



0.78 ACRE PARCEL AVAILABLE

NEC of N Main St and NE 16th Ave, Gainesville, FL 32609
1601 N Main St | Gainesville, FL 32609

PROPERTY HIGHLIGHTS

- ▶ 0.78 Acres available
- ▶ Signalized intersection with a combined traffic count of 27,500 AADT
- ▶ Surrounding retailers include Publix, Circle K, Burger King, T-Mobie, UF Health, Wendys, Popeyes, PNC, Family Dollar, Capital City Bank, and Good Year
- ▶ Less than 2 miles North of University of Florida main campus - 50,000+ students
- ▶ Population of 151,648 within a 5-mile radius of subject site
- ▶ Demographics include an average income of more than \$81,000 within a 5-mile radius

2025 DEMOGRAPHICS

Population



1 Mile	9,433
3 Mile	73,944
5 Mile	151,648

Households



1 Mile	4,651
3 Mile	28,636
5 Mile	61,594

Household Income



1 Mile	\$82,266
3 Mile	\$79,016
5 Mile	\$81,182

Traffic Counts



N Main St	15,500 AADT
NE 16th Ave	12,500 AADT

Daytime Demos



	Businesses	Employees	Daytime Population
1 Mile	1,102	8,691	11,302
3 Mile	4,015	40,874	71,890
5 Mile	7,575	68,911	126,299

0.78 ACRE PARCEL AVAILABLE

NEC of N Main St and NE 16th Ave | Gainesville, FL 32609



Site Map



All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. **UPDATED:042326**

Brandon Eggleston
813 712 3068
brandon@rmcpg.com

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