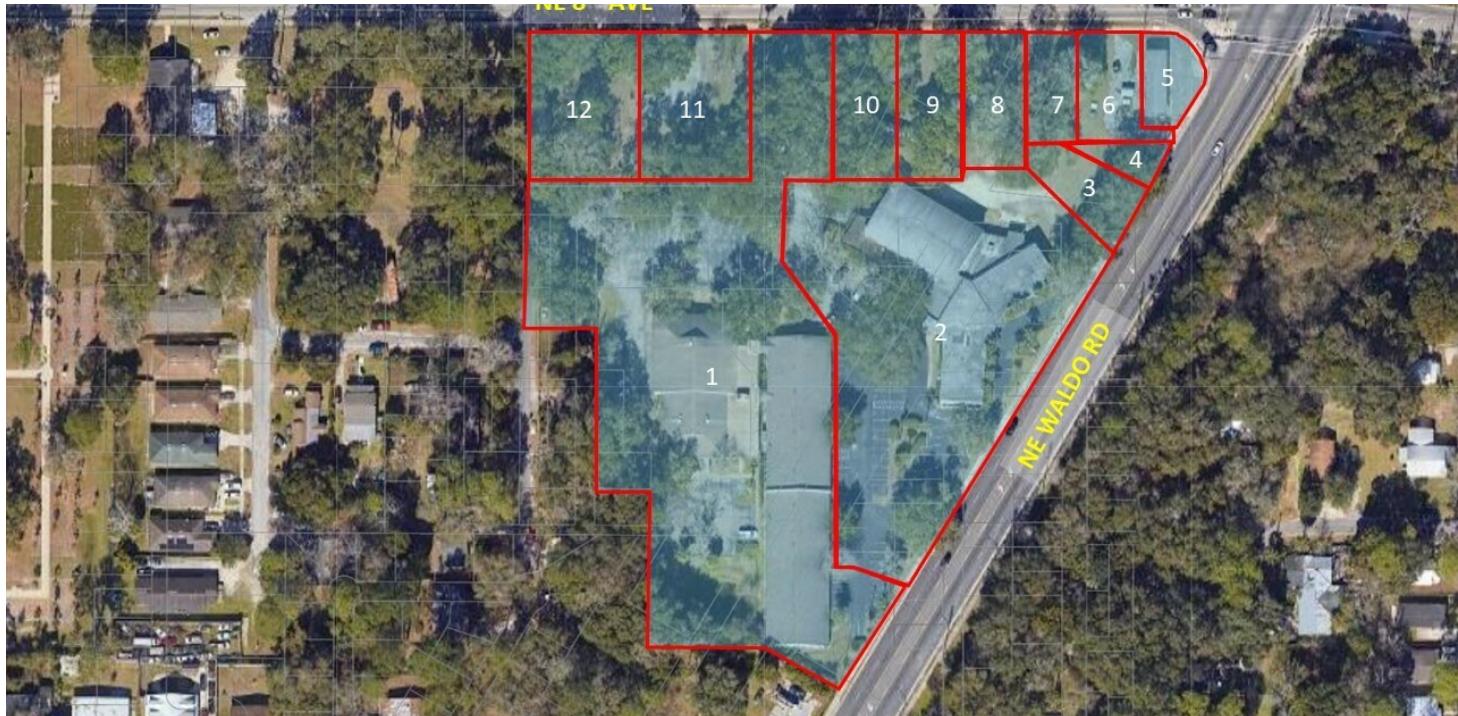


SALE

PROPERTY ASSEMBLAGE ON NE WALDO RD

730 NE Waldo Rd Gainesville, FL 32641



PROPERTY DESCRIPTION

Property assemblage for sale. Sale includes 12 parcels consisting of 7.07 acres of land and 4 buildings totaling 50,719 SF. Assemblage will not be split, will be sold as a whole. Zoning consists of U4, U6, and PD zoning. Amazing street frontage on both NE Waldo RD and NE 8th AVE! NE 8th AVE features an AADT of 9,600 vehicles and NE Waldo RD features an AADT of 29,000 vehicles providing lot 5 with a combined AADT of 38,600 vehicles per day passing by at the intersection of NE 8th AVE and NE Waldo RD!

OFFERING SUMMARY

Sale Price:	\$4,900,000
Lot Size:	7.07 Acres
Building Size:	50,719 SF
AADT NE 8th AVE:	9,600
AADT NE Waldo RD:	29,000
Zoning:	U4, U6, PD
APN:	12557-000-000

Craig Carter
352 339 4038

Dean R. Cheshire
352 745 1883

Michelle Carter
352 339 5734



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SALE

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SALE

730 NE WALDO RD

730 NE Waldo Rd, Gainesville, FL ASSEMBLAGE



Map	Parcel #	Address	Acreage	Building Size	Zoning
1	12342-011-000	730 NE Waldo Rd	3.18	17920 & 13053	PD
2	12557-000-000	730 NE Waldo Rd	1.77	18446	U4
3	12550-003-000	none	0.21		U6
4	12550-001-000	none	0.05		U6
5	12550-000-000	1421 NE 8th Ave	0.11	1300	U6
6	12550-002-000	none	0.17		U6
7	12551-000-000	1409 NE 8th Ave	0.12		U6
8	12552-000-000	1403 NE 8th Ave	0.22		U6
9	12553-000-000	1341 NE 8th Ave	0.23		U6
10	12554-000-000	1337 NE 8th Ave	0.23		U6
11	12342-001-000	1319 NE 8th Ave	0.39		U4
12	12342-004-001	1307 NE 8th Ave	0.39		U4

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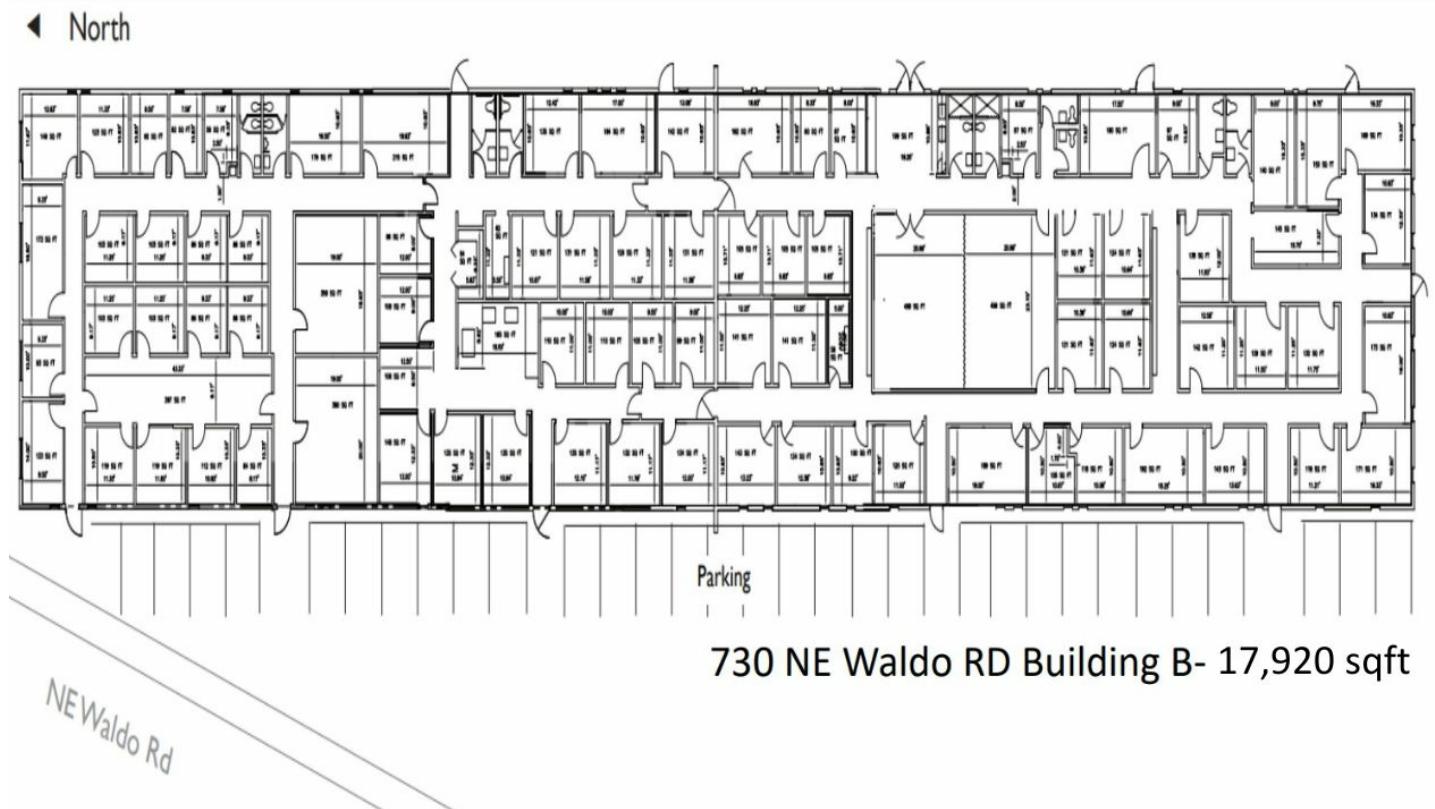


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SALE

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730 NE WALDO RD

730 NE Waldo Rd Gainesville, FL 32641

730 Building C

13,053 sqft



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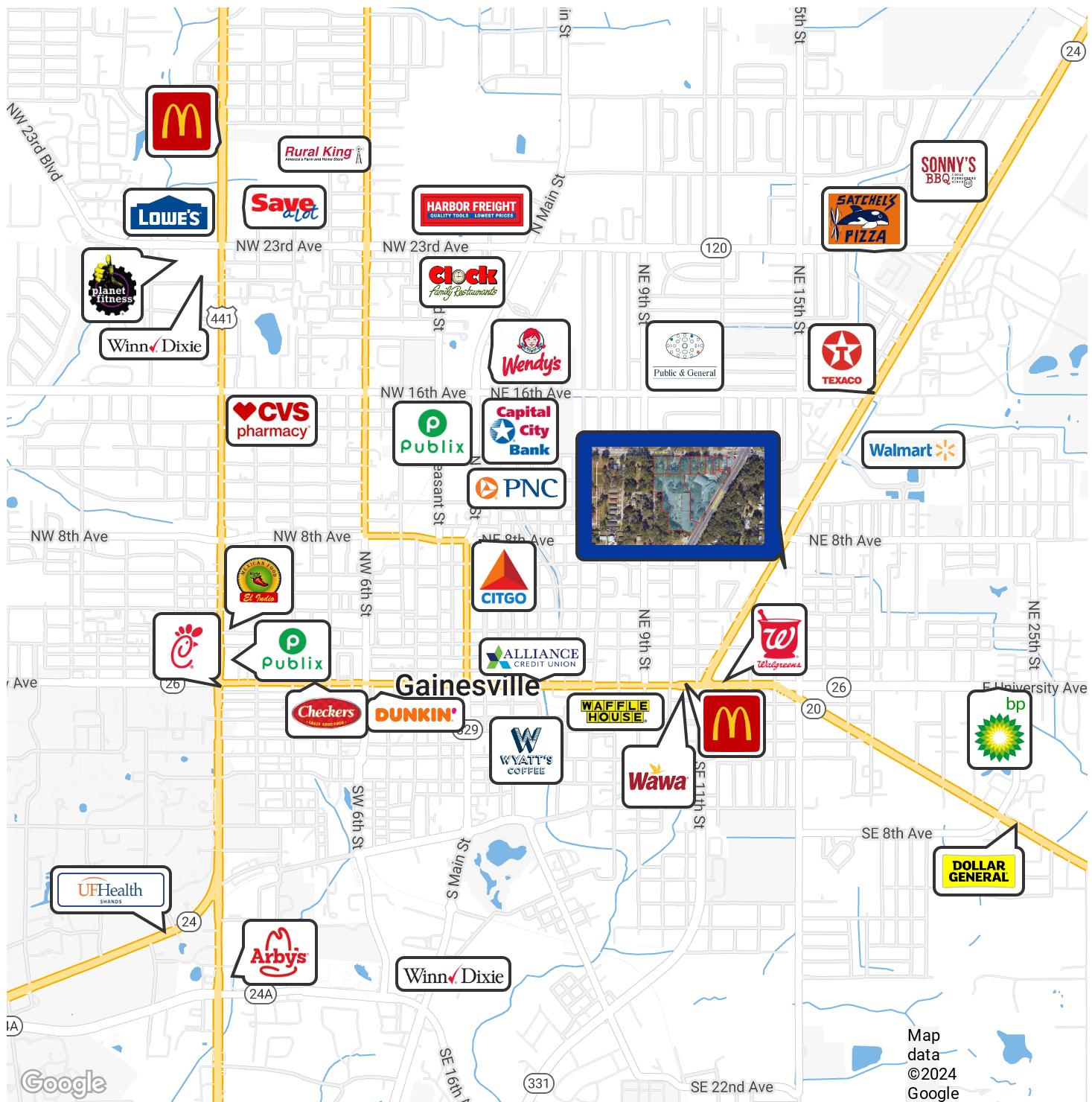


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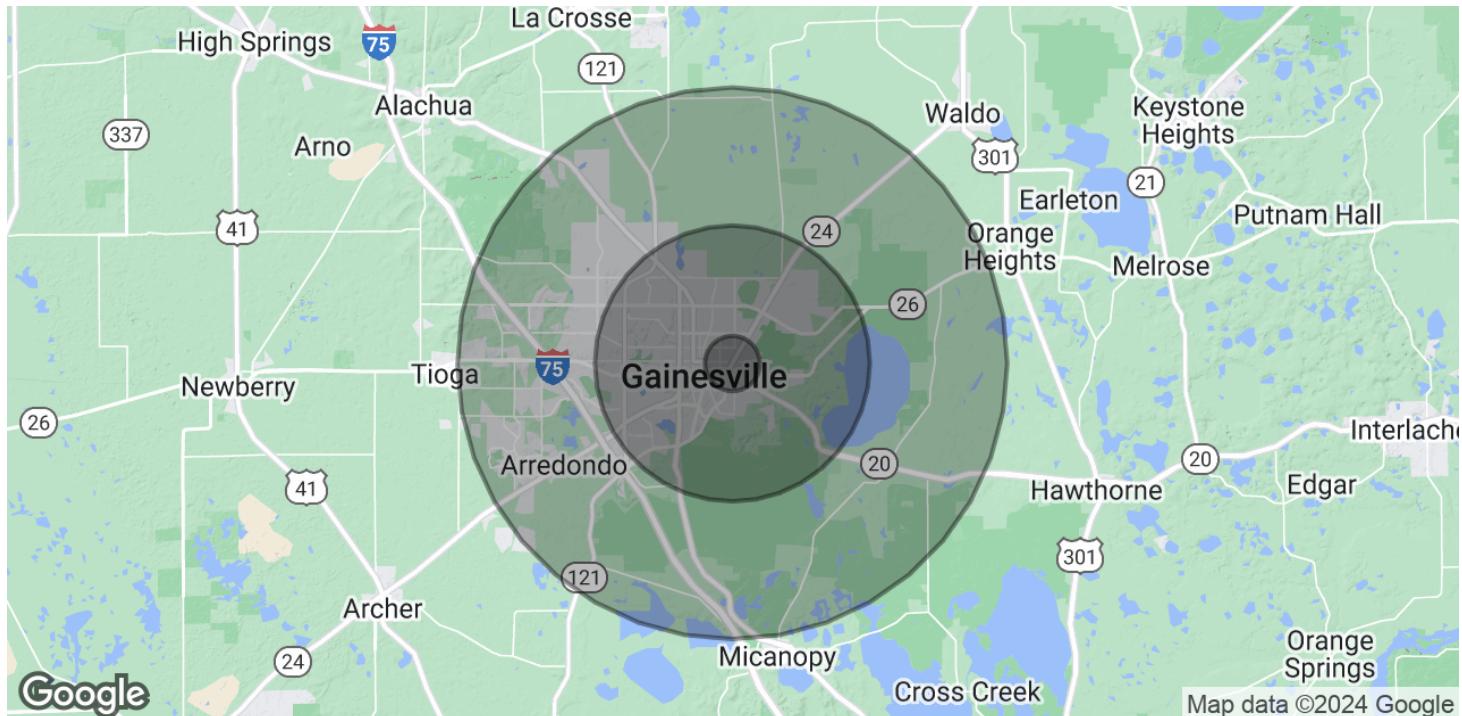


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,006	118,901	205,623
Average Age	37.1	31.4	34.2
Average Age (Male)	32.9	30.9	33.1
Average Age (Female)	39.7	32.7	35.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,082	52,325	92,519
# of Persons per HH	2	2.3	2.2
Average HH Income	\$49,505	\$47,396	\$58,644
Average House Value	\$162,378	\$157,148	\$178,778

2020 American Community Survey (ACS)

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The CRE Pro Team logo is on the left, featuring the letters 'CRE' in a large, bold, white font with 'PRO TEAM' in smaller letters below it. In the center is a professional photo of three people: a man on the left with a beard, a woman in the middle with blonde hair, and a man on the right wearing glasses and a suit. To the right of the photo is the Coldwell Banker Commercial logo, which includes a stylized 'CB' with a star, the text 'COLDWELL BANKER COMMERCIAL', and 'M.M. PARRISH, REALTORS®'.

DEAN R. CHESHIRE, <small>MBA</small> Licensed Real Estate Broker	MICHELLE CARTER Commercial Realtor®	CRAIG CARTER Commercial Realtor®
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The CRE Pro Team has been the dominant commercial presence in North Central Florida for many years. Working with private owners as well as multiple government entities, we have worked on both sides of hundreds of transactions with selling and leasing in all asset classes. Dean grew up in the world of real estate, construction and development. He graduated cum laude from the University of Florida and subsequently earned the distinction of an MBA from the Hough Graduate School of Business at the University of Florida. Craig has been a business owner, a private real estate investor and a City Commissioner. His out-of-the-box thinking and determination have delivered strong successes for his many clients in the commercial real estate industry. Michelle offers many years of business marketing experience and organizational precision in the development of innovative ways to market properties. The CRE Pro Team has drawn from their vast experience and education and have been multi-million-dollar producers for many years.

Learn more about the CRE Pro Team or see their listings at www.CREProTeam.com.

