

**1818 NE Waldo Rd, Gainesville, FL 32609**

PROPERTY FOR LEASE

**\$3000/mo**

**NNN**

**LEASE**

**BUILDING SIZE: 1000 SF**

**LAND: 0.23 AC**

**Drive-Thru**

**PARKING: 10 SPACES**



**PROPERTY HIGHLIGHTS**

Located conveniently on Waldo Rd., with an average annual daily traffic count of over 30,000, this beautifully and efficiently built out drive-thru restaurant is now available for lease! The property features over 150 linear ft. of frontage on Waldo rd. & and has a very large, grandfathered in, lollipop sign that can't be missed by the strong flow of traffic. The kitchen is outfitted with a 12ft. hood and various kitchen equipment that can be included in the lease. Ownership has previously operated out of this location and has built separate prep and refrigeration areas for operational efficiency. This property also offers plenty of shaded outdoor seating for customers. Do not miss this opportunity to open a turnkey drive-thru restaurant in a high traffic area today. Contact our listing agents for more information!

**LISTING  
AGENT**



**TERESA CALLEN**

**TERESA@PORTALGAINESVILLE.COM  
352.871.5865**



## AERIAL HIGHLIGHTS

Located on Waldo Rd, with 26,670 AADT. Just over a mile from Downtown Gainesville

Located just over 2 Miles from the main University of Florida campus and next to the East campus

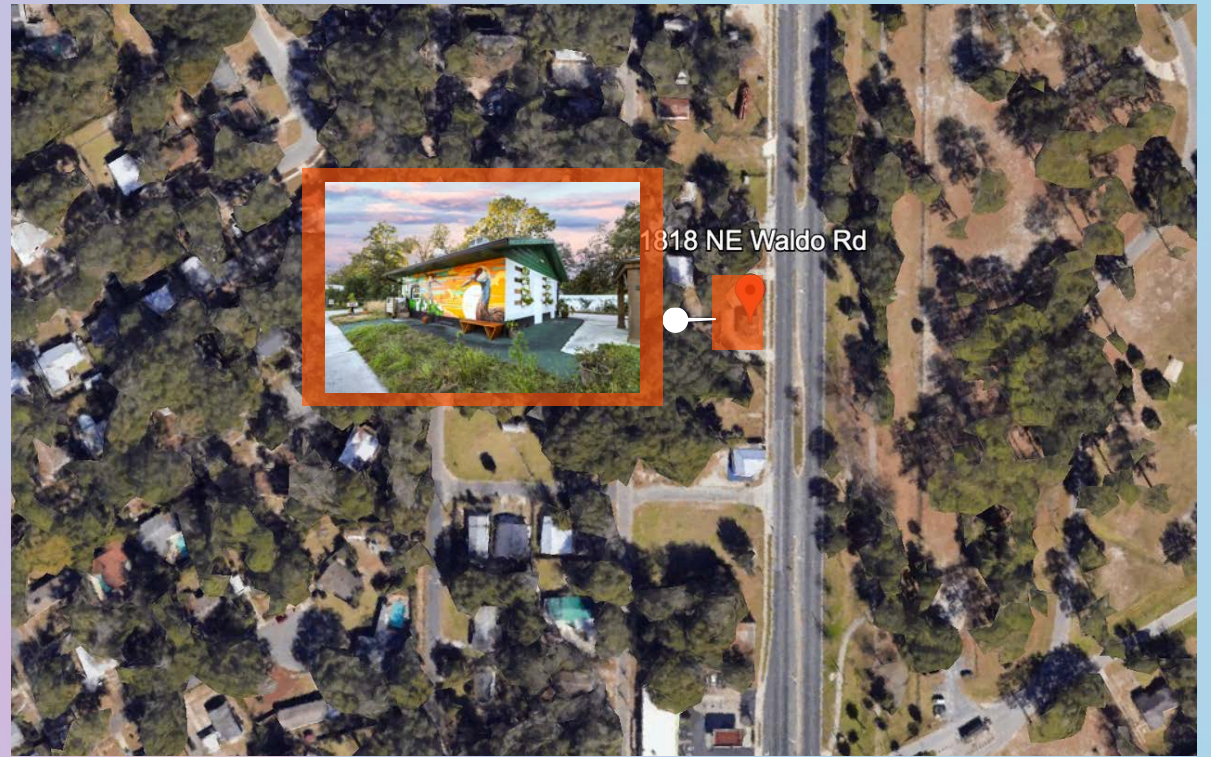
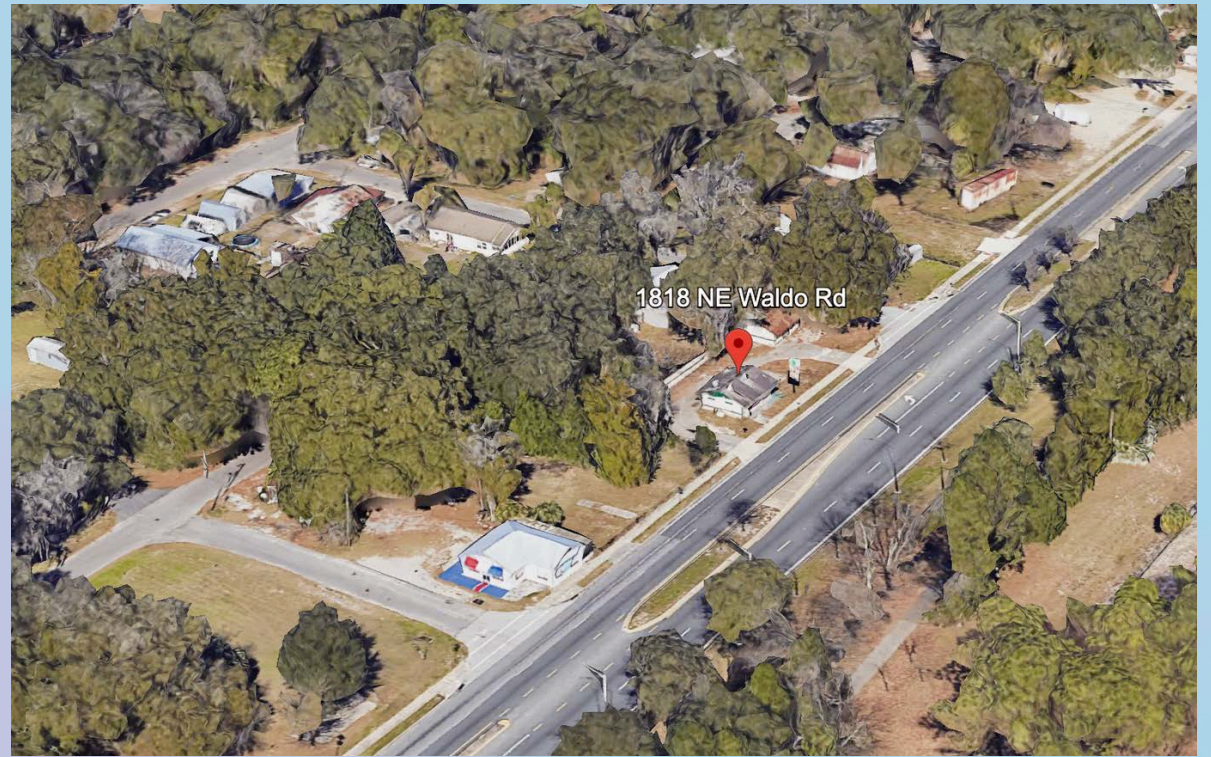
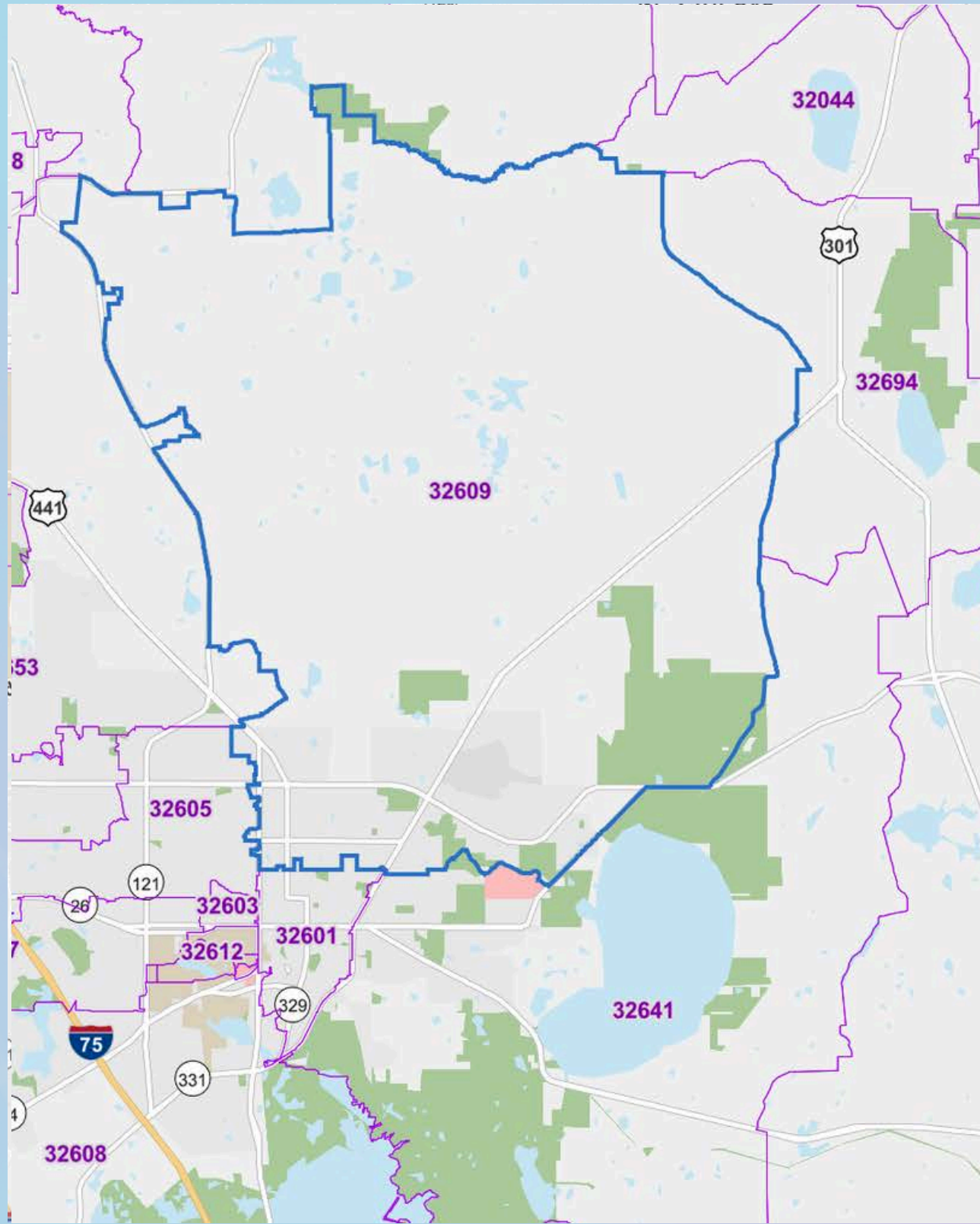


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# PROPERTY SUMMARY

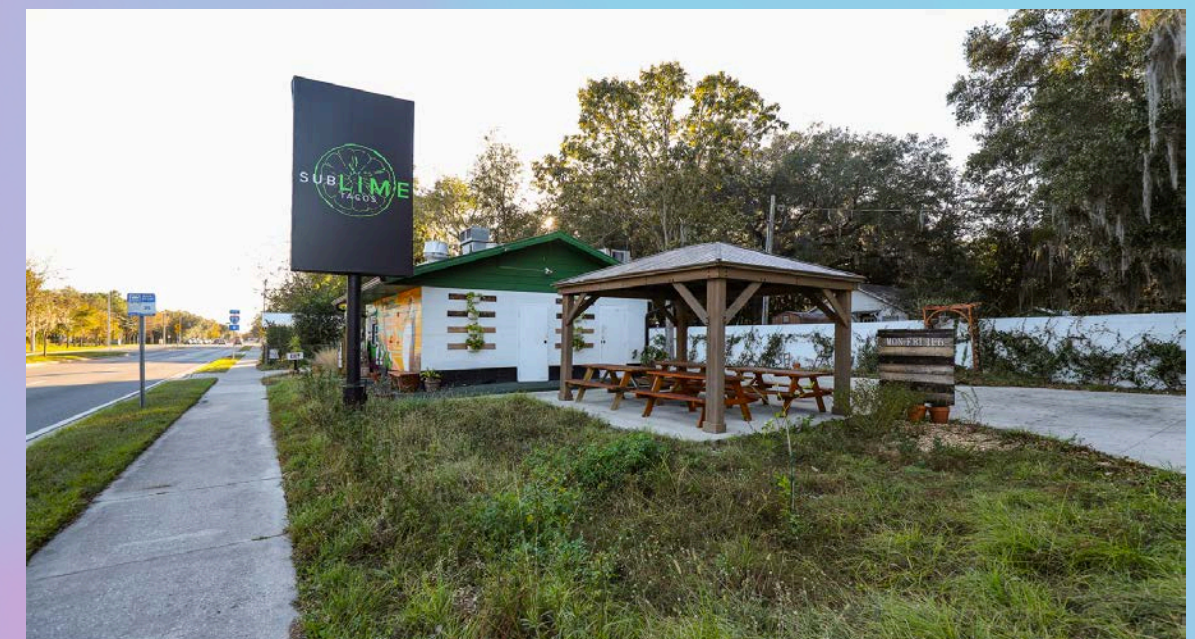
- Income**  
Median Household Income  
\$45,301
- Housing**  
Total Housing Units  
8,149
- Families & Living Arrangements**  
Total Households  
7,486
- Populations and People**  
Total Population  
18,322
- Median Age**  
Populations & People  
35.9
- Business and Economy**  
Total Employer Establishments  
637



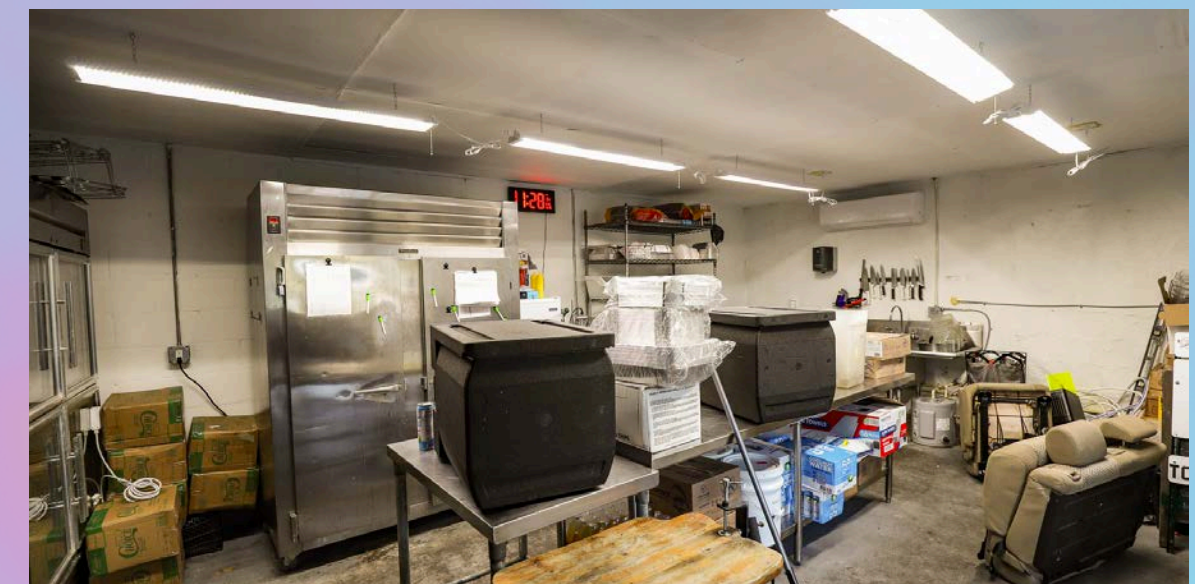
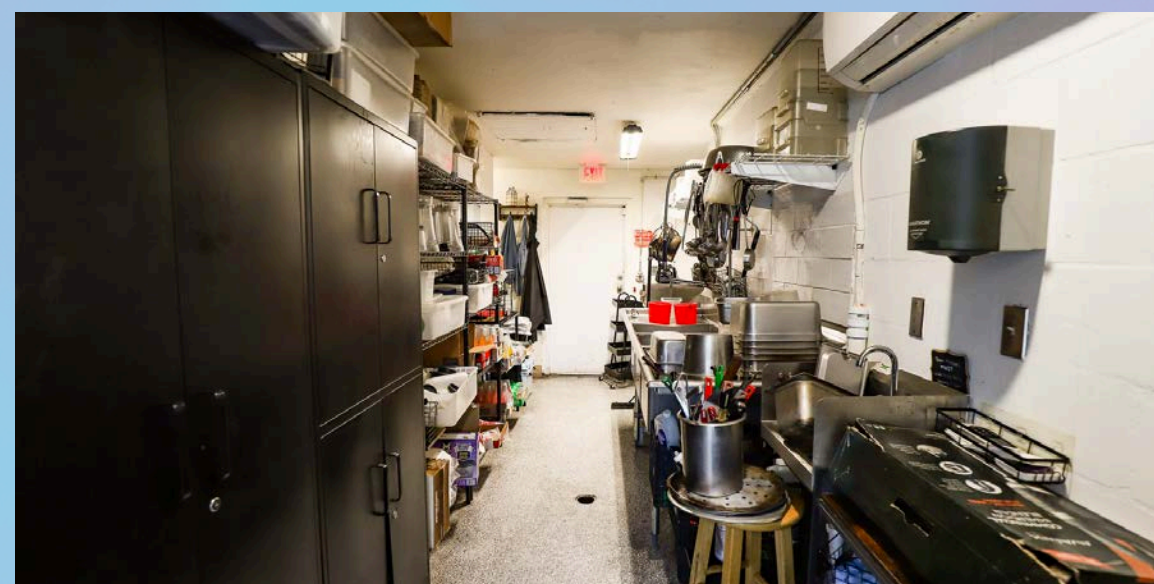
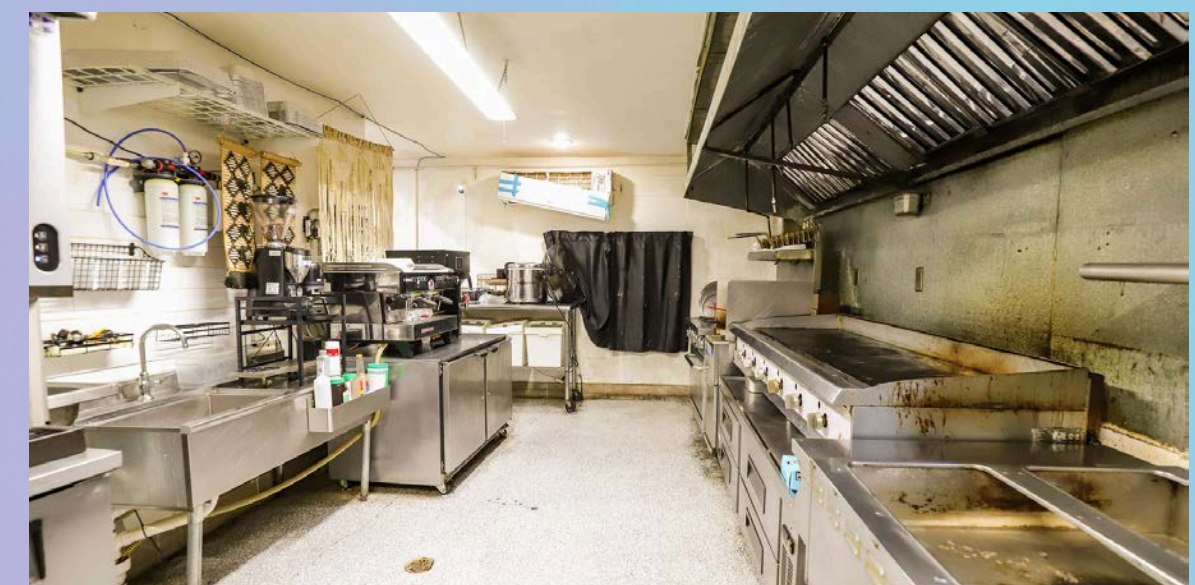
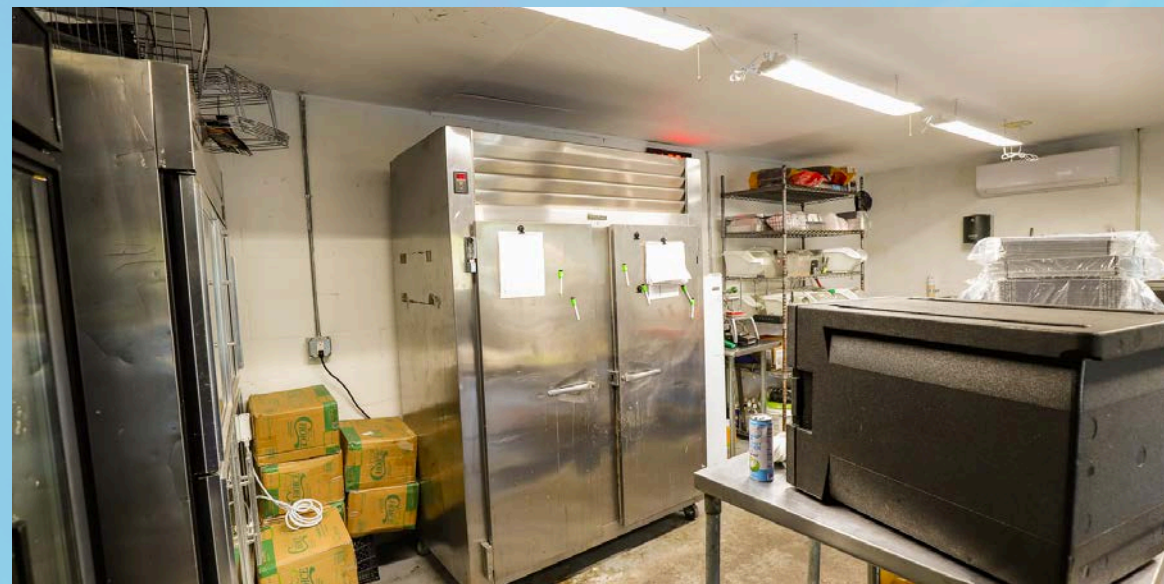
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PROPERTY PHOTOS: EXTERIOR



# PROPERTY PHOTOS: INTERIOR



## 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.



### INNOVATION DISTRICT

Nestled between downtown and the University of Florida, the Gainesville Innovation District is home to more than 80 thriving businesses. Join the vibrant and active community for a concert on the lawn at Midpoint Park and Eatery or attend professional networking events at The Hub. There's always something to do in district.



### 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.