

Waldo Road Development Opportunity

14626 & 14630 NE Waldo Rd
Waldo, FL 32694

Property Information

- **Strategic Retail Redevelopment Prospect:**
Located on the dynamic Waldo Road corridor, this property presents a prime retail redevelopment opportunity. Serving as a key route to Jacksonville, Waldo Road is frequented by a high volume of commuters from surrounding counties that rely on Gainesville for its economic and educational offerings.
- **Location:** Just off highway 301 which is one of the main north Florida travel ways connecting Jacksonville, Gainesville and Ocala.
- **Accessibility to Air Travel:** A mere stone's throw away, you'll find the Gainesville Regional Airport, which welcomed 531,246 travelers in 2023.



Gross Leasable Area	5,175 SF
Year Built	1948 (Remodeled in 2010)
Parking Ratio	1.67/1,000 SF
Parcels	17172-004-000

City of Waldo

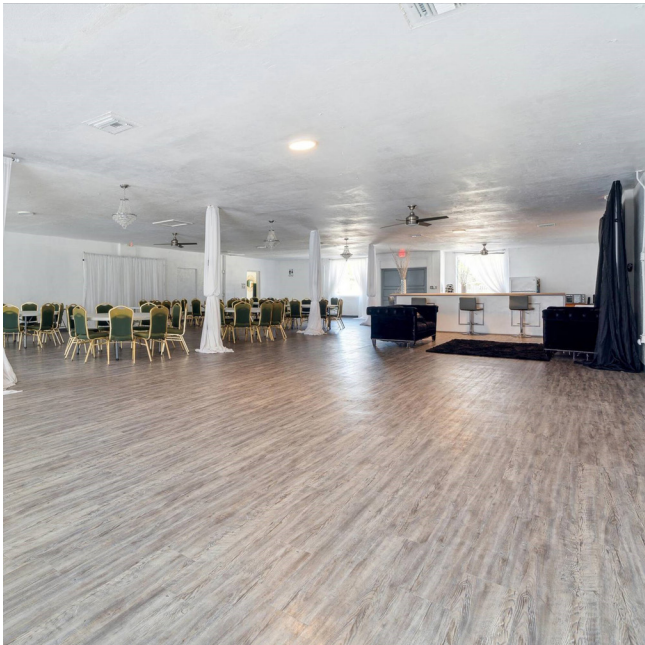
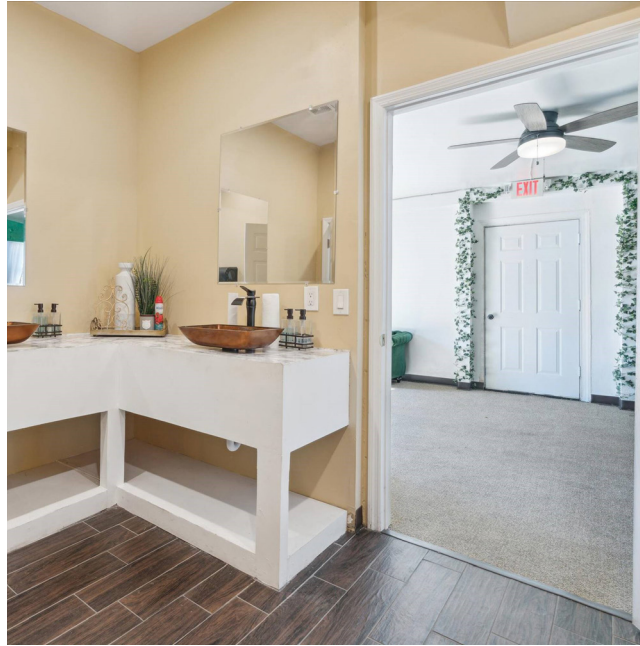


Waldo is a small historic town in North Central Florida, established in 1859. It was once a popular tourist destination due to its railroad access, resort hotels, and recreational activities. However, a series of misfortunes including freezes, a fire, the depression, and relocation of the railroad ended its prosperity. Today, Waldo is symbolized by an old red caboose in the city park and offers the charm of a small town with the benefits of Alachua County. It is conveniently located near major cities and has vacant lands for commercial and residential development.

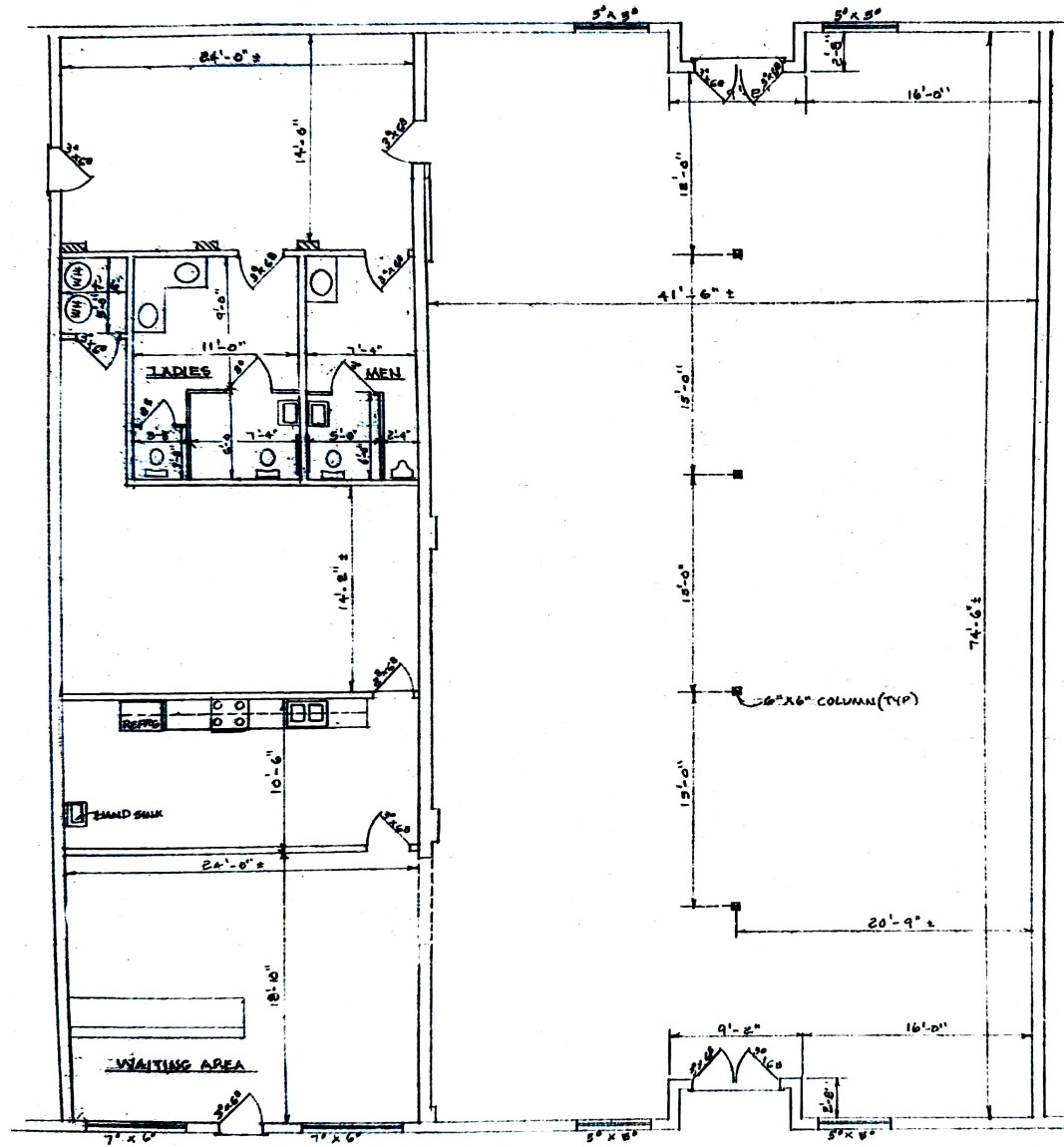
Exterior Photos



Interior Photos



Floor Plan

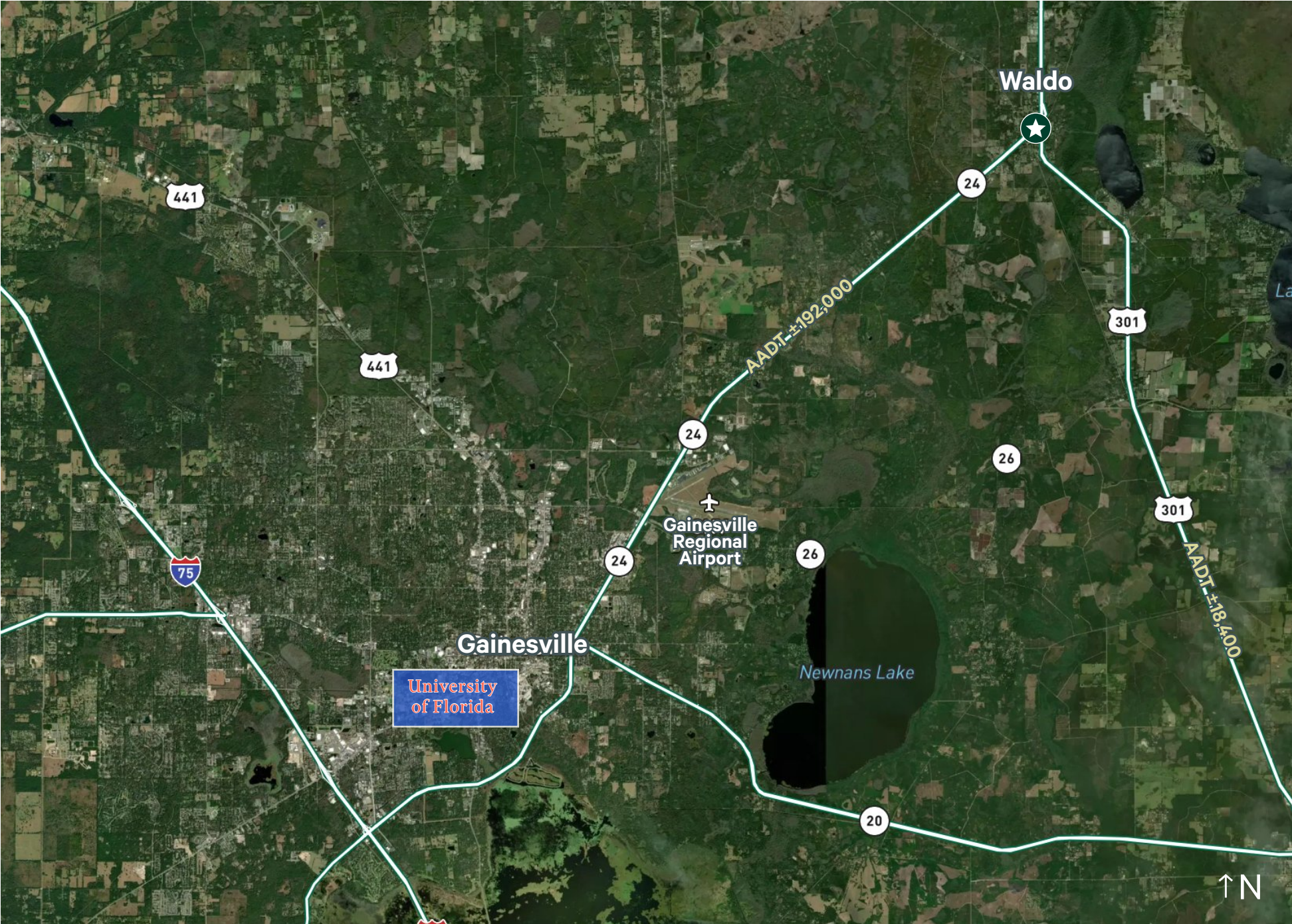


PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

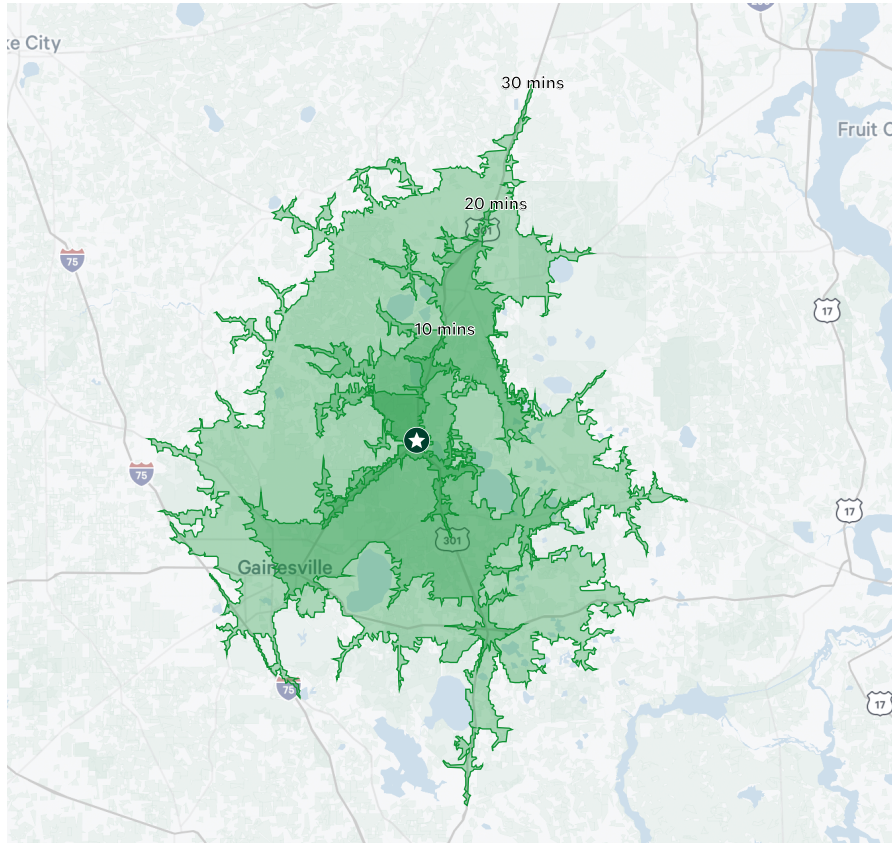
Close-Up Aerial



Aerial Map



Demographics



	10 Minutes	20 Minutes	30 Minutes
2023 Population	3,387	91,127	247,353
2028 Population	3,482	90,367	246,851
2023-2028 Annual Population Growth Rate	0.55%	-0.17%	-0.04%
2023 Population	3,387	91,127	247,353
2023 Daytime Population	3,427	100,202	279,618
2023 Households	1,423	37,992	98,117
2028 Households	1,471	37,991	98,747
2023 Average Household Income	\$73,044	\$71,301	\$75,879
2028 Average Household Income	\$89,375	\$84,672	\$89,066
2023 Median Age	45	36	31
Bachelor`s Degree	280	11,566	31,230
Graduate or Professional Degree	154	8,302	27,147
2023 Median Value of Owner Occ. Housing Units	\$167,857	\$189,242	\$227,504
2023 Average Value of Owner Occ. Housing Units	\$243,756	\$235,996	\$266,005

Contact Us

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