

COMMERCIAL PROPERTY FOR SALE/LEASE

2290 NE 1st Blvd, Gainesville, FL 32609

3,482± SF | \$750,000 | \$18/SF NNN



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PROPERTY OVERVIEW

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This 3,482 SF commercial property operates as a fully equipped auto shop, offering a highly functional layout designed for immediate automotive service and repair operations. Zoned BA (Business Automotive), the facility features high-clearance service bays, ample on-site vehicle storage, and an integrated customer reception and office area. The property is in well-maintained condition, featuring updated mechanical systems and durable, heavy-duty utility connections suitable for ongoing commercial use. Its flexible BA zoning also presents strong upside potential for alternative commercial, service, or retail-flex applications. With a practical, open footprint and strategic functional infrastructure, this asset provides a rare turnkey opportunity for an end-user or investor in the automotive sector.

The subject property at 2290 NE 1st Blvd is strategically positioned just off North Main Street and NE 23rd Avenue, providing direct, high-visibility access to primary local thoroughfares. The immediate submarket is anchored by a strong automotive retail corridor, benefiting from close proximity to major dealerships including Audi, Chevrolet, BMW, and Dodge Jeep. The location ensures excellent logistical connectivity to regional commercial nodes and experiences steady, consistent traffic flow from surrounding service-oriented businesses and commuters. Positioned within a stable and accessible submarket, this site offers premium visibility for both local and regional commerce.



PROPERTY HIGHLIGHTS

- **Automotive Facility:** A 3,482 SF commercial property equipped for automotive service and repair operations.
- **Functional Layout:** Features high-clearance service bays, ample on-site vehicle storage, and an integrated customer reception and office area.
- **Flexible BA Zoning:** Zoned BA (Business Automotive), offering strong upside potential for alternative commercial, service, or retail-flex applications
- **Sale Price:** \$750,000
- **Lease Rate:** \$18/SF NNN

ADDITIONAL PHOTOS

2290 NE 1st Blvd, Gainesville, FL 32609



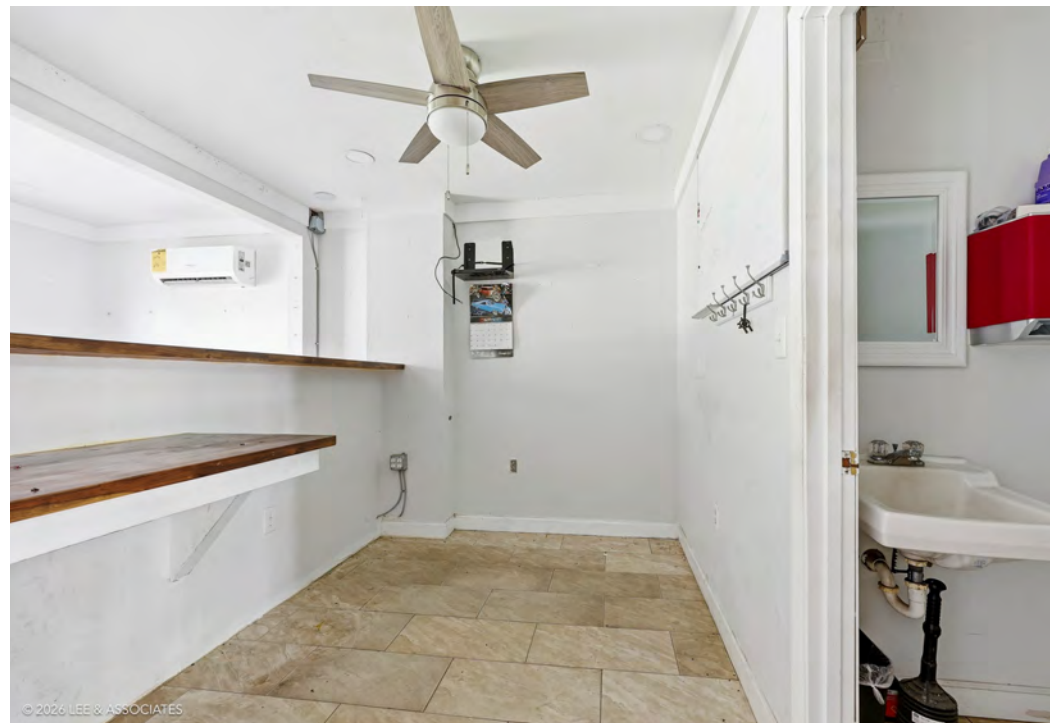
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LOCATION MAP

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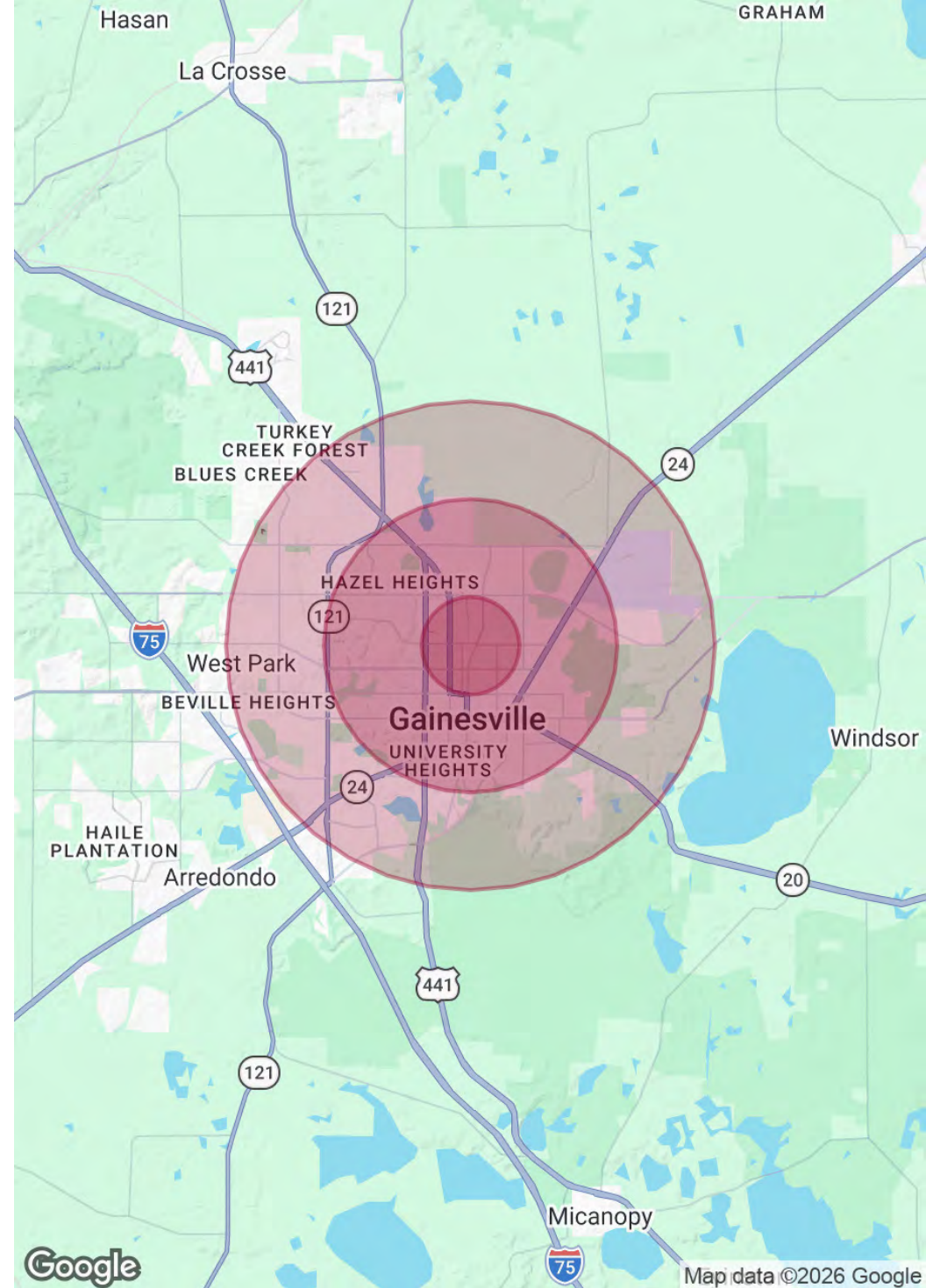
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,351	72,381	140,573
Average Age	38.9	30.7	32.6
Average Age (Male)	38.2	29.9	31.7
Average Age (Female)	40.3	32.1	34.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,063	27,096	56,324
# of Persons per HH	2.1	2.7	2.5
Average HH Income	\$72,288	\$68,812	\$72,653
Average House Value	\$222,774	\$239,904	\$241,342



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