

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



**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

SALE

PROPERTY ASSEMBLAGE ON NE WALDO RD

730 NE Waldo Rd Gainesville, FL 32641



Craig Carter
352 339 4038

Dean R. Cheshire
352 745 1883

Michelle Carter
352 339 5734



**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

SALE

PROPERTY ASSEMBLAGE ON NE WALDO RD

730 NE Waldo Rd Gainesville, FL 32641



Craig Carter
352 339 4038

Dean R. Cheshire
352 745 1883

Michelle Carter
352 339 5734

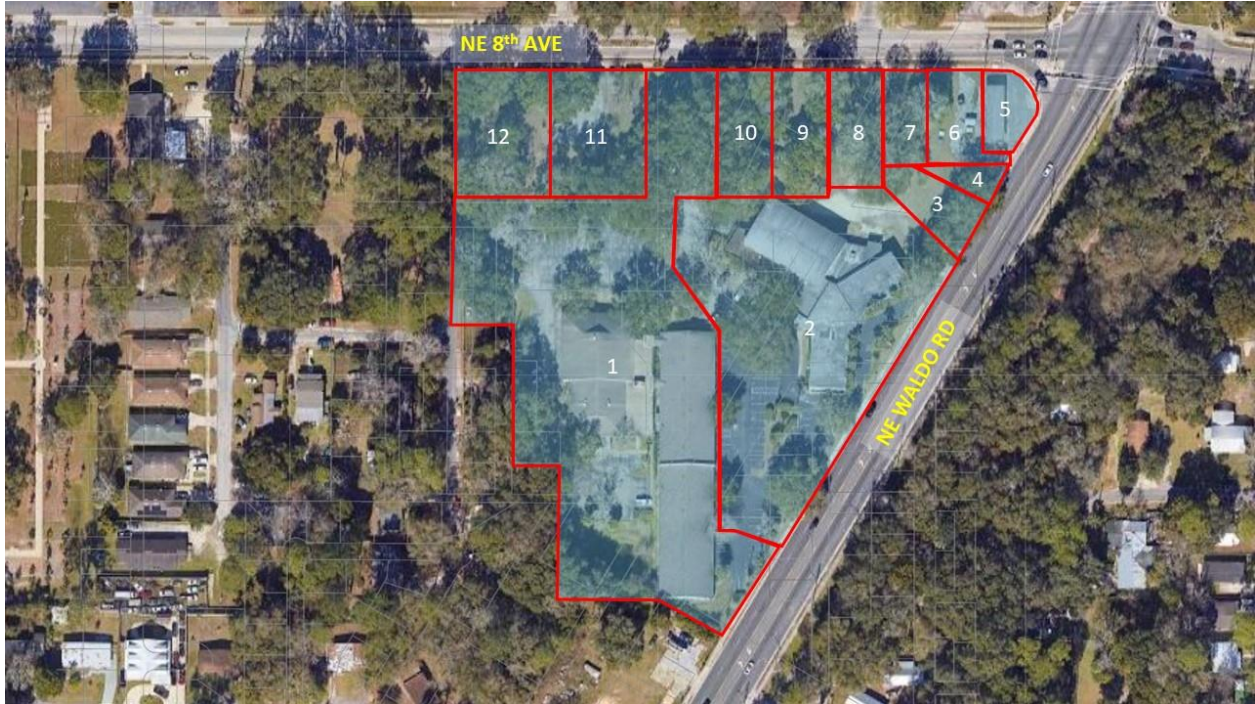


**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

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 |

Craig Carter
352 339 4038

Dean R. Cheshire
352 745 1883

Michelle Carter
352 339 5734

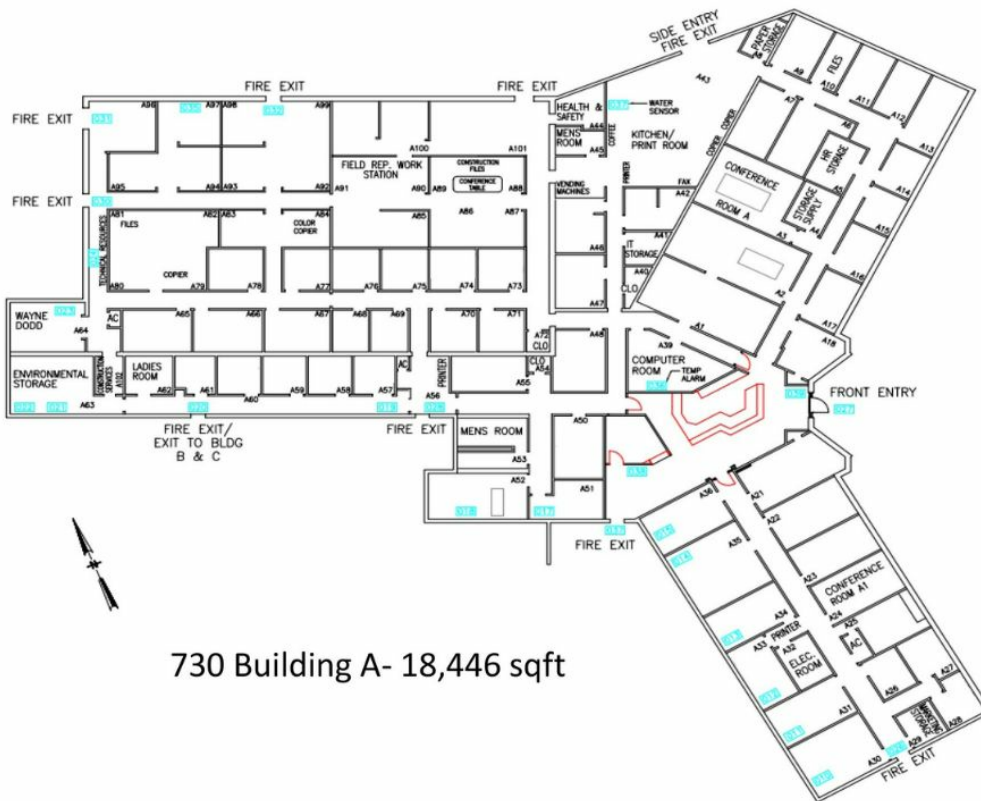


**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

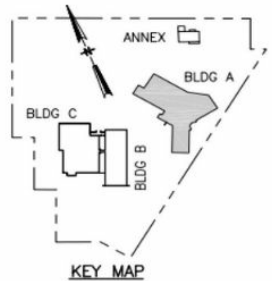
SALE

730 NE WALDO RD

730 NE Waldo Rd Gainesville, FL 32641



EXIST BUILDING & ALARM CODE



BUILDING A FLOOR PLAN
UPDATED JANUARY 2008

Craig Carter
352 339 4038

Dean R. Cheshire
352 745 1883

Michelle Carter
352 339 5734



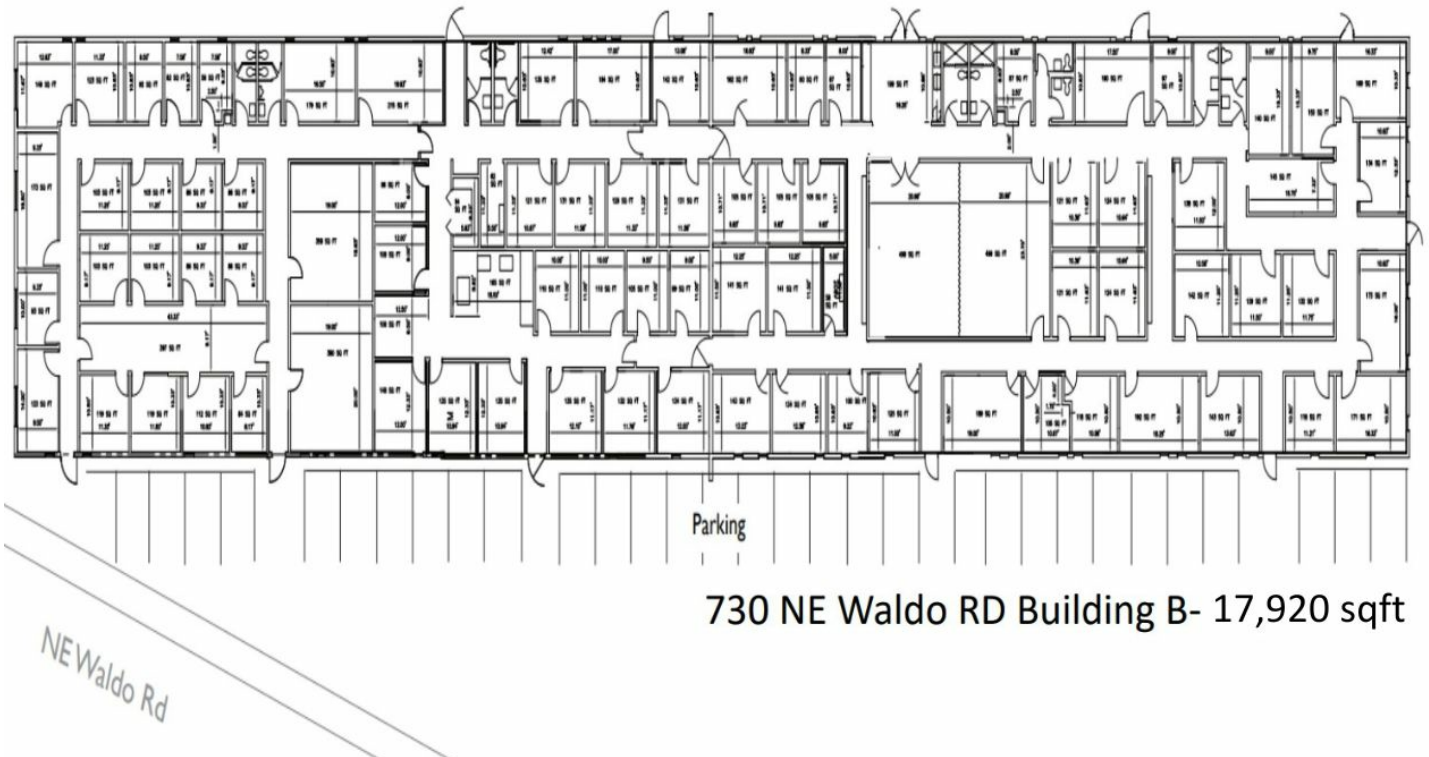
**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

SALE

730 NE WALDO RD

730 NE Waldo Rd Gainesville, FL 32641

◀ North



730 NE Waldo RD Building B- 17,920 sqft

Craig Carter
352 339 4038

Dean R. Cheshire
352 745 1883

Michelle Carter
352 339 5734



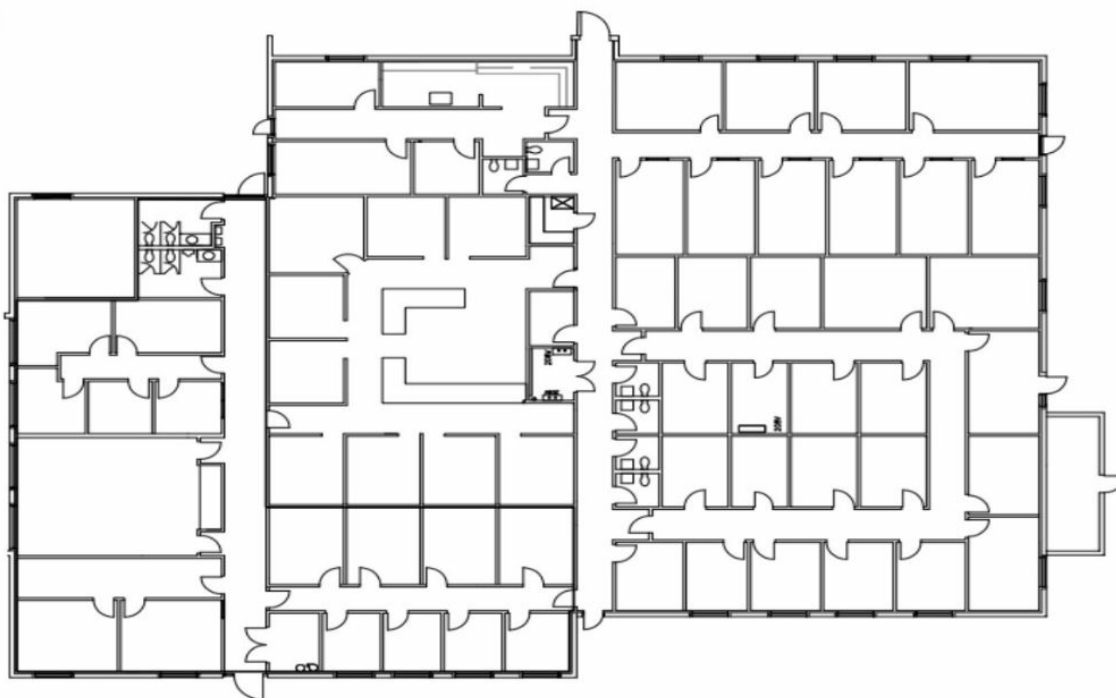
**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

SALE

730 NE WALDO RD

730 NE Waldo Rd Gainesville, FL 32641

730 Building C
13,053 sqft



Craig Carter
352 339 4038

Dean R. Cheshire
352 745 1883

Michelle Carter
352 339 5734



**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

SALE

PROPERTY ASSEMBLAGE ON NE WALDO RD

730 NE Waldo Rd Gainesville, FL 32641



Craig Carter
352 339 4038

Dean R. Cheshire
352 745 1883

Michelle Carter
352 339 5734

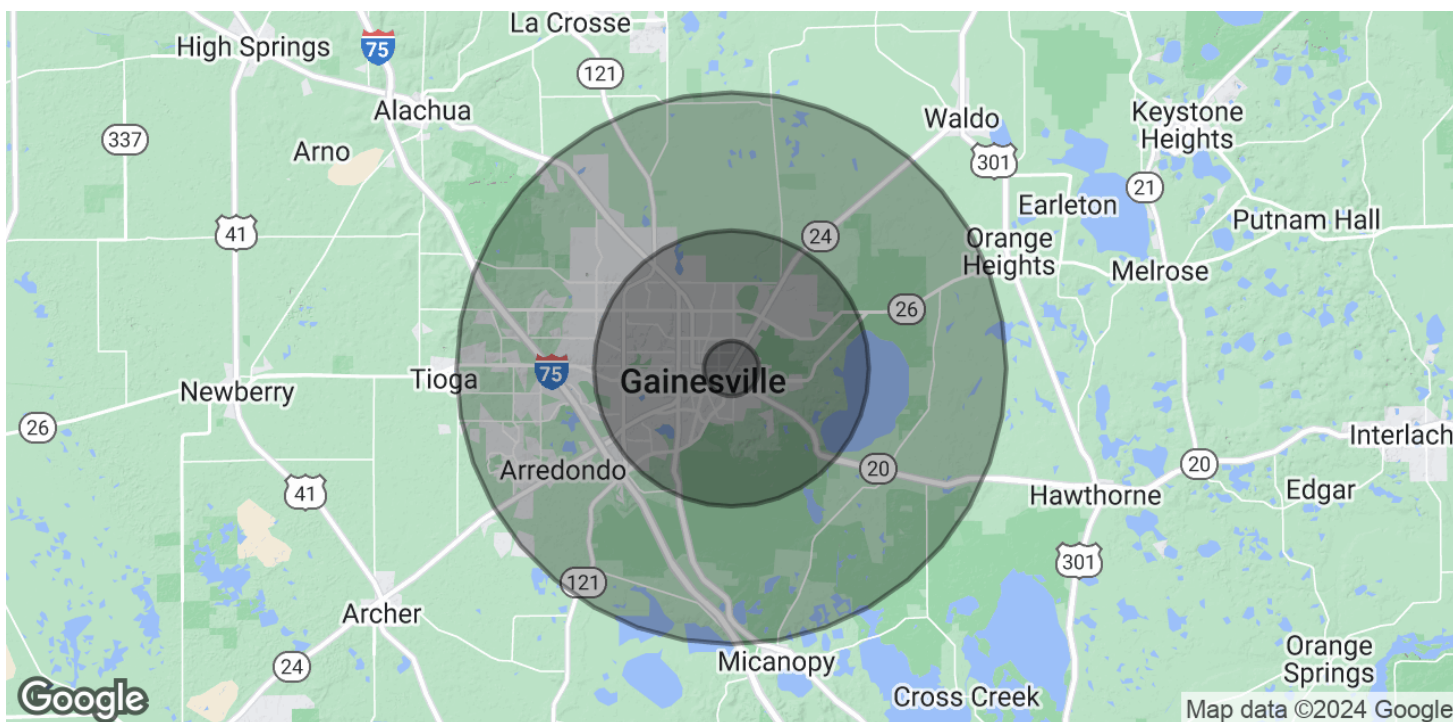


COLDWELL BANKER
COMMERCIAL
M.M. PARRISH REALTORS

SALE

PROPERTY ASSEMBLAGE ON NE WALDO RD

730 NE Waldo Rd Gainesville, FL 32641



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)

Craig Carter
352 339 4038

Dean R. Cheshire
352 745 1883

Michelle Carter
352 339 5734



**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS



CRE
P R O T E A M

DEAN R. CHESHIRE, MBA
Licensed Real Estate Broker

MICHELLE CARTER
Commercial Realtor®

CRAIG CARTER
Commercial Realtor®

352.745.1883
dean@mmparrish.com

352.339.5734
mcarter@mmparrish.com

352.339.4038
ccarter@mmparrish.com

COLDWELL BANKER
COMMERCIAL
M.M. PARRISH,
REALTORS®

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.

