

2212 SW 13th St, Gainesville, FL 32608

PROPERTY FOR SALE

\$1.5MM

LAND: 0.77 AC

ZONING: U8



PROPERTY HIGHLIGHTS

Portal Realty is excited to offer this opportunity to purchase 0.77 acres of vacant commercial-zoned land (U8) strategically located on Highway 441, offering 165 feet of frontage and exposure to over 25,000 vehicles per day (AADT). With high visibility and easy access, this site is perfectly positioned for a wide range of retail and commercial users seeking a high-traffic location.

Zoned U8, this property supports various commercial uses and is ideal for freestanding retail or QSRs. Additional land expansion opportunities are available, making this an excellent option for larger developments such as multifamily, self-storage, or mixed-use project (contact for more info). Offered at \$1.5 million.

LISTING AGENTS



CALEB NOBLE

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352.213.1995



TERESA CALLEN

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AERIAL HIGHLIGHTS

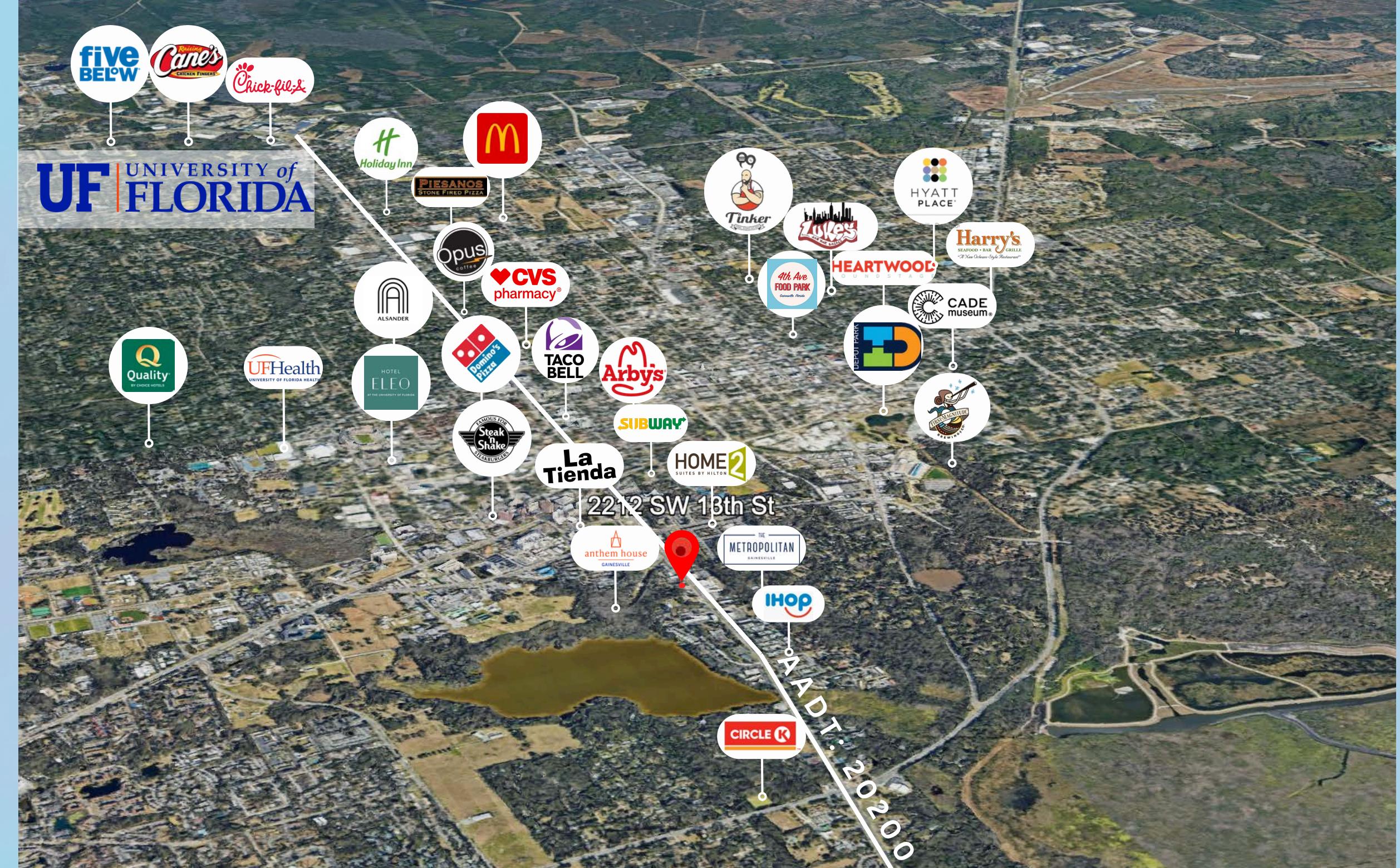
Located on 13th Street, just under a mile from the University of Florida



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PROPERTY SUMMARY

	Income Median Household Income \$60,182
	Housing Total Housing Units 25,918
	Families & Living Arrangements Total Households 22,968

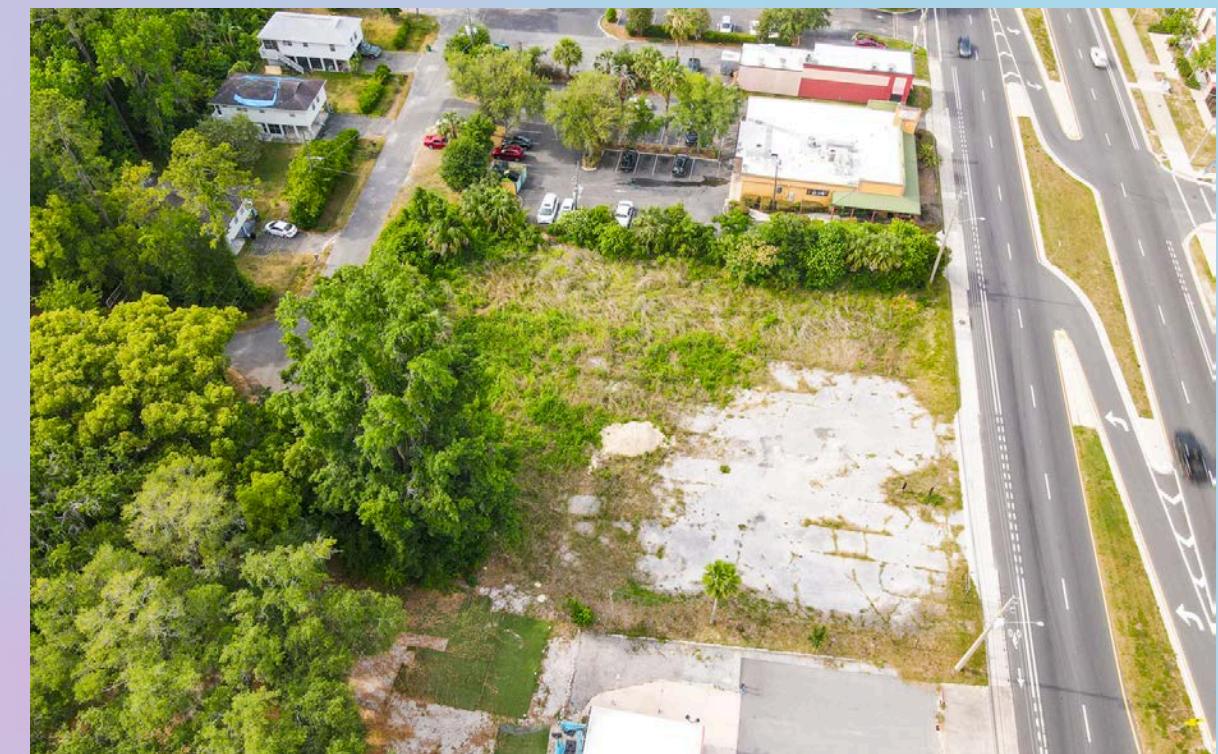
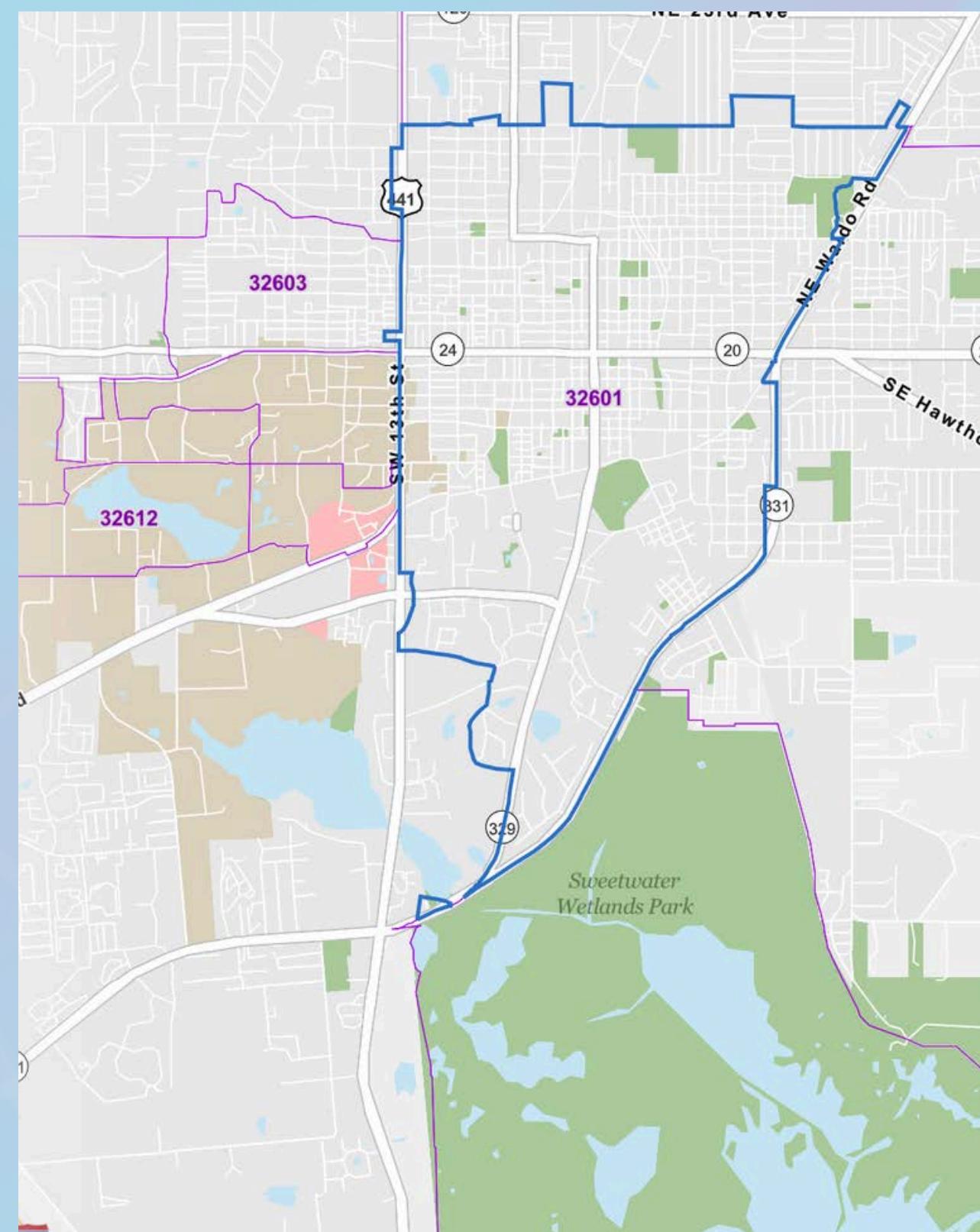
	Populations and People Total Population 55,540
	Median Age Populations & People 30.2
	Business and Economy Total Employer Establishments 967



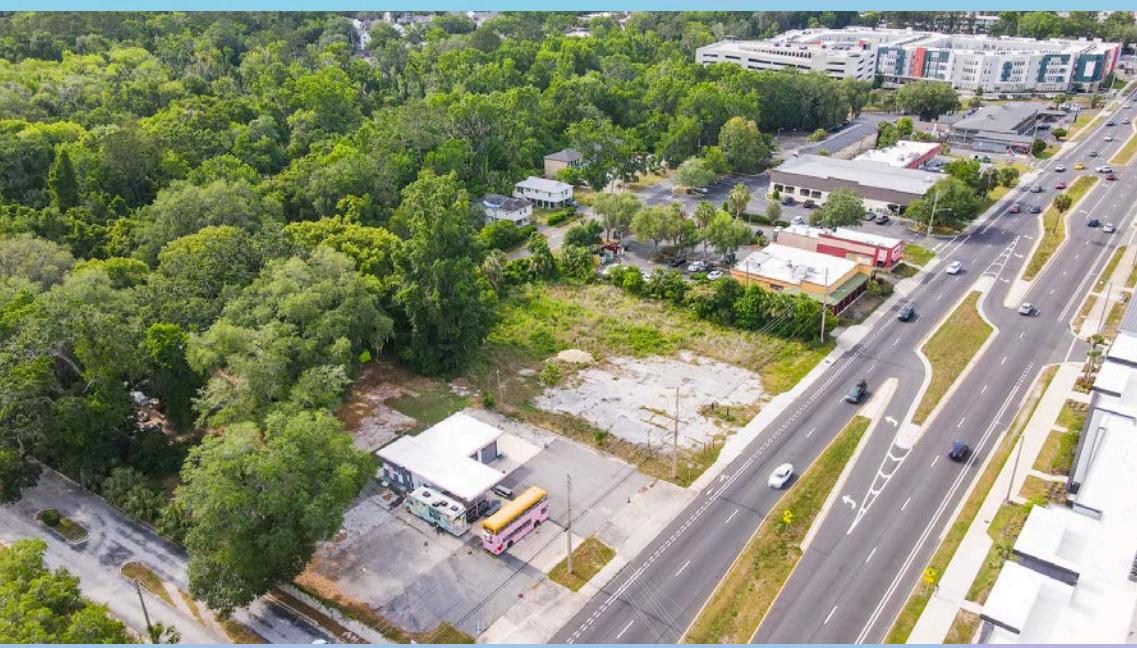
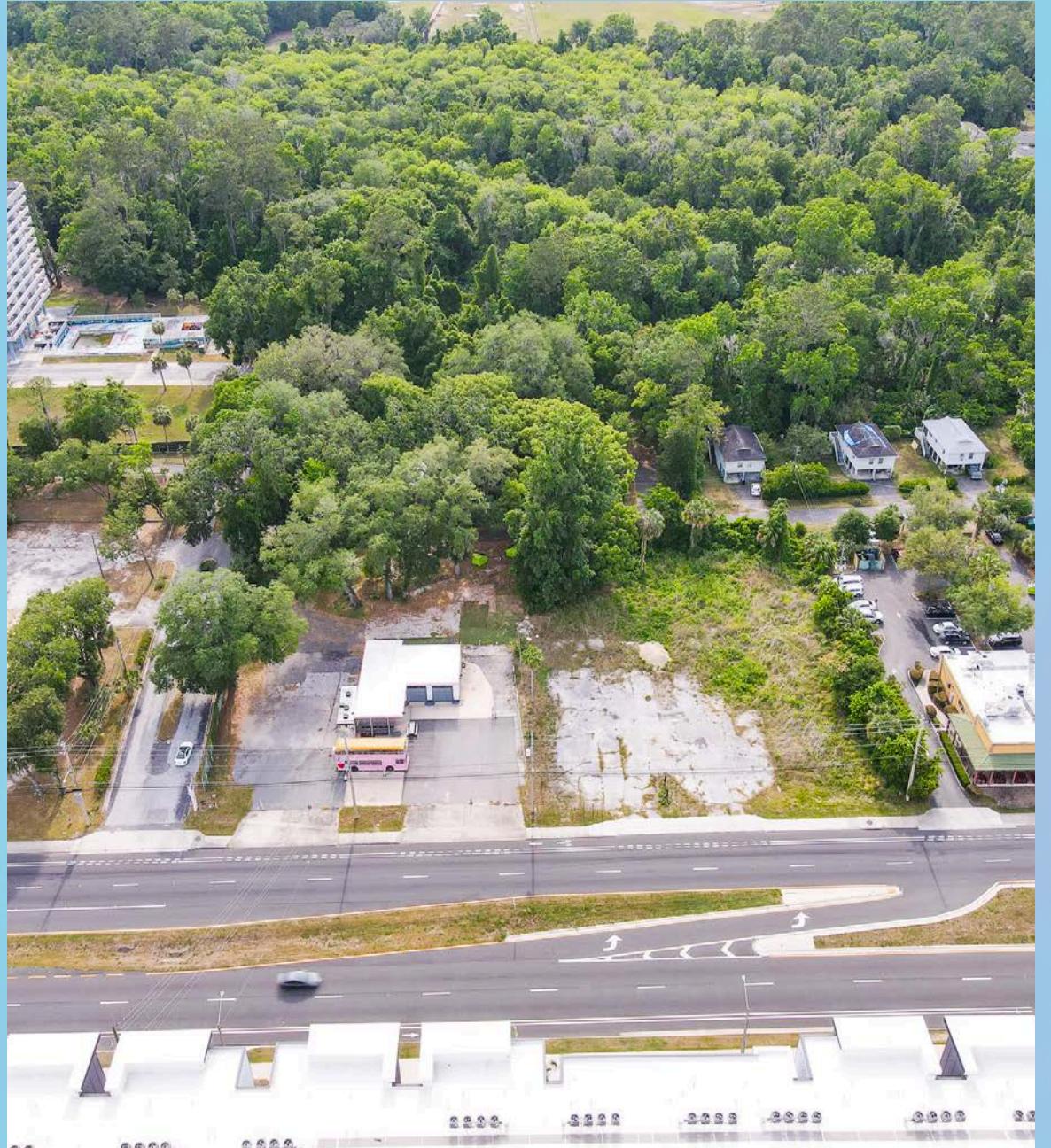
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PROPERTY PHOTOS: AERIAL



GAINESVILLE OVERVIEW



DOWNTOWN GAINESVILLE

Gainesville's Downtown is the symbolic heart of the city. A quintessentially quaint tight-knit gathering of shops, restaurants, theatres and parks it somehow pulls off always feeling lively, yet open and personal at the same time. By day, walk down tree-lined streets. Take in the sounds of live music as it bounces off the buildings surrounding the Bo Diddley Plaza.

Fulfill your quest for knowledge at the Alachua County Library District Headquarters and browse books, music, movies and attend educational events and programs. By night, take in a play or movie at the Hippodrome Theatre or wander by the one-of-a-kind shops and fun boutiques around Union Street Station before sitting down to dinner at a mouth-watering restaurant and enjoy a pint of local craft beer. Just like downtown itself, there's something for everyone.

UNIVERSITY OF FLORIDA



The University of Florida (UF), located in Gainesville, is a top-tier public research university renowned for its academic excellence and vibrant campus life. Established in 1853, UF is one of the largest universities in the United States, serving over 56,000 students across diverse undergraduate, graduate, and professional programs. As a member of the prestigious Association of American Universities, UF is committed to advancing research, with robust programs in fields such as agriculture, engineering, business, and health sciences. The university boasts a dynamic community, rich in traditions and opportunities, where students engage in a multitude of extracurricular activities, sports, and leadership roles. With a strong emphasis on innovation and a global perspective, the University of Florida is dedicated to preparing students for success in a rapidly evolving world.

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