



Pad - Ready Site Available For Sale

- Last remaining pad site located near the corner of SW 34th Street and Hull Road in the University area in Gainesville, FL. Potential uses include retail, restaurant, office, multi-family, conference hall, hotel, medical, or self-storage facility.
- West 38 is home to Varsity House Gainesville Apartments, Aloft Hotel, a future Woodspring Hotel and the UF Park & Ride. Hull Road serves as a major connector road into the University of Florida campus and one of the main roads for public transit for UF students and employees.
- This property is also near Butler Plaza North, Butler Plaza Town Center, Celebration Pointe, the Hilton UF Conference Center Hotel, the Florida Museum of Natural History, the UF Health Orthopedics and Sports Medicine Institute, and a dense multi-family population.

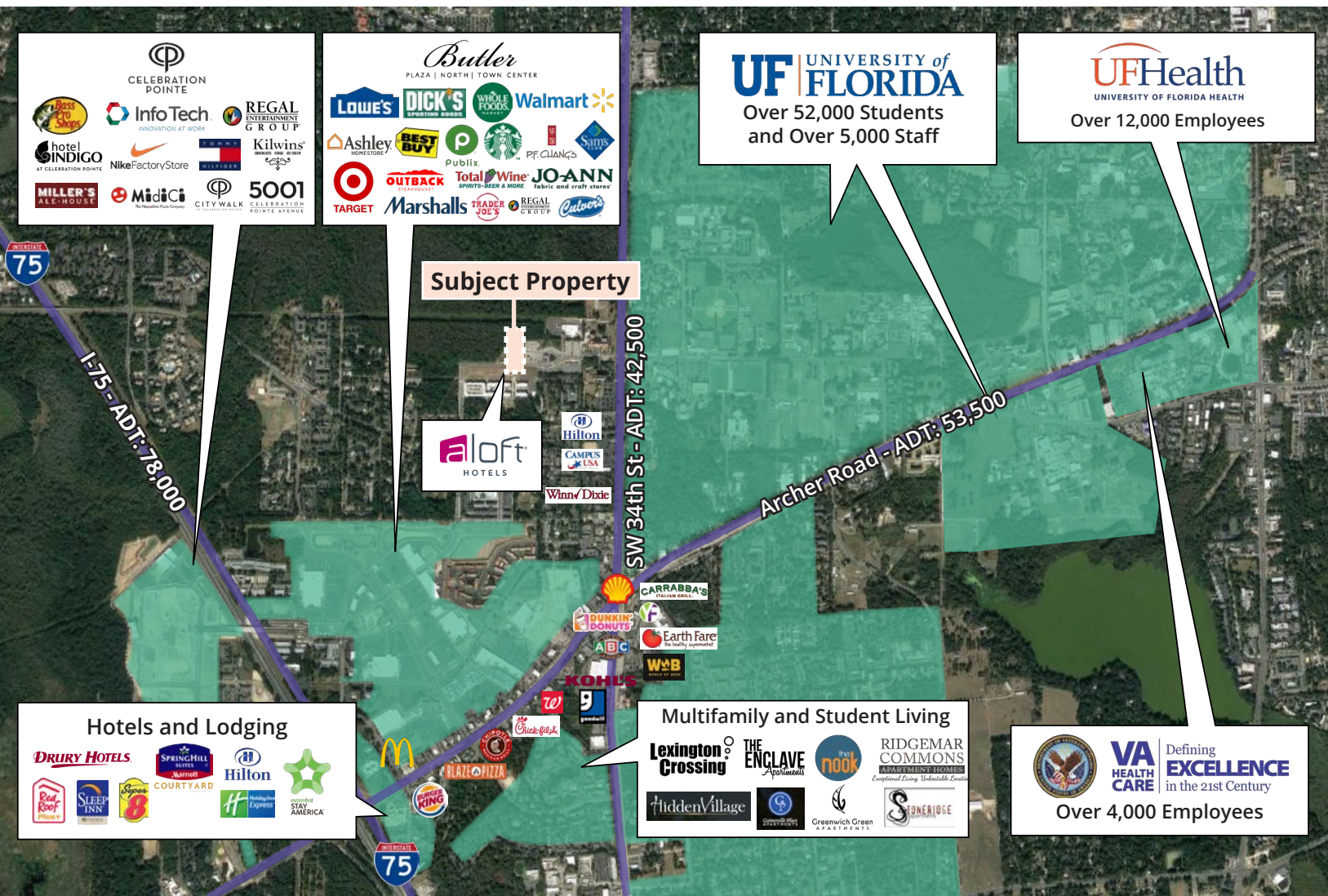
For further information

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Aerial map



Location

Located near the corner of SW 34th Street and Hull Road



Proximity

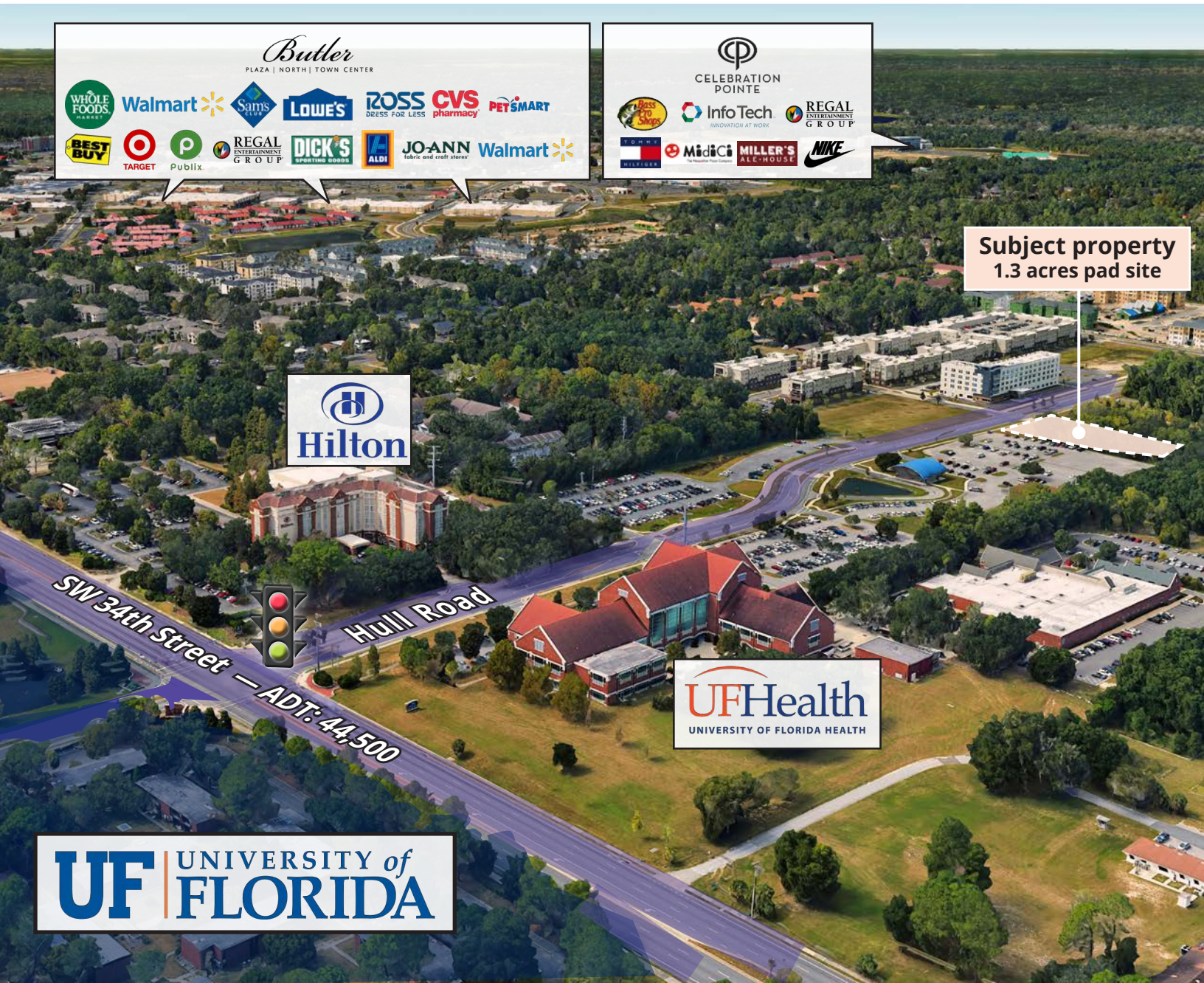
Proximate to the University of Florida



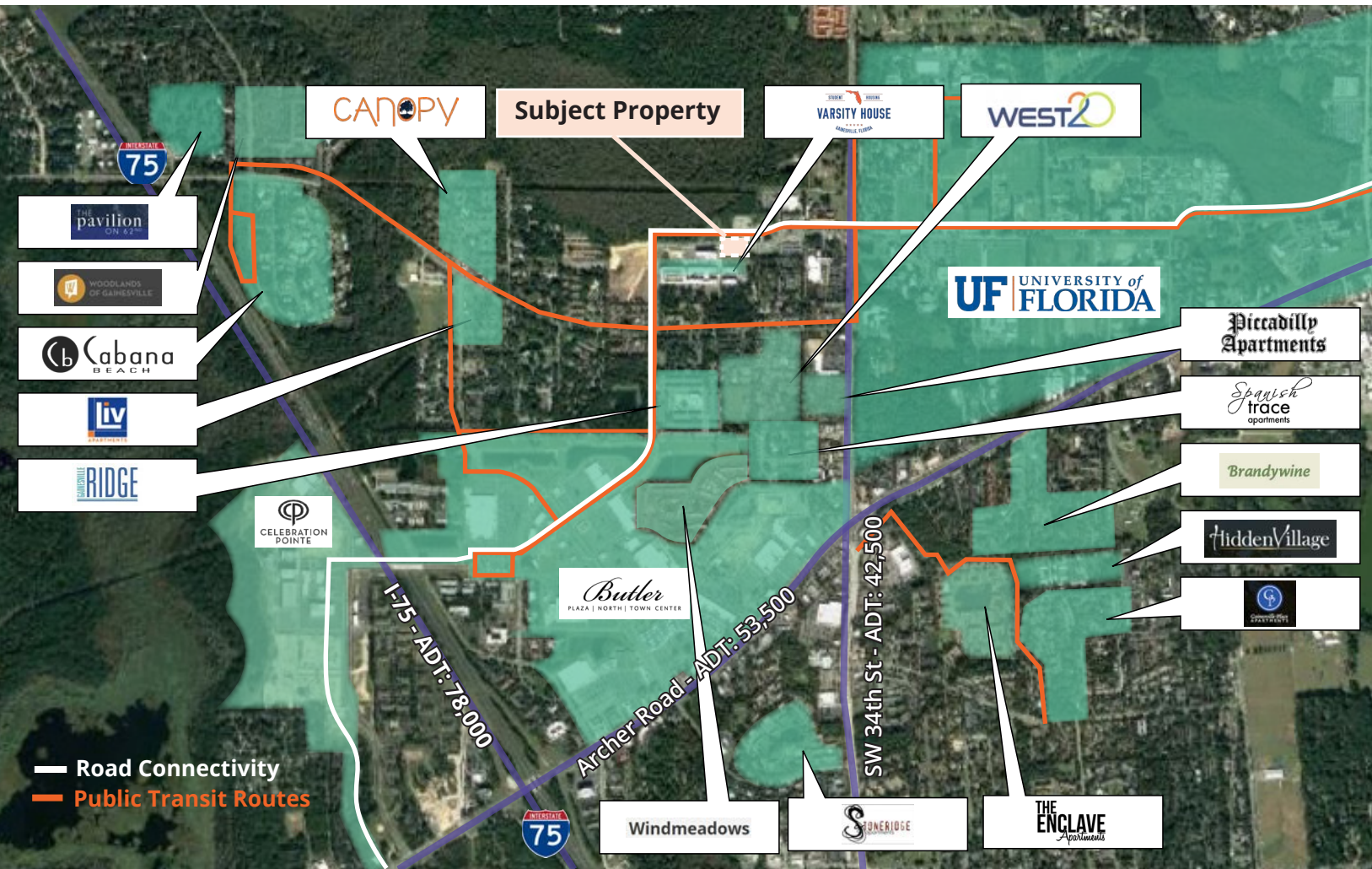
Visibility

Visibility from Hull Road

Aerial map



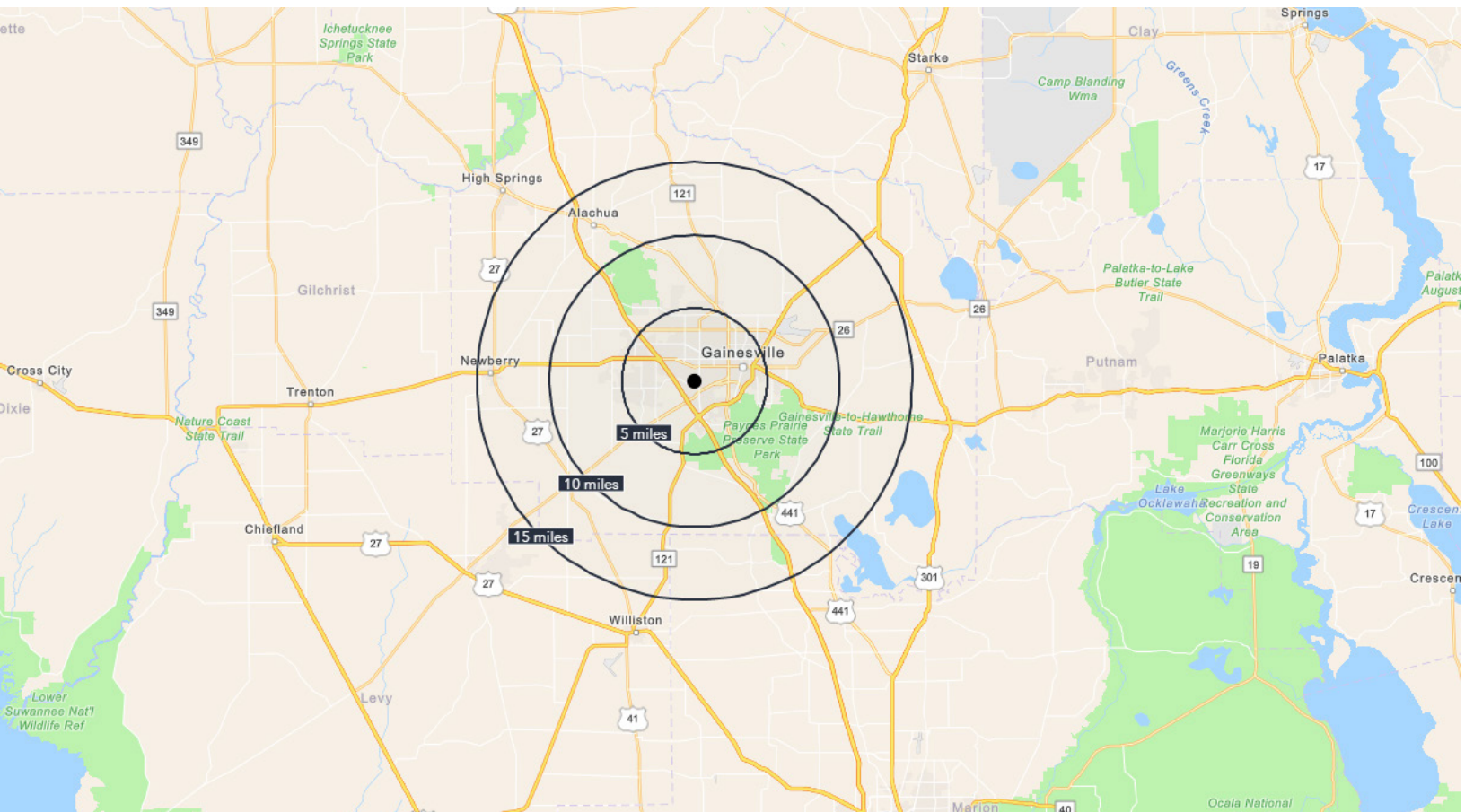
Aerial map & approved uses



U9 Zoning Approved Uses

Multi-Family Housing	Business Services	Health Services
Dormitory	Office	Dental
Restaurant	Hotel	Medical
Drive-Thru Facility	Retail Sales	Laboratory
Day Care Center	Veterinary Services	Assisted Living Facility
School	Storage Facility	Skilled Nursing Facility

Demographics



Population	5 Miles	10 Miles	15 Miles
Total population	183,836	240,643	270,606
Median age	28.6	31.0	32.1
Households & Income	5 Miles	10 Miles	15 Miles
Total households	76,051	97,847	109,708
# of persons per HH	2.19	2.26	2.29
Average HH income	\$99,622	\$109,269	\$110,383
Average house value	\$435,392	\$439,882	\$447,795
Businesses	5 Miles	10 Miles	15 Miles
Total businesses	7,381	9,181	10,255
Total employees	122,083	142,808	152,321



Population: Over 270,000 people within a 15 mile radius



Income: Average household income of \$110,383 within a 15 mile radius



Household Income: Average housing value over \$447,000 within a 15 mile radius



Employment: Daytime employment population of over 152,000 within a 15 mile radius

**If you would like to discuss this further,
please get in touch.**

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