



OUTPARCEL AVAILABLE

SEC of SW Williston Rd & SW 34th St | Gainsville, FL 32608

PROPERTY HIGHLIGHTS

- ▶ 1.78 acre pad ready outparcel available at lighted intersection of SW Williston Rd and SW 34th St
- ▶ 875' of frontage on SW Williston Rd & 267' of frontage for available pad
- ▶ First lighted intersection off I-75 which is 0.25 miles West
- ▶ Brand new 150,000 SF VA Hospital with 230 employees and 2,200 visitors a day directly behind subject site
- ▶ Subject Site is located directly across the street from the new UF Health Campus (800 employees); to the West of the UF Health Campus Norman Fixel Institute Neurological Diseases (200 employees); and 0.4 miles from the Florida Farm Bureau office (600 employees)
- ▶ 3.0 miles from the University of Florida which has 52,000± students
- ▶ 42 communities within a 2-mile radius that include 9,446 rooftops
- ▶ Demographics include a population of over 134,000 with an average income of more than \$81,000 within a 5-mile radius

DEMOGRAPHICS

Population



| | |
|--------|---------|
| 1 Mile | 7,073 |
| 3 Mile | 48,482 |
| 5 Mile | 134,952 |

Households



| | |
|--------|--------|
| 1 Mile | 2,979 |
| 3 Mile | 21,096 |
| 5 Mile | 54,781 |

Household Income



| | |
|--------|----------|
| 1 Mile | \$63,210 |
| 3 Mile | \$55,108 |
| 5 Mile | \$81,499 |

Traffic Counts



| | |
|--------------|-------------|
| SW Williston | 33,000 AADT |
| SW 34th St | 21,000 AADT |
| I-75 (N/S) | 68,500 AADT |

Daytime Demos



| Businesses | Employees | Daytime Population |
|---------------|----------------|--------------------|
| 1 Mile: 277 | 1 Mile: 2,603 | 1 Mile: 4,662 |
| 3 Mile: 1,346 | 3 Mile: 16,090 | 3 Mile: 42,651 |
| 5 Mile: 5,496 | 5 Mile: 48,018 | 5 Mile: 117,360 |

CALL FOR DETAILS

813-712-3068

Brandon Eggleston
813 712 3068
brandon@rmcpg.com

8902 N Dale Mabry Hwy
Tampa, FL 33614
800 728 5379
www.RMCPG.com

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Site Map



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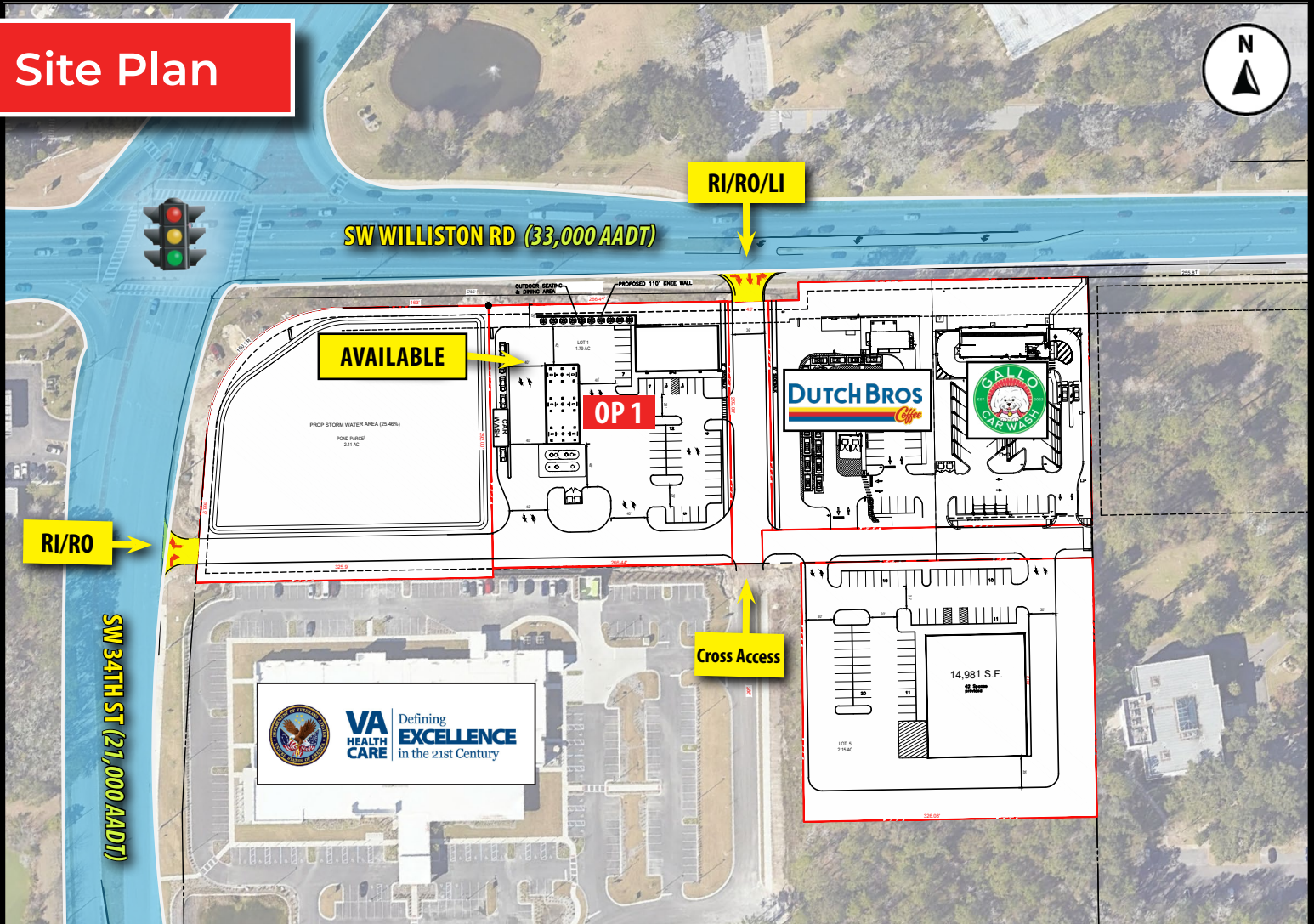
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Site Plan

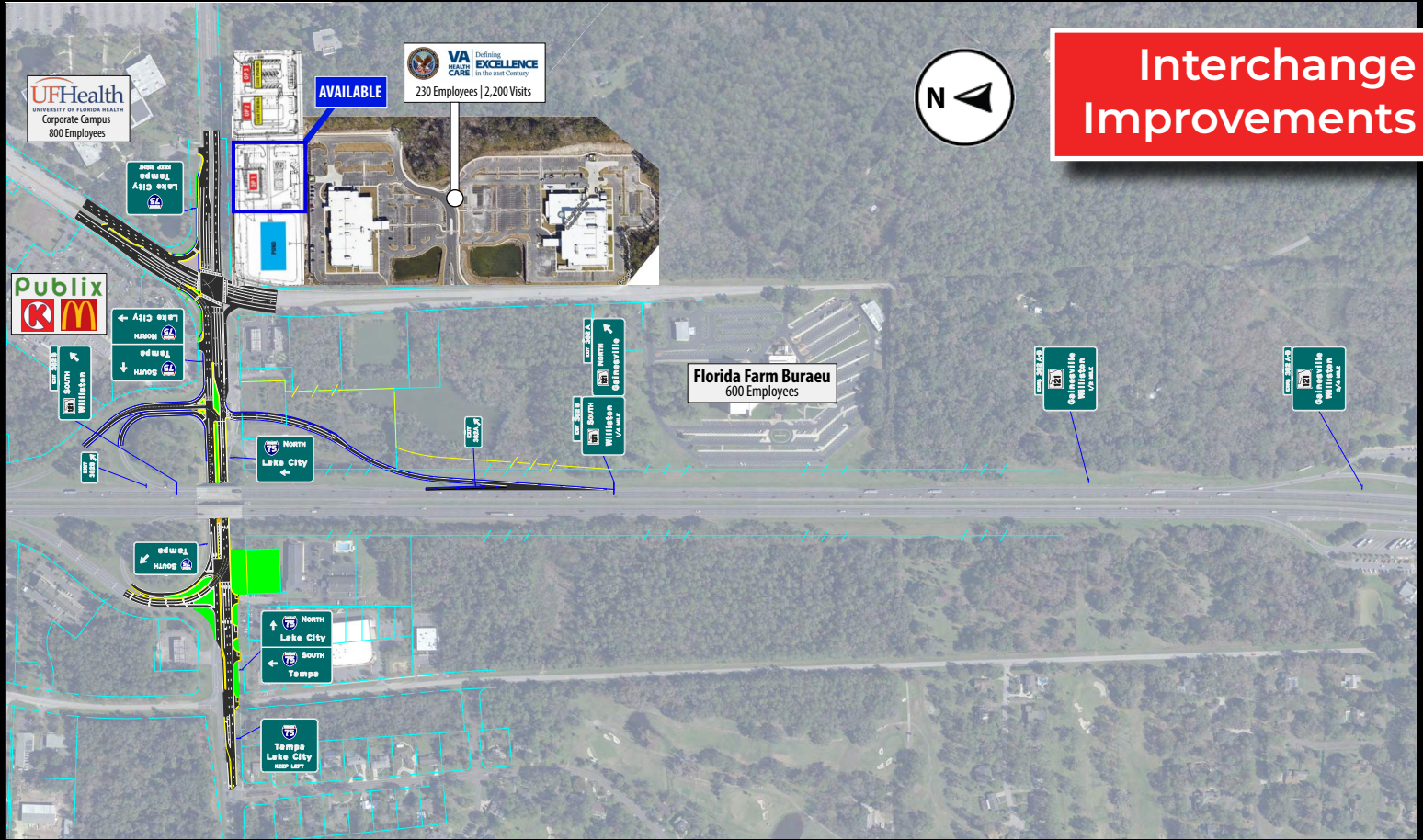


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