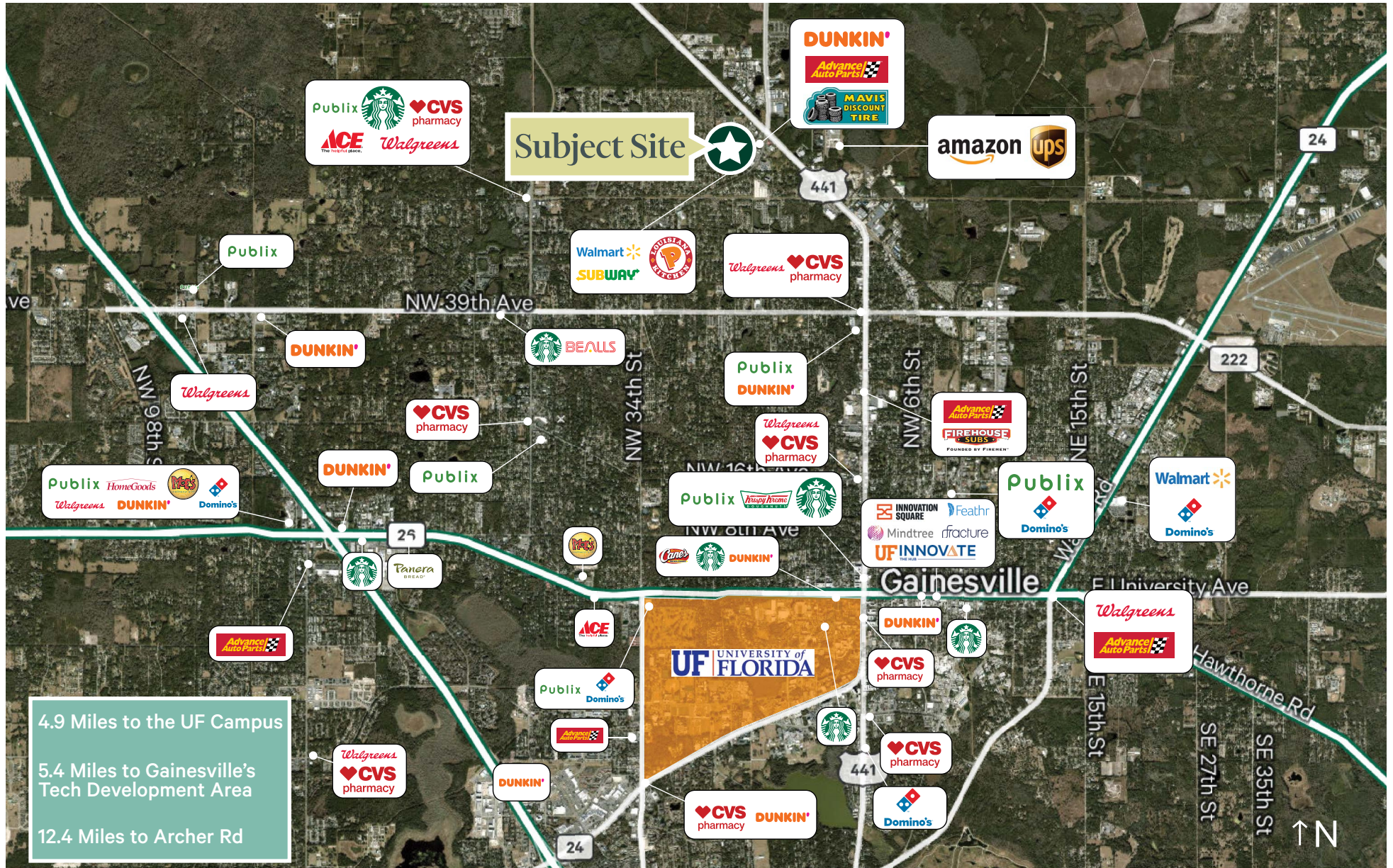
Walgreens Auto Zone

Publix KFC marco's Pizza jiffy lube WELLS FARGO DUNKIN' Jersey Mike's SUBS

ALDI Shell

DG SUBWAY

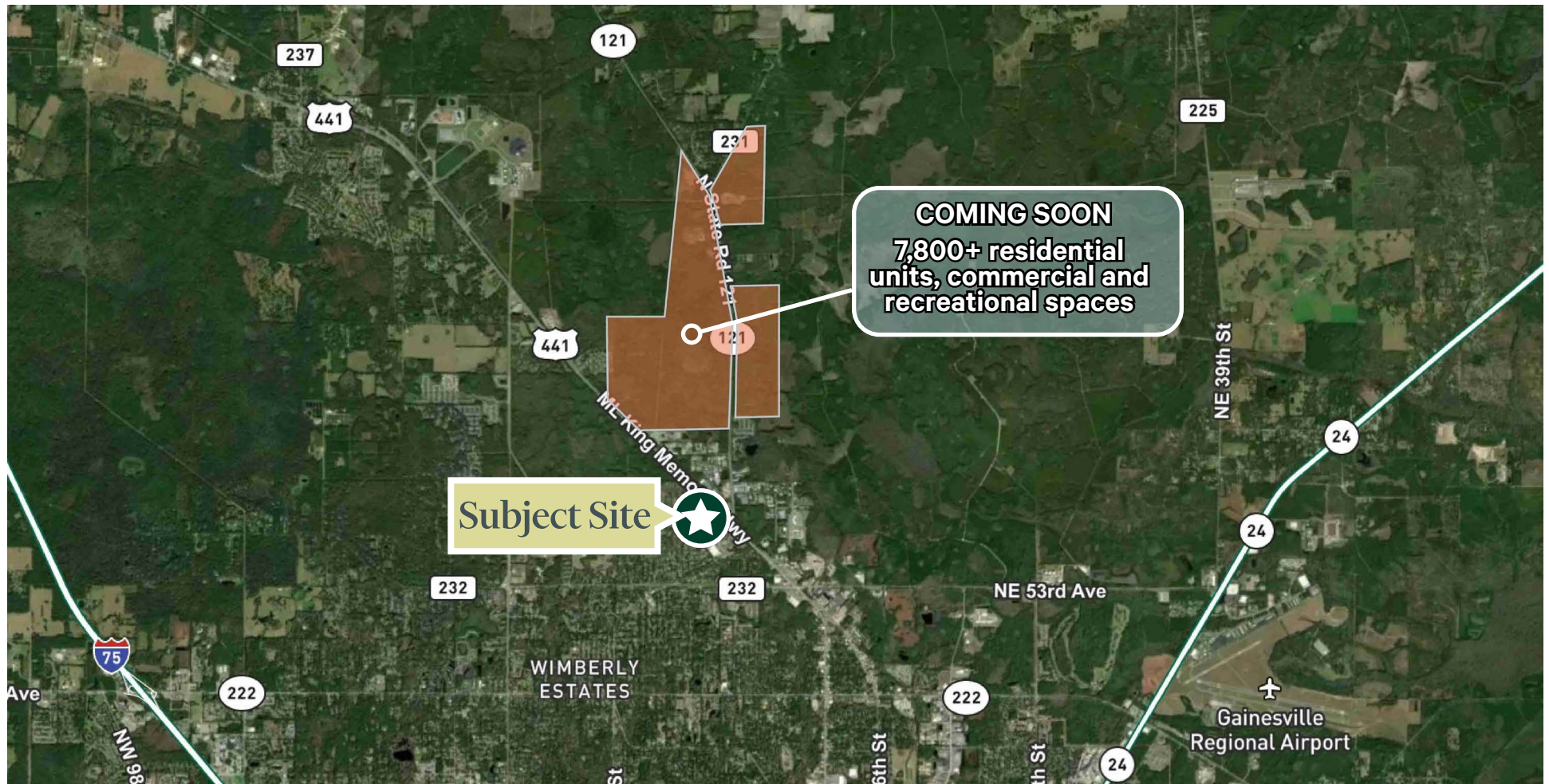
Trade Aerial



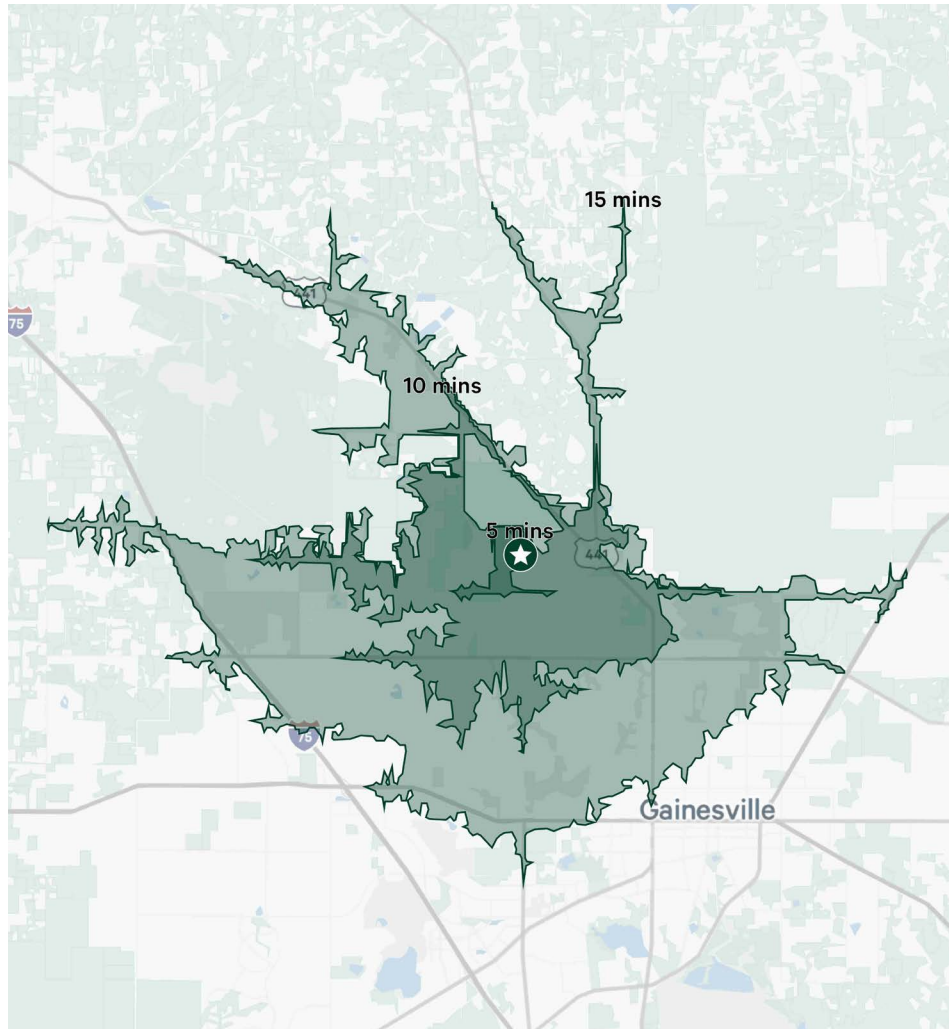
Proposed New Development

Master Plan Community Coming Soon

The Weyerhaeuser Company's new development plans in Gainesville, Florida, will include thousands of homes. Spanning over 1,200 acres of land, the project aims to transform the area into a vibrant mixed-use community. It will feature a blend of 7,800+ residential units, commercial, and recreational spaces, with a strong focus on sustainability. The development will offer green spaces, trails, and seamless connectivity within the neighborhood. This ambitious project is expected to create numerous job opportunities and provide housing options for the growing population, making it an exciting prospect for the area. The overall development plan has been approved by the City of Gainesville.



Area Demographics



	5 Minutes	10 Minutes	15 Minutes
2024 Population	8,267	43,471	108,432
2029 Population	8,277	42,889	107,874
2024-2029 Annual Population Growth Rate	0.02%	-0.27%	-0.10%
2024 Population	8,267	43,471	108,432
2024 Daytime Population	8,494	41,961	113,981
2024 Households	3,466	19,415	44,925
2029 Households	3,493	19,321	45,003
2024 Average Household Income	\$89,183	\$99,337	\$88,735
2029 Average Household Income	\$107,069	\$118,010	\$105,809
2024 Median Household Income	\$65,424	\$76,426	\$60,196
2029 Median Household Income	\$81,791	\$91,507	\$80,214
2024 Median Age	41	40	33
Bachelor `s Degree	1,583	9,066	19,061
Graduate or Professional Degree	1,001	8,033	17,869
2024 Median Value of Owner Occ. Housing Units	\$221,839	\$276,265	\$298,935
2024 Average Value of Owner Occ. Housing Units	\$238,124	\$315,212	\$339,287

Oakwood Commons



Jason
Hurst

Senior Associate
+1 904 596 2940
jason.hurst@cbre.com

Damaris
Arroyo

Associate
+1 904 596 2952
damaris.arroyo@cbre.com

Lara
Bahri

Senior Associate
+1 904 630 6360
lara.bahri@cbre.com

Marrhacia
Francois

Associate
+1 904 630 6366
marrhacia.francois@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.