



**SUBJECT
PROPERTY**

H.T. HACKNEY

**2.4 MILES TO
DOWNTOWN
GAINESVILLE**

NEXT

15,000 AADT

N MAIN ST

NE 35 AVE

**Tomlinson
MOTOR COMPANY**

Key Acura of Gainesville

**0.5 MILES TO
39TH AVE**

MAIN ST COMMERCIAL CORNER

3432 N Main St | Gainesville, FL 32609



EXECUTIVE SUMMARY

Automotive Site centrally located in epicenter of automotive corridor

Sale Price: \$1,240,000

Lease Rate: \$17.30 SF/yr | \$4,500 per Month (NNN)



Property Overview

- » Formerly American Car Center of Gainesville
- » Size: 0.65 acres
- » GLA: 3,120 SF Building
- » Year Built: 1964
- » Location: N Main St Corridor
- » Zoning: BA (Allows for a large variety of uses Inquire with broker for details)
- » Condition: Move in Ready
- » Corner lot with frontage on Three sides



Location

- » Centrally located
- » 0.5 miles to 39th Ave
- » 7.8 miles West to I75
- » Easy access to US HWY 441
- » Average Daily Traffic (ADT): 15,000+
- » Located on Main Street "Auto Corridor"



Parking

- » 10 street parking spaces
- » 8 customer/employee parking spaces
- » 32 paved parking spaces
- » Estimated 24 parking spaces in grass
- » Total: Up to 74 parking spaces
(capacity to be verified with city of Gainesville)



EXECUTIVE SUMMARY



Interior Features

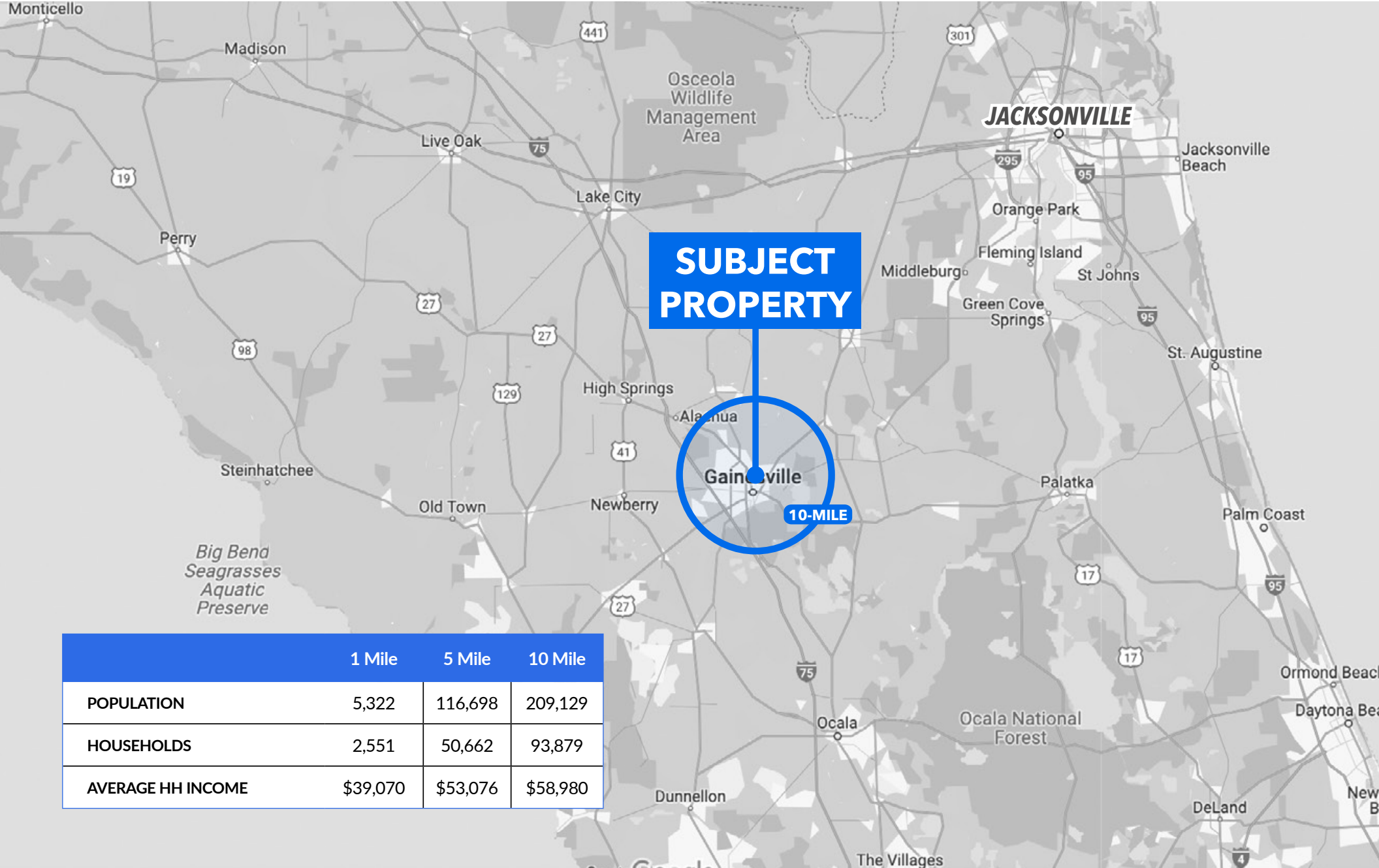
- » Three offices
- » One main showroom/workroom
- » Break room
- » ADT alarm system
- » Two HVAC systems
- » Motion-detected interior lighting



MARKET AERIAL



AREA MAP AND DEMOGRAPHICS



**SUBJECT
PROPERTY**

10-MILE

	1 Mile	5 Mile	10 Mile
POPULATION	5,322	116,698	209,129
HOUSEHOLDS	2,551	50,662	93,879
AVERAGE HH INCOME	\$39,070	\$53,076	\$58,980



TRIPP BROWN
PRINCIPAL
T: (615) 483 3480
E: tbrown@advisecre.com

CHRISTIAN ARRABAL
BROKER OF RECORD
License No. #BK3366722

