

**FOR LEASE**  
**Unique Mixed-Use Opportunity**  
**with Fenced Outdoor Storage**

7316 NE Waldo Road | Gainesville, FL 32609

**Lease Rate:** \$3,200/Month NNN  
**Size:** 1,008± SF on 0.23± AC  
**Adjacent Storage Lot:** 0.25± AC

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# Property Details

7316 NE Waldo Road presents a rare opportunity to combine residential comfort, business functionality and outdoor storage in one versatile property. Perfectly suited for entrepreneurs, small business owners or service providers who need office space and secured storage in a single location, this property delivers unmatched convenience and value.

The completely renovated 1,008± SF building blends professional utility with residential amenities. Featuring terrazzo floors, four private offices, a full kitchen, two bathrooms and an open work/living area, the design supports both work and daily living. The building sits on a 0.23-acre lot, and with a newly installed perimeter fence, the property offers additional peace of mind and security.

Directly adjacent, a 0.25-acre fenced outdoor lot provides flexible storage space for equipment, vehicles or inventory, making this property especially appealing to contractors, service companies or small distributors.

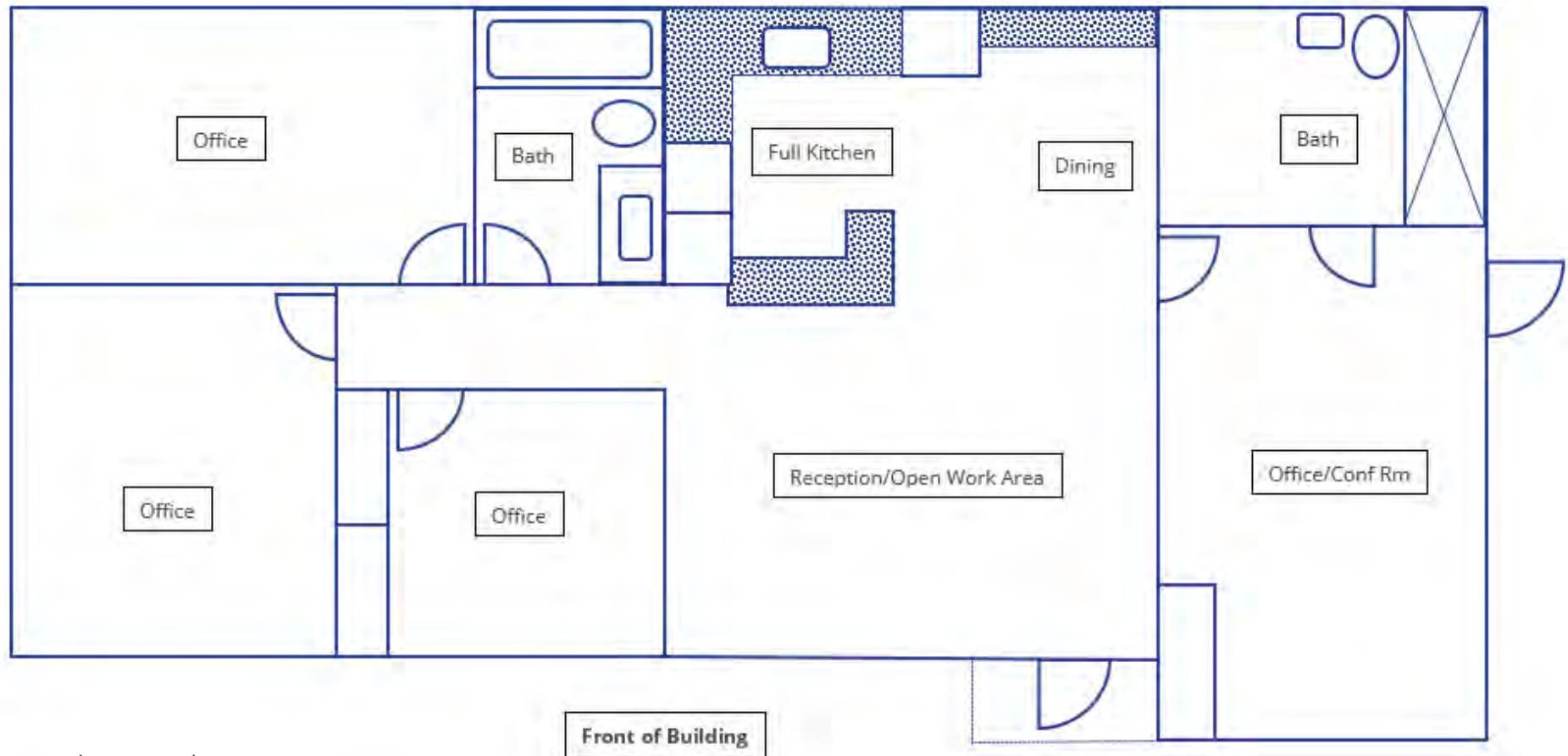
## Property Highlights

- **Live, work, store – all in one:** Renovated home with office functionality plus adjacent fenced storage lot
- **Building:** 1,008± SF with four offices, open work/living area, full kitchen, two baths
- **Storage lot:** 0.25± AC fenced yard ideal for equipment, vehicles or inventory
- **Security:** Newly installed perimeter fencing for added peace of mind
- **Location:** 194' road frontage on NE Waldo Rd, minutes to Gainesville Regional Airport, UF, and major highways (I-75, US 441)
- **Zoning:** BR (Business, Retail Sales, and Services) with flexible business uses



# Floor Plan

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\*not to scale



# Photo Gallery

## Interior

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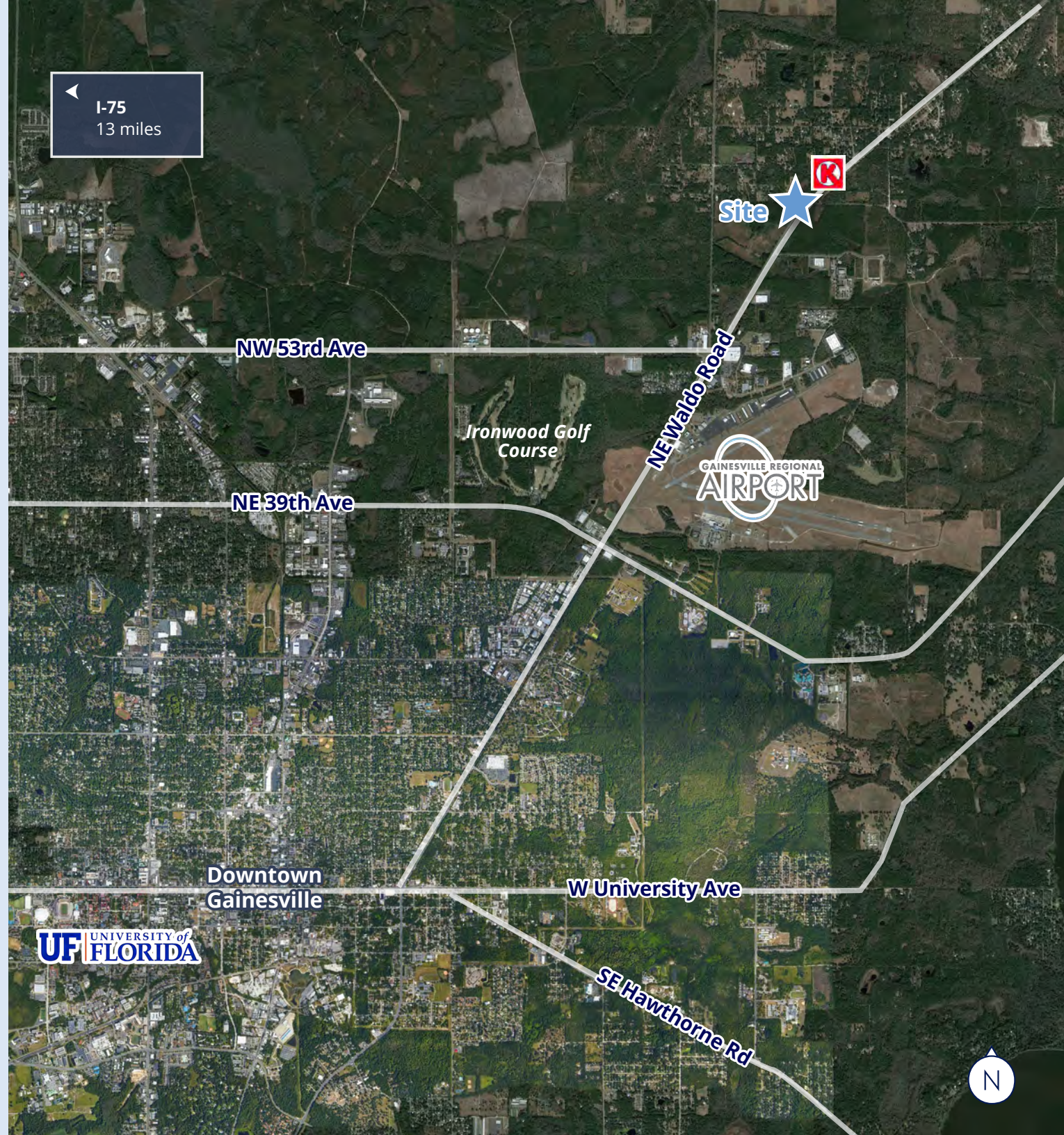




# Location

## A Strategic Location

Positioned along NE Waldo Road/ NE State Road 24 with 194 feet of road frontage, this property ensures excellent visibility and access. Located just 3.4 miles from Gainesville Regional Airport, 13 miles from I-75 and only minutes to US 441 and the University of Florida, it offers strong connectivity to Gainesville, surrounding markets and regional hubs including Jacksonville, Lake City and Ocala—all within a one-hour drive.







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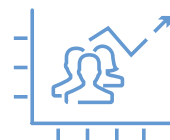
Area Demographics

Source: ESRI Business Analyst, 2025



Population  
(2025)

1 Mile	611
3 Mile	1,718
5 Mile	17,537



Population  
Projection (2030)

636
1,739
17,490



Average Household  
Income (2025)

\$97,477
\$74,938
\$65,639



Projected Average  
Household Income (2030)

\$105,626
\$84,437
\$74,950

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