



Offering Summary

Commercial / Mixed-Use
(Retail, Restaurant, Recreation, Medical Educational)

Sale Price: \$2,100,000
Lease Rate: \$11.00 PSF NNN
(~\$2.00 PSF estimated expenses)

- 12,132 SF Freestanding Commercial Building
- Available for Sale or Lease
- Vacant – Immediate Occupancy
- U-6 Zoning Allowing Retail, Restaurant, Indoor Recreation & More
- Flexible Layout for Multiple Uses
- Strong Visibility + Signage Opportunity
- Ample On-Site Parking
- Professional Exterior Mural
- Recent System Upgrades
- Located in Established Commercial Corridor

6 minutes from University of Florida

620 NW 16th Ave offers a rare opportunity to acquire or lease a freestanding commercial building in one of Gainesville's evolving corridors, just minutes from the University of Florida. With newly updated U-6 zoning, the property allows for a wide range of uses including retail, restaurant, recreation, medical, and educational concepts. The vacant space provides immediate flexibility for owner-users, investors, or tenants seeking a large footprint with strong visibility and long-term upside.

Contact 561-299-1521 Summit Forge LLC

