



## 1.29 ACRE PARCEL AVAILABLE

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

### Property Highlights

- ▶ 1.29 Acres available
- ▶ Signalized intersection with combined traffic count of 27,500 AADT
- ▶ Surrounding retailers include Publix, Circle K, Burger King, T-Mobile, 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 151,080 within a 5-mile radius of subject site
- ▶ Demographics include an average income of more than \$75,000 within a 5-mile radius

### DEMOGRAPHICS

#### Population



1 Mile	9,415
3 Mile	74,124
5 Mile	151,080

#### Households



1 Mile	4,656
3 Mile	29,020
5 Mile	61,890

#### Household Income



1 Mile	\$80,686
3 Mile	\$70,966
5 Mile	\$75,668

#### Traffic Counts



N Main St	15,500
NE 16th Ave	12,000

#### Daytime Demos



Businesses	Employees	Daytime Population
1 Mile 1,009	1 Mile 8,285	1 Mile 10,692
3 Mile 3,855	3 Mile 37,132	3 Mile 66,462
5 Mile 7,213	5 Mile 63,401	5 Mile 118,420

CALL FOR DETAILS **813-712-3068**

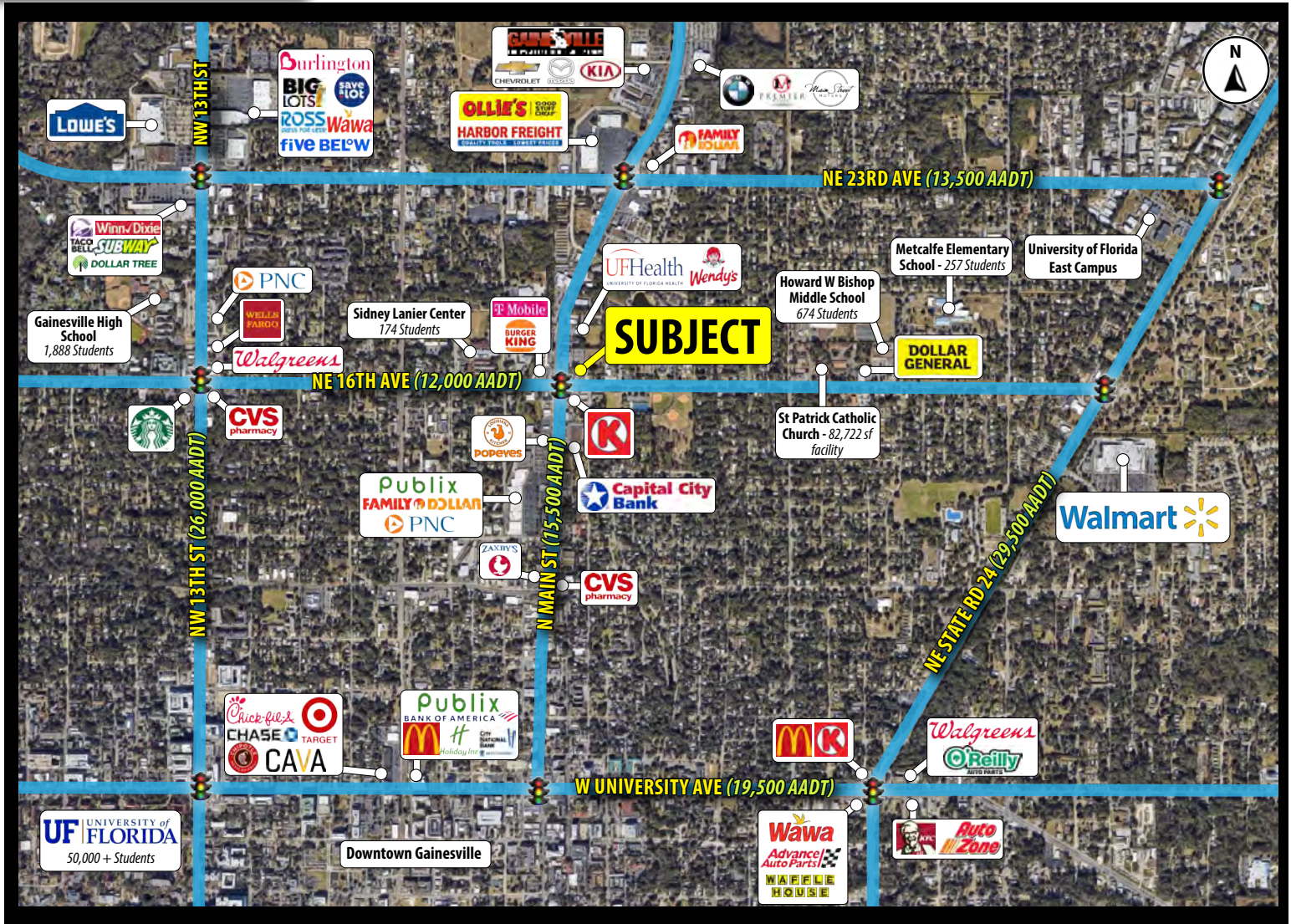


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## Site Map



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