

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

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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



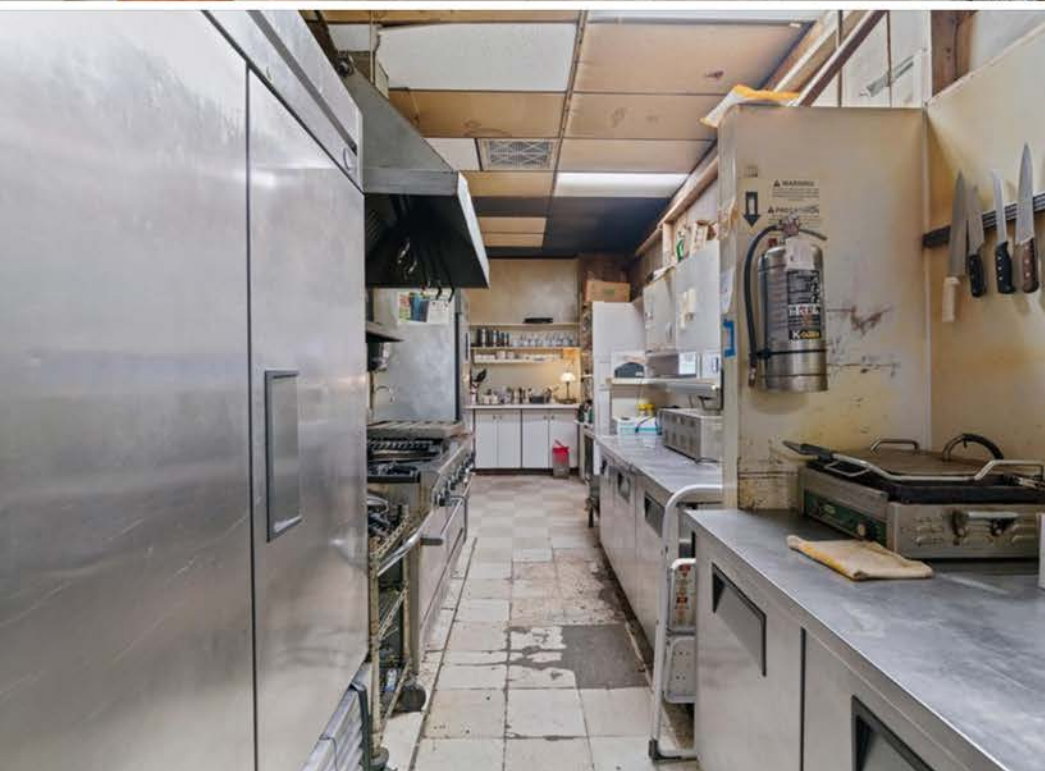


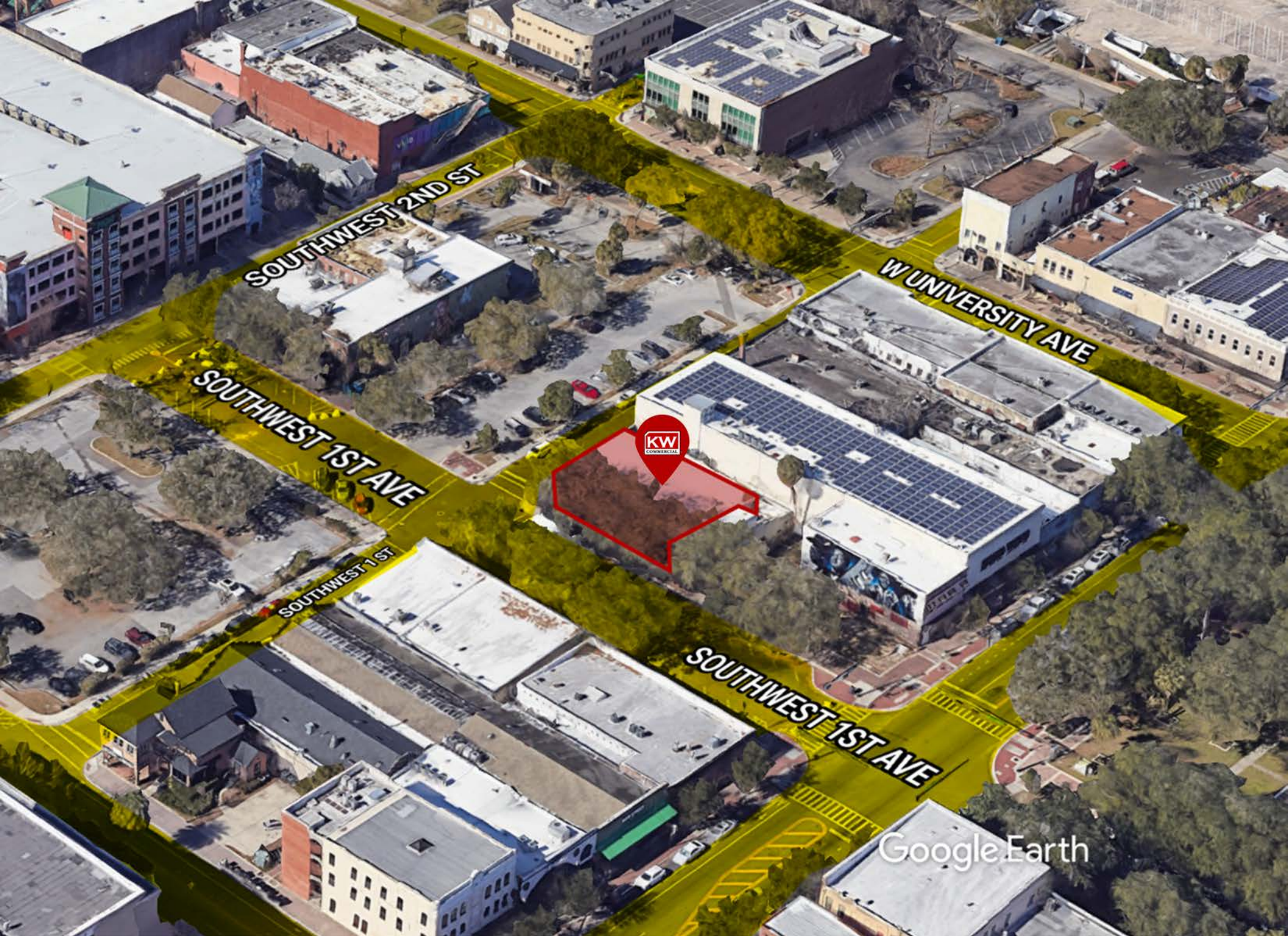










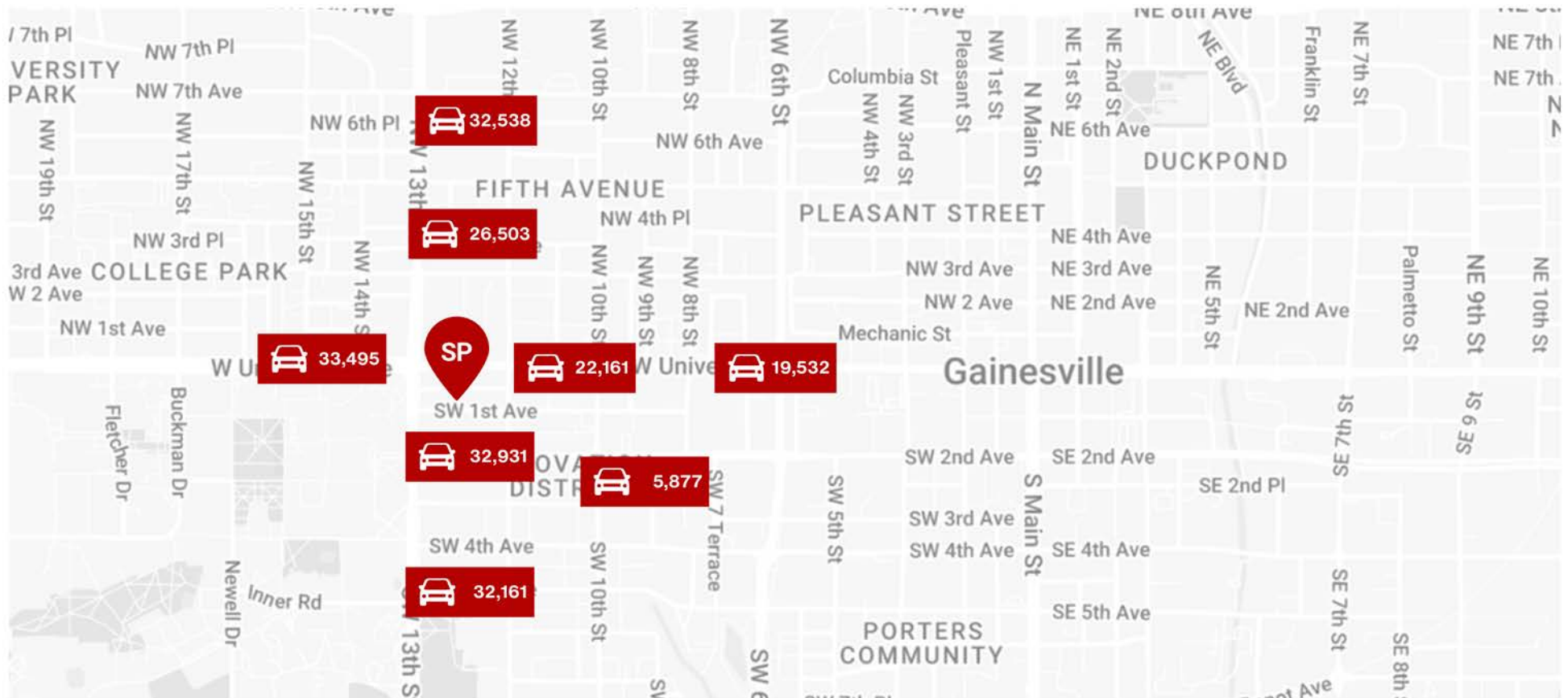


DEMOGRAPHIC SUMMARY REPORT

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	57.44%	85,252	57.42%
BLACK	2,159	14.40%	20,621	25.21%	33,822	22.78%
AM. INDIAN & ALASKAN	35	0.23%	132	0.16%	280	0.19%
ASIAN	630	4.20%	4,411	5.39%	9,403	6.33%
HAWAIIAN & PACIFIC ISLAND	0	0.00%	0	0.00%	0	0.00%
OTHER	1,857	12.39%	9,655	11.80%	19,717	13.28%
U.S. ARMED FORCES	2		28		60	
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	30.77%	20,894	35.17%
RENTER OCCUPIED	5,126	80.32%	22,021	69.23%	38,522	64.83%
2024 HOUSEHOLDS BY HH INCOME	6,381		31,807		59,416	
INCOME: <\$25,000	2,861	44.84%	11,306	35.55%	18,123	30.50%
INCOME: \$25,000 - \$50,000	1,585	24.84%	8,362	26.29%	16,027	26.97%
INCOME: \$50,000 - \$75,000	563	8.82%	3,648	11.47%	7,215	12.14%
INCOME: \$75,000 - \$100,000	462	7.24%	2,833	8.91%	6,090	10.25%
INCOME: \$100,000 - \$125,000	266	4.17%	2,205	6.93%	4,714	7.93%
INCOME: \$125,000 - \$150,000	123	1.93%	798	2.51%	1,690	2.84%
INCOME: \$150,000 - \$200,000	186	2.91%	1,072	3.37%	2,273	3.83%
INCOME: \$200,000+	335	5.25%	1,583	4.98%	3,284	5.53%
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.



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