



FranklinStreet

Proposal



21,360 SF BUILDING - FOR SALE OR
LEASE

21,360 SF Freestanding Building
7001 NW 4th Boulevard, Gainesville, FL 32607

PROPERTY DETAILS

INVESTMENT DETAIL

Year of Construction	1992
Year Renovated	2014
Building Size	21,360 SF
Rentable Area	21,360 SF
Asking Price For Sale	\$4,300,000
Asking Price For Lease	\$15 psf Base Rent
Estimated NNN's	\$3.12 psf
Number of Buildings	1
Occupancy	Vacant
County	Alachua

CONSTRUCTION DETAIL

Roofs	Tar and Gravel with New TPO Installed in 2020
Exterior Walls	Concrete Block / Stucco
Ceiling Height	12 ft to drop ceiling
Doors	Two Rear Bay Doors and One Loading Dock
HVAC	Roof Top

SITE DETAIL

Parcel ID	06654-007-000
Lot Size	2.74 Acres
Zoning	BR - Businesses, Retail Sales, and Services
Type of Buildings	Free Standing Big Box
Parking Spaces	136 dedicated spaces



Property Highlights

- * Property includes 21,360 sf free standing building on 2.74 acres
- * Parking lot includes 136 dedicated parking spaces plus two rear bay doors and one loading dock
- * Current interior buildout includes 31 rooms previously occupied by an educational tenant
- * New TPO roof installed in 2020 on top of tar and gravel
- * Excellent location off of I-75 and Newberry Rd less than 5 miles from University of Florida's main campus
- * Directly adjacent to Home Depot, Summit Salon Academy, Restaurant Depot, Blue Pearl, and Advance Auto Parts
- * Close Proximity to Publix, TJ Maxx, Home Goods, Bealls, Floor & Decor, Ulta Beauty, Petco, ABC Fine Wine & Spirits, The Oaks Mall, Hobby Lobby, HCA Florida - North Florida Hospital

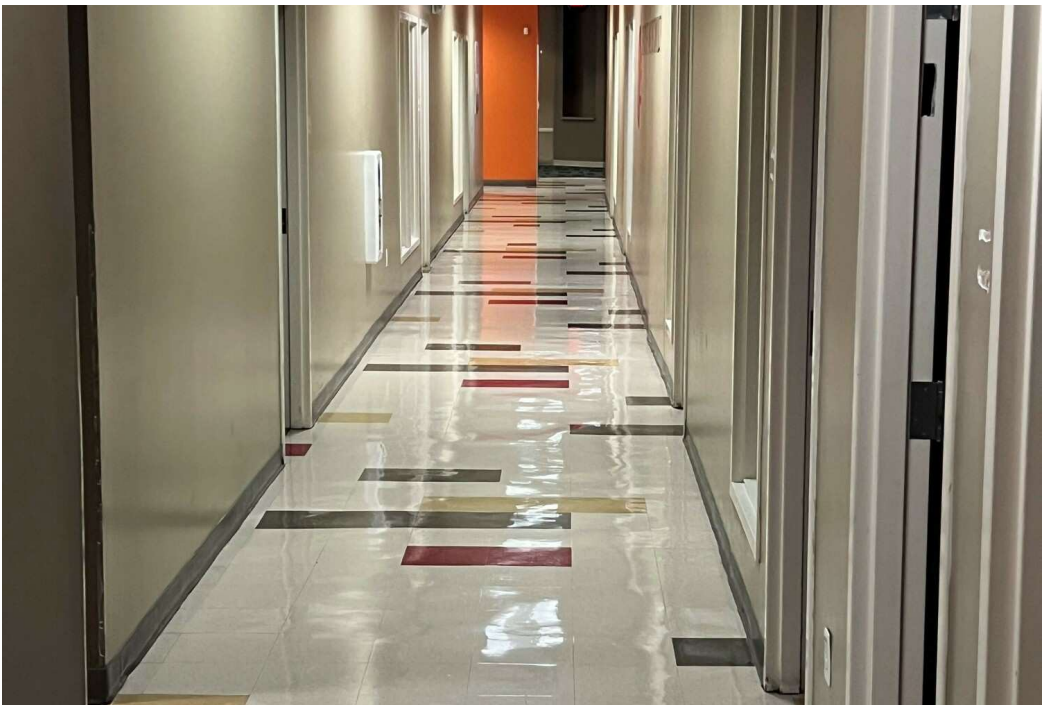
MARKET AERIAL



PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION OVERVIEW

ABOUT GAINESVILLE

Gainesville, Florida is a vibrant city located in Alachua County in the northern part of the state. Known for its rich history, cultural attractions, and educational institutions, it offers a unique blend of urban amenities and natural beauty.

Gainesville is home to UF, one of the largest and most prestigious universities in the United States. Santa Fe College is another local important educational institute, offering a range of associate and bachelor degree programs.

Florida Museum of Natural History: Located on the UF campus, featuring exhibits on Florida's natural history, including the Butterfly Rainforest.

Harn Museum of Art: Also on the UF campus, houses an extensive collection of art from around the world.

Hippodrome State Theatre: A historic theatre offering plays, films, and art exhibits.

Devil Millhopper Geological State Park: Explore this unique natural sinkhole with a boardwalk leading to the bottom.

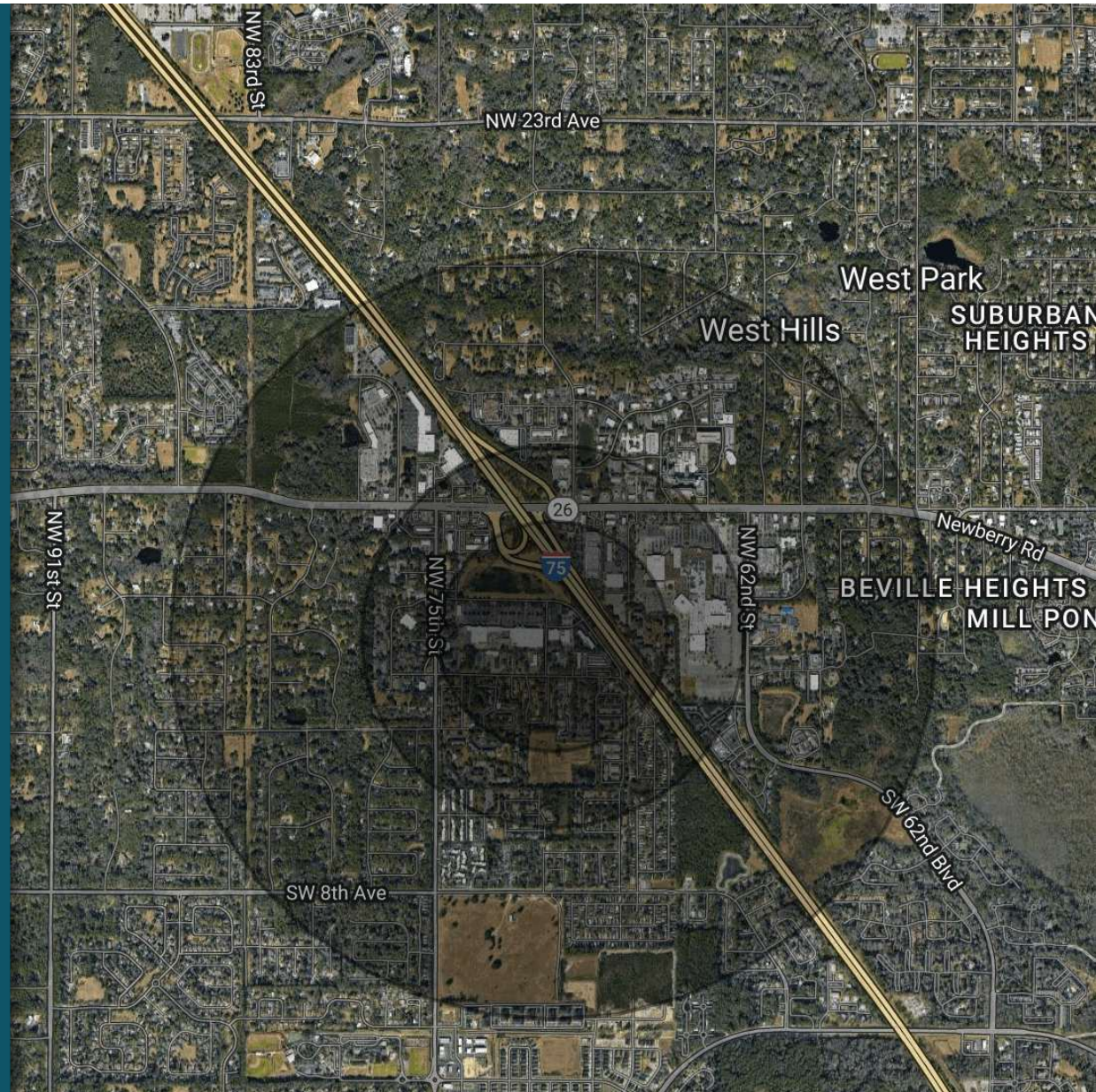
Paynes Prairie Preserve State Park: Discover a diverse ecosystem with opportunities with hiking, wildlife viewing (including bison and wild horses), and bird watching.



1-3-5 MILE DEMOGRAPHICS

	1 MILES	3 MILES	5 MILE
POPULATION			
Total Population	9,671	66,082	168,262
Median Age	28.8	33.7	32.5
Median Age (Male)	28.2	32.6	31.8
Median Age (Female)	29.2	34.7	33.3
HOUSEHOLDS & INCOME			
Total Households	4,403	28,482	69,583
# of persons per HH	2.2	2.2	2.2
Average HH Income	\$51,277	\$97,313	\$99,449
Average House Value	\$200,380	\$259,651	\$262,099

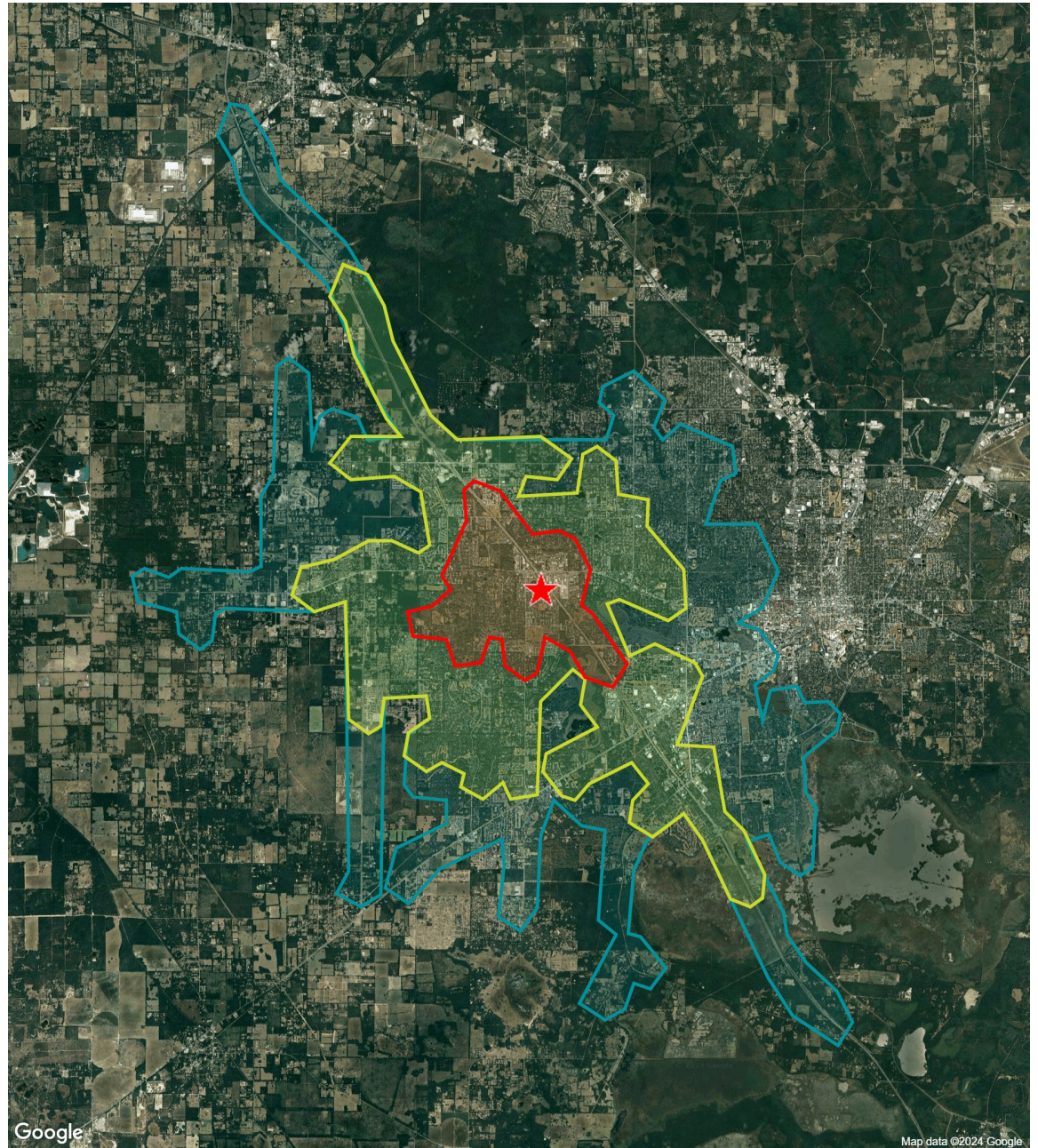
* Demographic data derived from 2024, Sites USA



5-10-15 MIN DT DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION			
Estimated Population (2023)	21,945	77,058	133,969
Projected Population (2028)	24,930	83,160	141,957
Census Population (2020)	20,226	73,775	130,665
HOUSEHOLDS			
Estimated Households (2023)	9,208	32,968	56,976
Projected Households (2028)	10,599	35,819	60,842
Census Households (2020)	8,214	30,908	54,627
HOUSEHOLD INCOMES			
Estimated Avg. Household Income (2023)	\$61,796	\$101,075	\$99,358
Estimated Median Household Income (2023)	\$54,214	\$74,175	\$73,019
Average Household Net Worth (2023)	\$265,939	\$497,529	\$501,905

Demographics Sourced from Sites USA, 2024



BIG BOX GAINESVILLE

Big Box Gainesville
7001 NW 4th Boulevard
Gainesville, FL 32607

Retail

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