

3,520 SF SINGLE-TENANT PROPERTY IN GAINESVILLE, FL

12 SOUTHWEST 1ST AVENUE

GAINESVILLE, FL 32601



OFFERING MEMORANDUM

BRENT LINE - COMMERCIAL ASSOCIATE

BrentLine@kwcommercial.com | (352) 281-0996

CONFIDENTIALITY AND AGREEMENT

This document, including the attached Offering Memorandum, contains confidential information and trade secrets belonging to KW Commercial. The recipient of this information acknowledges and agrees to the following:

- **Confidentiality Obligation:** Recipient shall keep all information contained in this document strictly confidential and shall not disclose, disseminate, or share it with any third party without the prior written consent of the Disclosing Party.
- **Purpose of Use:** Recipient may use the confidential information solely for the purpose of evaluating and considering a potential transaction as described in the Offering Memorandum.
- **Non-Disclosure Agreement:** This notice does not constitute a separate Non-Disclosure Agreement (NDA) but serves as a reminder of the recipient's obligations concerning the confidential information provided herein.
- **Return or Destruction:** Upon the Disclosing Party's request or the conclusion of the evaluation, Recipient shall promptly return all copies of this document and its contents, or, at the Disclosing Party's option, destroy such materials.
- **No Rights Granted:** This notice does not grant any license or rights to the recipient with respect to the confidential information. By accessing this document, the recipient acknowledges their understanding of and agreement to the terms and obligations set forth in this Confidentiality Notice.

BRENT LINE - COMMERCIAL SALES SPECIALIST

BrentLine@kwcommercial.com
(352) 281-0996



PROPERTY DESCRIPTION

Located at 12 Southwest 1st Avenue in Gainesville, FL, this commercial property offers a prime opportunity in the heart of downtown Gainesville. The site features 3520 SF of space currently available for lease at \$21 per SF/year (NNN). Situated on a 0.12-acre lot with a Building FAR of 0.97, the property benefits from its Downtown (DT) Zoning. This 2nd Generation Restaurant, with all FFE included, is perfectly suited for new, upcoming restaurants seeking a vibrant and accessible downtown location.

PROPERTY DETAILS

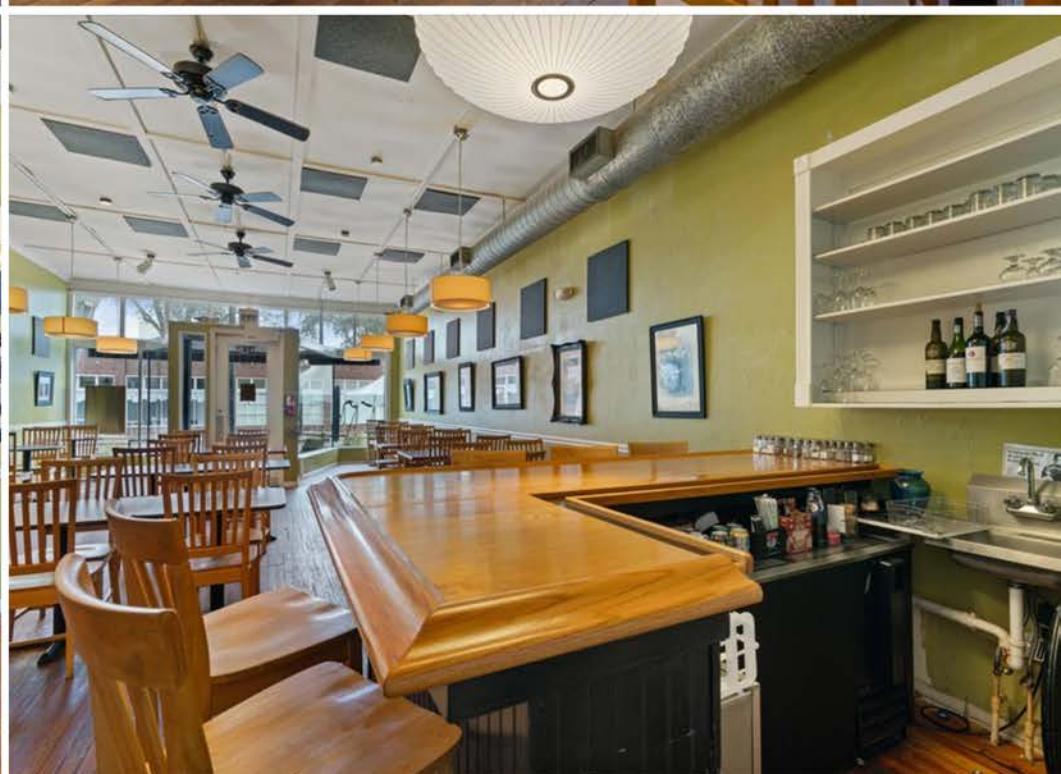
Property Address	12 Southwest 1st Avenue
City, State, Zip	GAINESVILLE, FL 32601
Asking Rent	\$21/SF/yr + NNN
Available SF	3,520 SF
Land Area	0.12 AC
Building FAR	0.97
Tenancy	Multiple
Year Built	1900
Zoning	DT





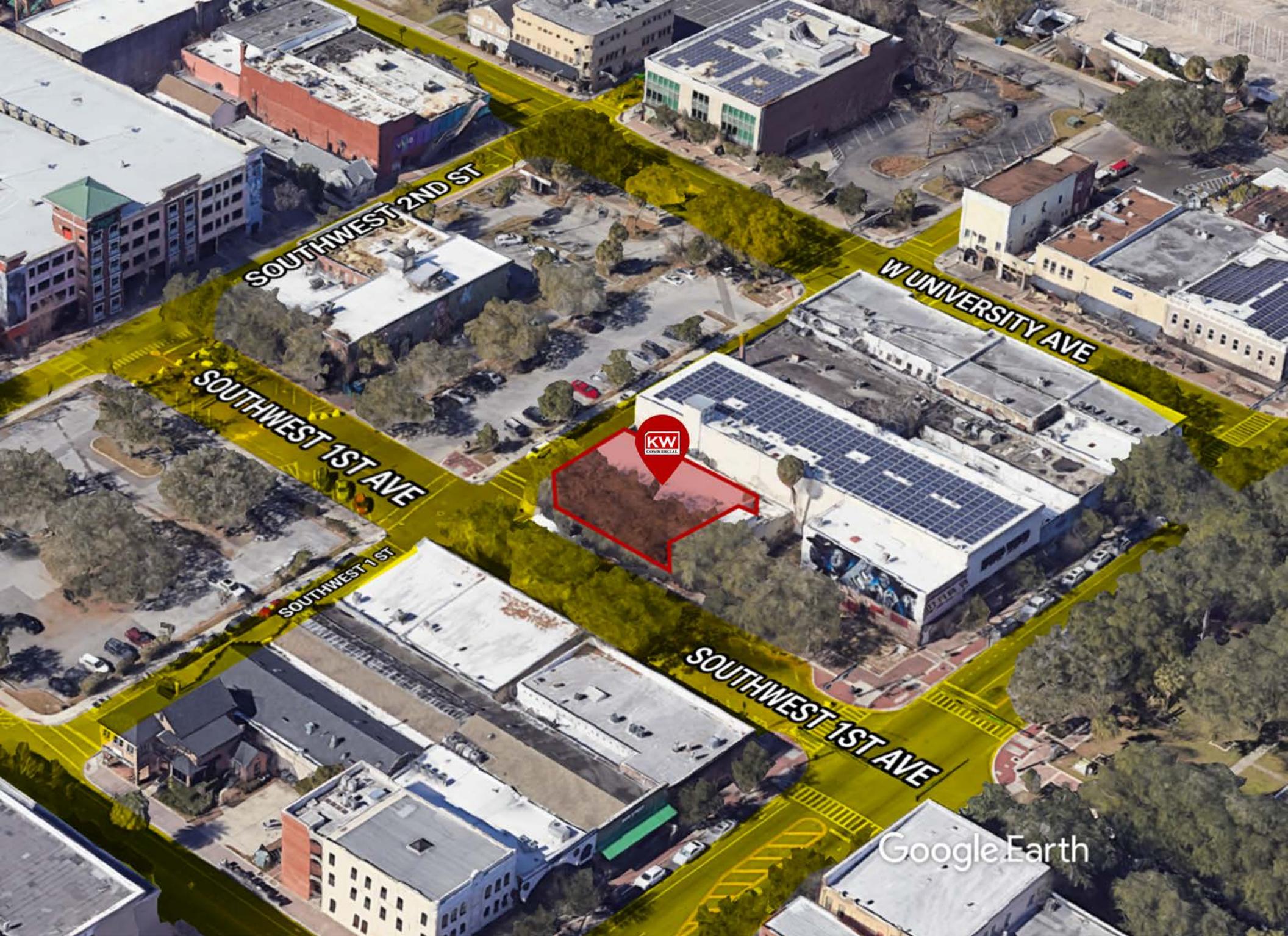










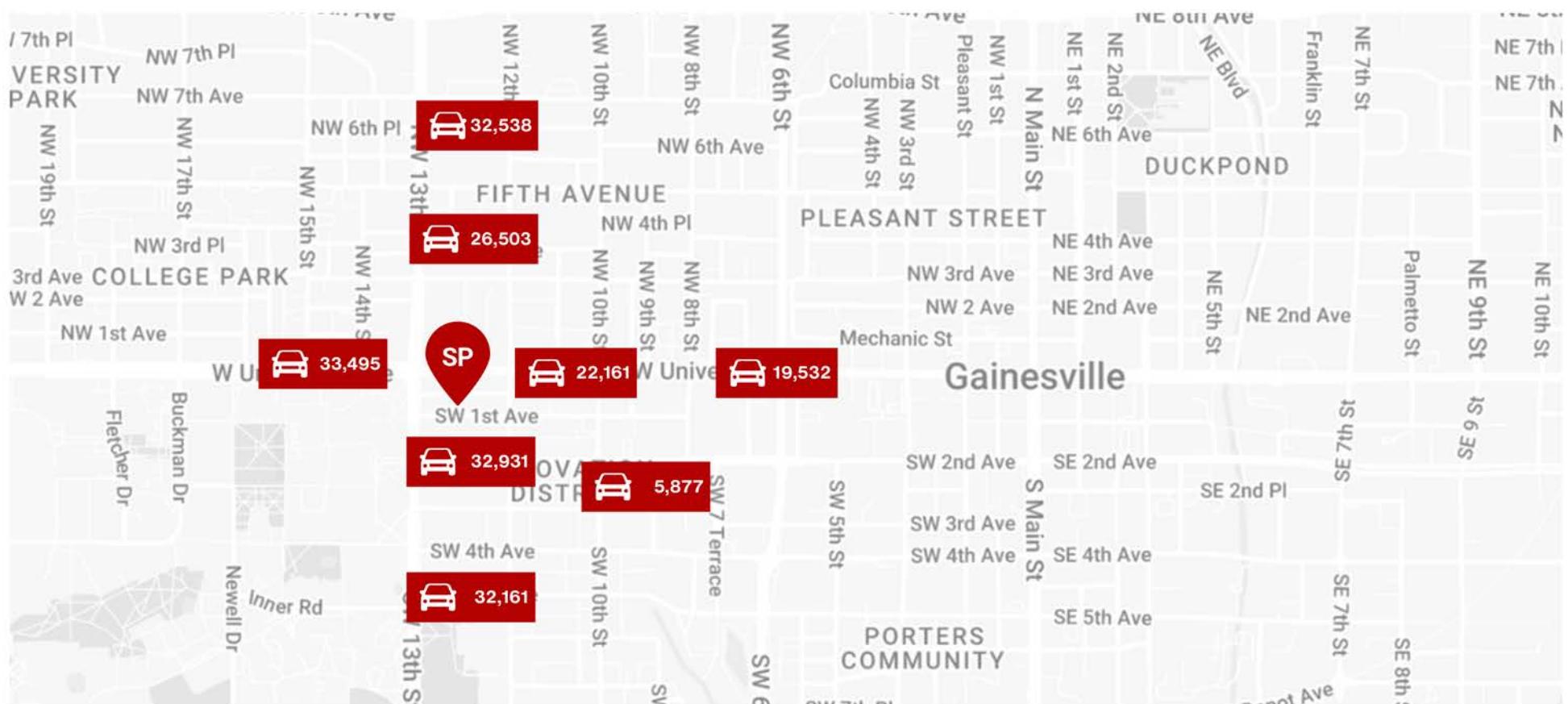


DEMOGRAPHIC SUMMARY REPORT

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION			
2029 PROJECTION	15,477	85,849	155,890
2024 ESTIMATE	14,993	81,806	148,474
2020 CENSUS	16,488	79,741	146,452
GROWTH 2024 - 2029	3.23%	4.94%	4.99%
GROWTH 2020-2024	-9.07%	2.59%	1.38%
2024 POPULATION BY HISPANIC ORIGIN	2,039	9,652	19,104
2024 POPULATION	14,993	81,806	148,474
WHITE	10,314	68.79%	46,987
BLACK	2,159	14.40%	20,621
AM. INDIAN & ALASKAN	35	0.23%	132
ASIAN	630	4.20%	4,411
HAWAIIAN & PACIFIC ISLAND	0	0.00%	0
OTHER	1,857	12.39%	9,655
U.S. ARMED FORCES	2		28
HOUSEHOLDS			
2029 PROJECTION	6,560	33,496	62,476
2024 ESTIMATE	6,382	31,809	59,417
2020 CENSUS	7,155	31,484	59,309
GROWTH 2024 - 2029	2.79%	5.30%	5.15%
GROWTH 2020-2024	-10.80%	1.03%	0.18%
OWNER OCCUPIED	1,256	19.68%	9,788
RENTER OCCUPIED	5,126	80.32%	22,021
2024 HOUSEHOLDS BY HH INCOME	6,381	31,807	59,416
INCOME: <\$25,000	2,861	44.84%	11,306
INCOME: \$25,000 - \$50,000	1,585	24.84%	8,362
INCOME: \$50,000 - \$75,000	563	8.82%	3,648
INCOME: \$75,000 - \$100,000	462	7.24%	2,833
INCOME: \$100,000 - \$125,000	266	4.17%	2,205
INCOME: \$125,000 - \$150,000	123	1.93%	798
INCOME: \$150,000 - \$200,000	186	2.91%	1,072
INCOME: \$200,000+	335	5.25%	1,583
2024 AVG HOUSEHOLD INCOME	\$54,643	\$61,346	\$66,889
2024 MED HOUSEHOLD INCOME	\$28,535	\$35,222	\$41,292

TRAFFIC COUNT REPORT

STREET	CROSS STREET	CROSS STREET DIST	COUNT YEAR	AVG DAILY VOLUME	VOLUME TYPE	MILES FROM SUBJECT PROP
W University Ave	NW 12th Ter	0.04 E	2022	30,146	MPSI	.04
SW 13th St	SW 1st Ave	0.03 N	2018	32,931	MPSI	.07
W University Ave	NW 13th St	0.03 E	2022	33,495	MPSI	.09
West University Avenue	NW 12th St	0.01 W	2022	22,161	MPSI	.10
Southwest 2nd Avenue	SW 10th St	0.01 E	2022	5,877	MPSI	.21
Northwest 13th Street	NW 3rd Pl	0.01 SW	2022	26,503	MPSI	.22
Southwest 13th Street	SW 5th Ave	0.01 S	2022	32,161	MPSI	.26
NW 13th St	NW 4th Ln	0.02 S	2022	32,538	MPSI	.28
W University Ave	NW 8th St	0.01 E	2022	26,318	MPSI	.33
West University	NW 7th Ter	0.01 E	2022	19,532	MPSI	.35



GAINESVILLE, FLORIDA

Gainesville is a city in Florida with a population of 142,414. Gainesville is in Alachua County and is one of the best places to live in Florida. Living in Gainesville offers residents an urban suburban mix feel and most residents rent their homes. In Gainesville there are a lot of bars and parks. Many young professionals live in Gainesville and residents tend to lean liberal. The public schools in Gainesville are highly rated.



POPULATION

142,414



MEDIAN HOME VALUE

142,414



MEDIAN RENT

\$1,151



MEDIAN HH INCOME

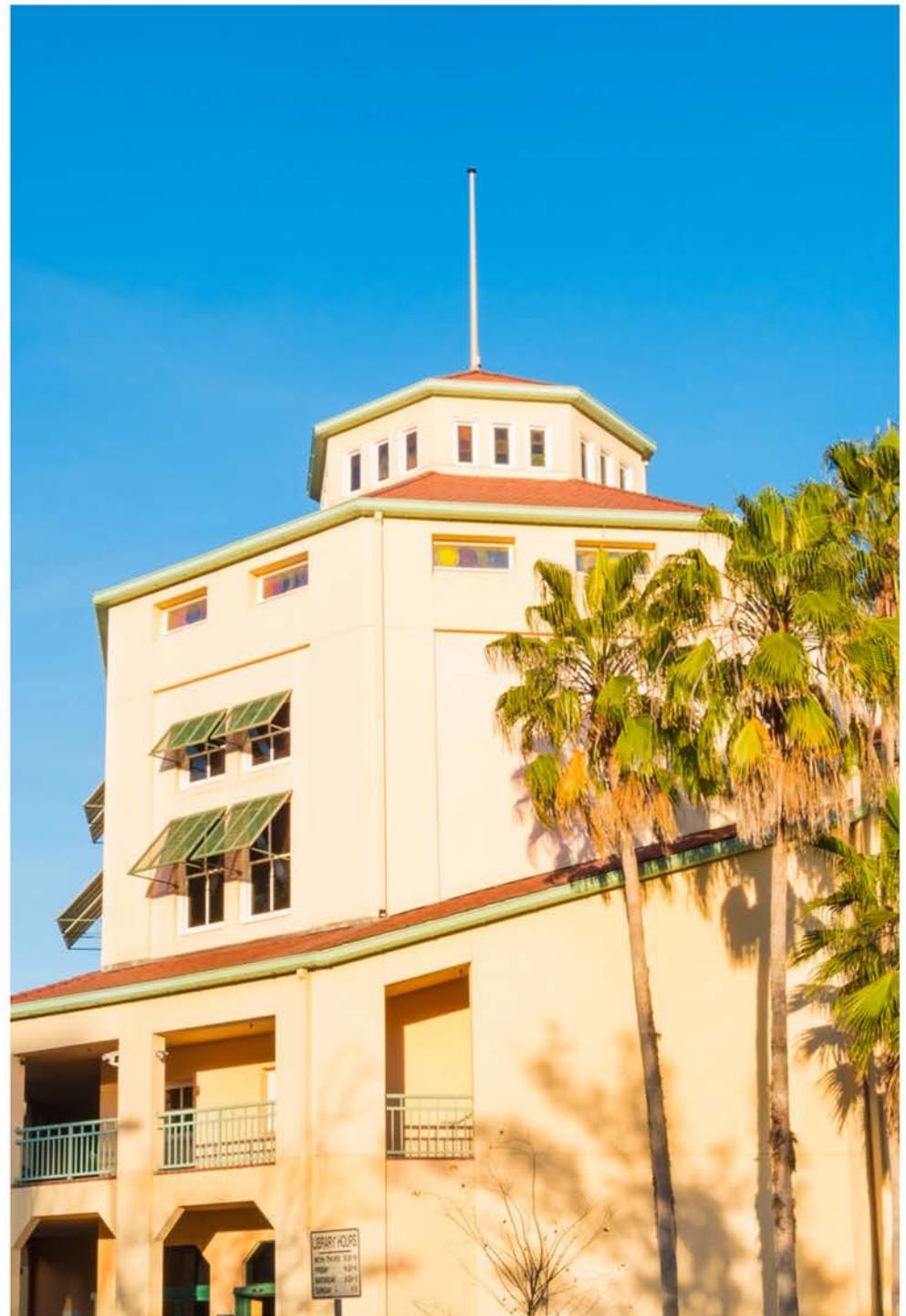
\$1,151



64 WALK
SCORE



63 BIKE
SCORE



3,520 SF SINGLE-TENANT PROPERTY IN GAINESVILLE, FL

12 SOUTHWEST 1ST AVENUE

GAINESVILLE, FL 32601

BRENT LINE - COMMERCIAL ASSOCIATE

BrentLine@kwcommercial.com | (352) 281-0996



OFFERING MEMORANDUM

Keller Williams Realty, Inc., a franchise company, is an Equal Opportunity Employer and supports the Fair Housing Act.

Each Keller Williams® office is independently owned and operated.

Copyright © 1996-2024 Keller Williams Realty, Inc. All rights reserved.