

**Prime Mixed-Use Opportunity on NE Waldo Road**

1001 NE Waldo Road Gainesville, FL 32641

Property Features



0.22 AC



2,465 SF



MU2 Zoning

Property Description

This 2-story, 2,465 SF office building sits on a 0.22-acre parcel zoned MU2, allowing for mixed-use development. Built in 1973 and renovated in 1983, the property features owner-occupied use and is currently leased to Labor Finders, a long-standing tenant since 1999. Located on NE Waldo Rd, the site offers exceptional access, visibility, and strong daily traffic, making it ideal for investors or owner-users looking to capitalize on Gainesville's urban corridor growth.

Property Details

Address	1001 NE Waldo Road	Land Area	0.22 AC (9,563 SF)
City, State, Zip Code	Gainesville, FL 32641	Zoning	MU2 (Mixed-Use 2)
RBA	2,465 SF	Parcel ID	10813-000-000
Stories	2	Tenancy	Single
Built/Renovated	1973 / 1983	FAR	0.26

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Investment Highlights



Prime Location & High Visibility

Strategically located in Gainesville's thriving submarket on NE Waldo Road, a major arterial with substantial traffic.



Flexible Zoning & Immediate Income

Mixed-Use Zoning (MU2) offers valuable redevelopment flexibility, while an established long-term tenant provides immediate income stability.



Strong Growth & Diverse Demographics

The area shows robust projected population growth (4.06%–7.63% by 2029) and a diverse demographic base, including a significant student population.



Access to Amenities

Situated in a developed area, the property offers convenient access to surrounding services and businesses, with parking aligning to its car-dependent nature.

