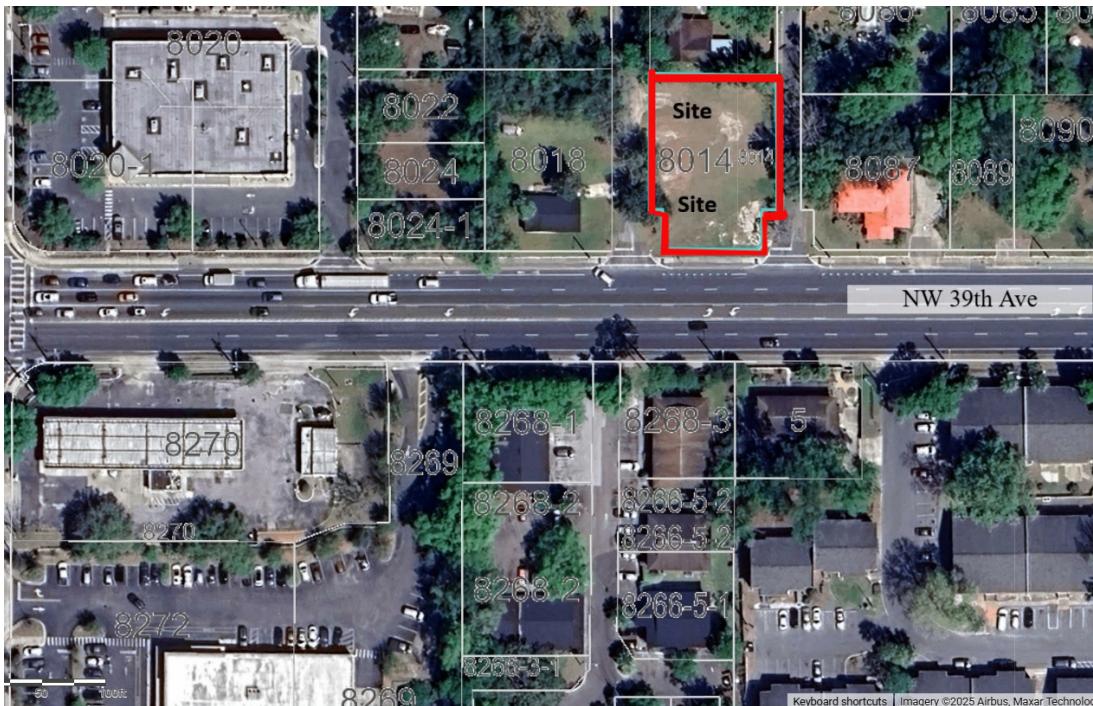


FOR SALE

PRIME LOT FOR SALE

1202 Northwest 39th Avenue Gainesville, FL 32609



PROPERTY DESCRIPTION

Infill development site located on a major east west corridor (39th Avenue) with over 20,000 average daily trips. The property allows up to three-stories. The property can be developed with a duplex and two accessory units, one attached to the duplex and one detached, accessory units cannot exceed 850 square feet. The duplex and accessory units can be built with a Building Permit, no board approval needed. The property could also be developed with office on the first floor and residential on the second floor. The City zoning allow several uses including: general and medical offices, personal services, medical marijuana dispensing facilities, daycare and multi-family development. The property has public street access on the west and east sides of the property with turn lane access from 39th Avenue. Join Walgreens, CVS, ALDI and MidFlorida Credit Union in this exciting growing area of Gainesville.

PROPERTY HIGHLIGHTS

- Prime location for business with easy access to major roads
- Allows for three- stories
- Duplex with one attached and one detached accessory unit via building permit
- Accessory unit 850 SF max each

OFFERING SUMMARY

Sale Price: \$210,000

Lot Size: 0.3 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,543	11,846	26,083
Total Population	7,541	25,857	60,192
Average HH Income	\$72,419	\$96,522	\$82,794

RALPH HILLIARD
(352) 284-4977

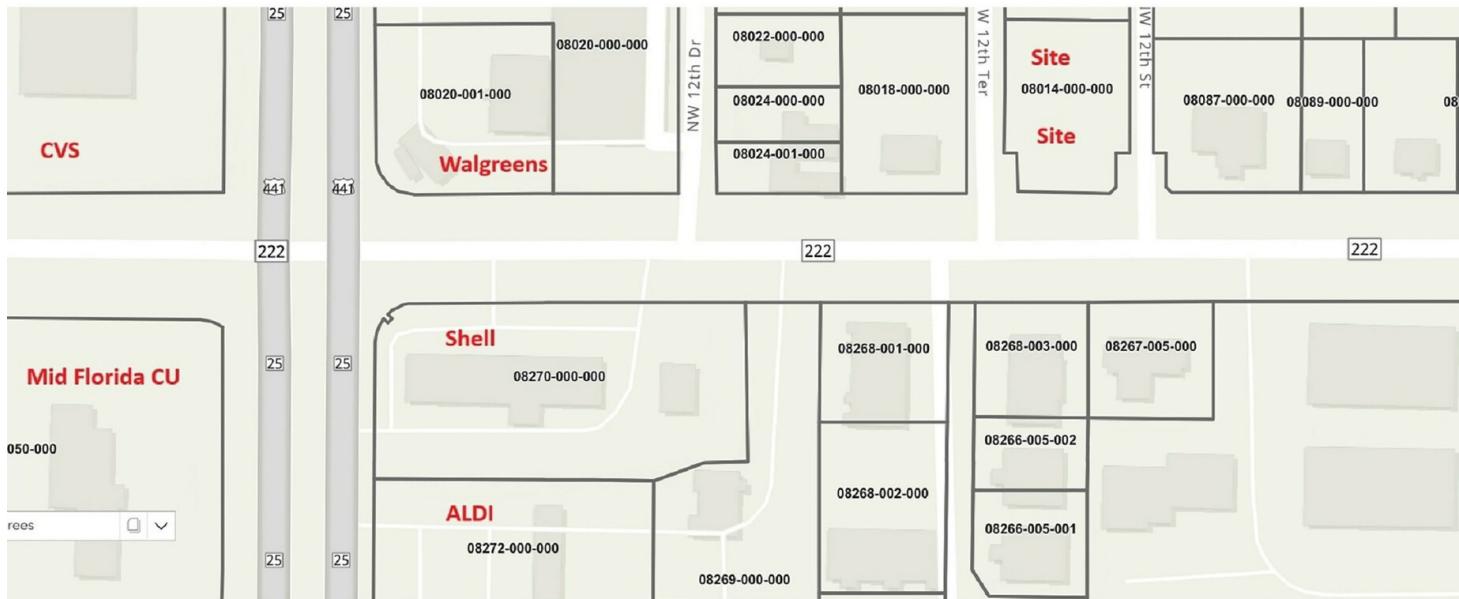


**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

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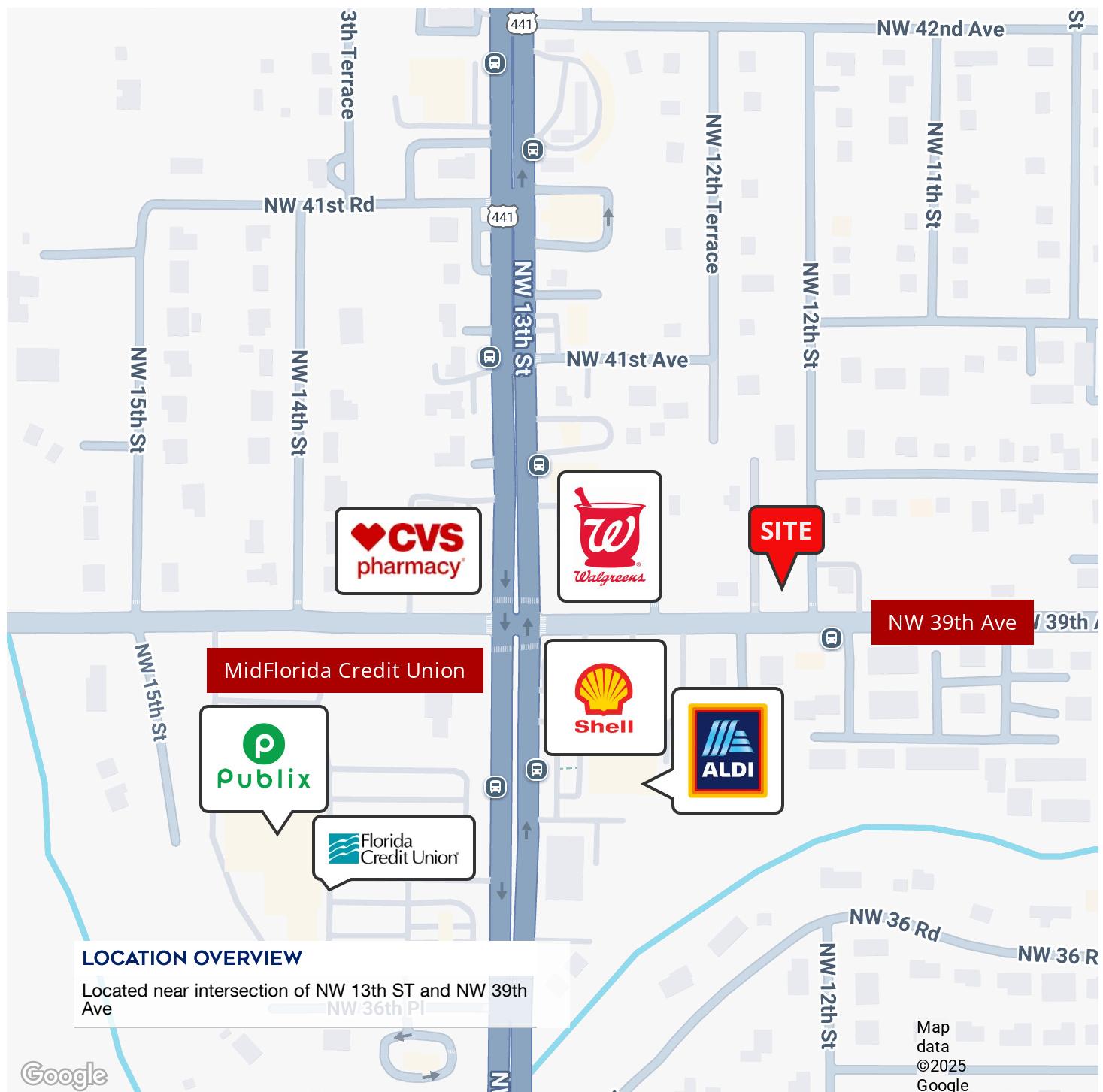


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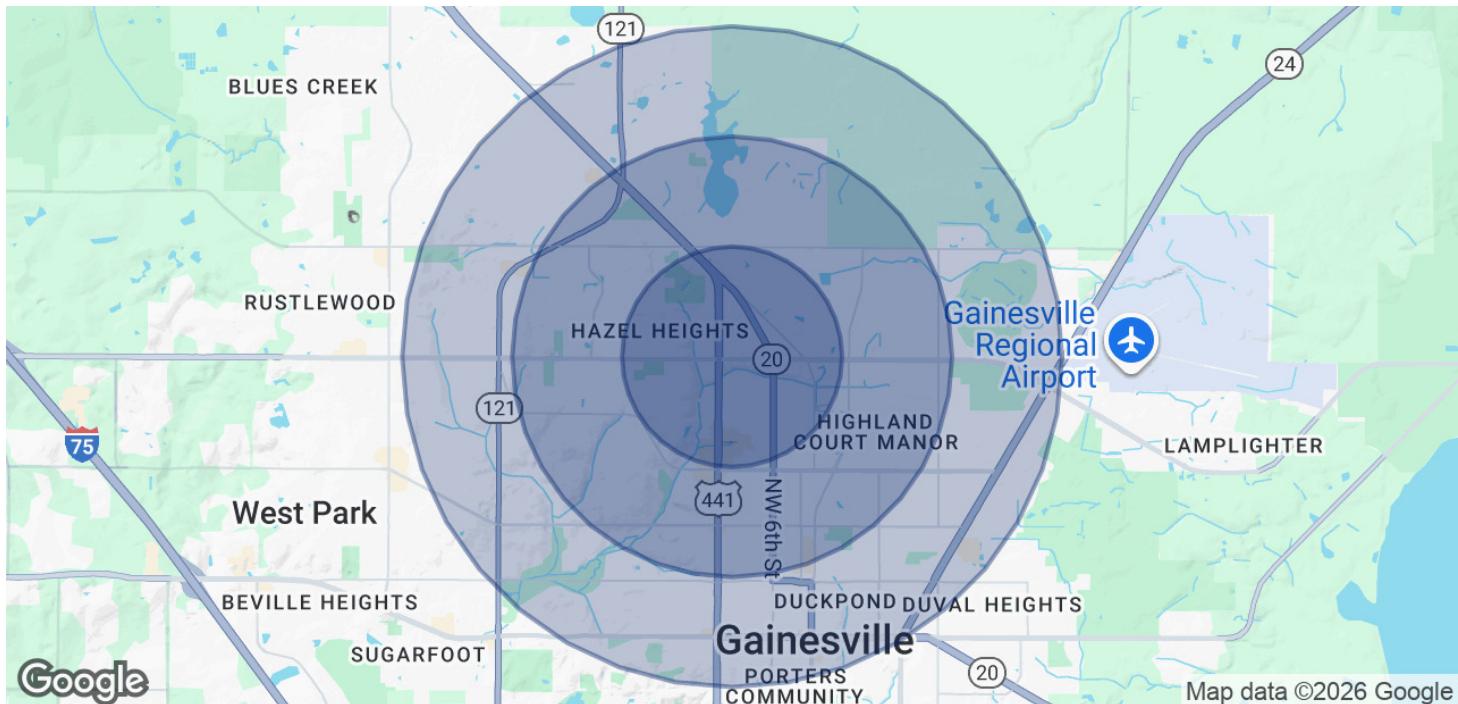


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,541	25,857	60,192
Average Age	38	40	37
Average Age (Male)	38	39	37
Average Age (Female)	39	40	38

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,543	11,846	26,083
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$72,419	\$96,522	\$82,794
Average House Value	\$192,976	\$251,454	\$276,822

Demographics data derived from AlphaMap

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