



For Sale

3310 N Main St | Gainesville, FL 32609

Building Size: 39,922± SF

Lot Size: 2.04± AC

Sale Price:

\$4,200,000

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Property Overview

Located on Main St, in the heart of the Auto Row and completed in 1961, this multi-tenant building offers a prime opportunity for both as an investment sale or owner occupier. With a total of approximately 39,922 square feet on 2.04-acre parcel, the property features a new “cool roof” over The Parts House tenant, as well as new TPO roof over the flat roof of the WinSupply tenant. The property also includes ample warehouse space, a common dock area used by all three tenants, show room and two automotive bays used by tenant Paul West Used Cars.

Property Highlights

- Two national tenants
- Great location on Auto Row
- New “Cool Roof” over The Parts House
- New TPO roof over WinSupply
- 15,500± AADT
- Multiple access points



Property Details

Addresses:	3310 N Main Street Gainesville, FL 32609
Year Built:	1961
Building Size:	39,922± SF
Parcel Size:	2.04± AC
Zoning:	W & BA
Land Use:	Commercial
Jurisdiction:	City of Gainesville
Parcel ID:	08210-008-007
Owner:	COUSINS WAREHOUSE LLC
Parking Spaces:	40
Assessed Value (2024):	\$1,058,723
Property Taxes (2023):	\$23,118.14

A National & Local Tenant Mix



The Parts House *thepartshouse.com*

We aim to be the most respected supplier to automotive service providers, through engaged team members, product availability and service reliability. With a fleet of 700 delivery vehicles and professional delivery drivers, TPH strives to provide prompt delivery to all of its professional customers in every market we serve. We employ state-of-the-art logistics technology to dispatch and track each delivery. We recognize that on-time delivery is important to our professional customers, and it is our mission to provide the best service possible.



Winsupply *winsupplyinc.com*

The Winsupply Family of Companies is a leading supplier of materials for residential and commercial construction as well as industrial use. Since 1956, we have provided enterprising entrepreneurs with the opportunity to own and operate their own business, all with the support of committed support and services. It's our mission to help hard-working people achieve the American dream in an era that pushes business owners to reinvent traditional success strategies.

PAUL WEST USED CARS

Paul West Used Cars *pwuc.com*

Paul West started his venture in the car business in 1987 when he moved from the east coast of Florida to Gainesville, FL, to purchase the Ford Franchise from Shaw & Keeter Ford. From there, he never looked back, focusing on quality vehicles and developing long-lasting relationships with everyone he came in contact with. During the '90s, Paul West purchased the Mitsubishi Franchise, and by 1995, he opened Paul West Used Cars to help people build and start their credit.

Photo Gallery

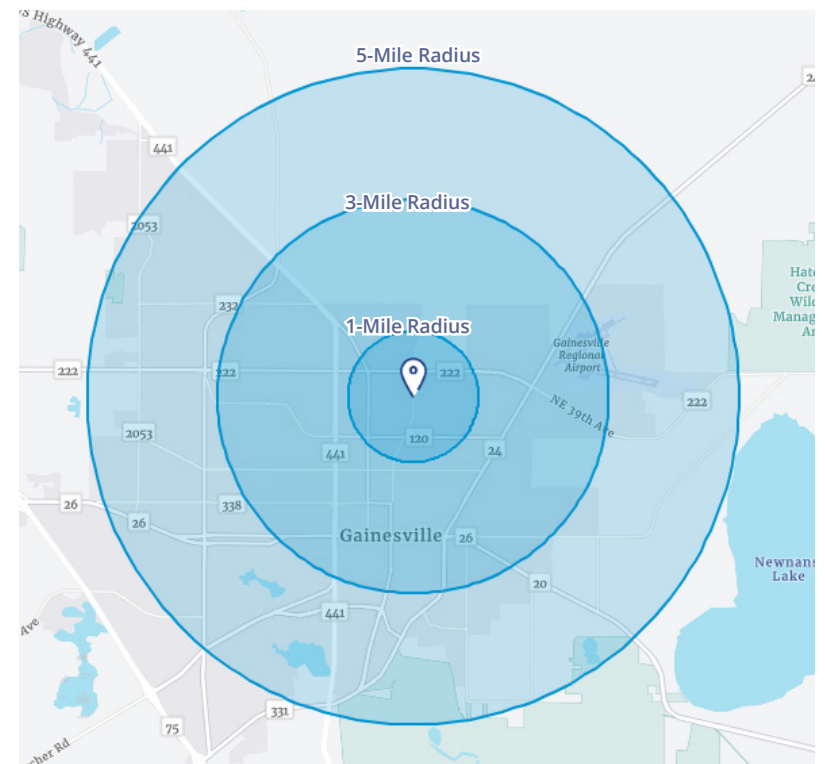


Area Demographics

Population	1 Mile	3 Mile	5 Mile
2024 Population	5,969	58,428	118,467
2029 Population	5,879	57,771	117,672

Households	1 Mile	3 Mile	5 Mile
2024 Households	2,642	23,735	47,633
2029 Households	2,636	23,651	47,690

Average Household Income	1 Mile	3 Mile	5 Mile
2024 Avg. HH Income	\$62,859	\$69,754	\$76,570
2029 Avg. HH Income	\$77,862	\$83,998	\$91,313



Demographic Snapshot

3 Mile Radius | 2024



58,428
Population



66,814
Daytime
Population



\$69,754
Average
HH Income



\$41,611
Median
HH Income

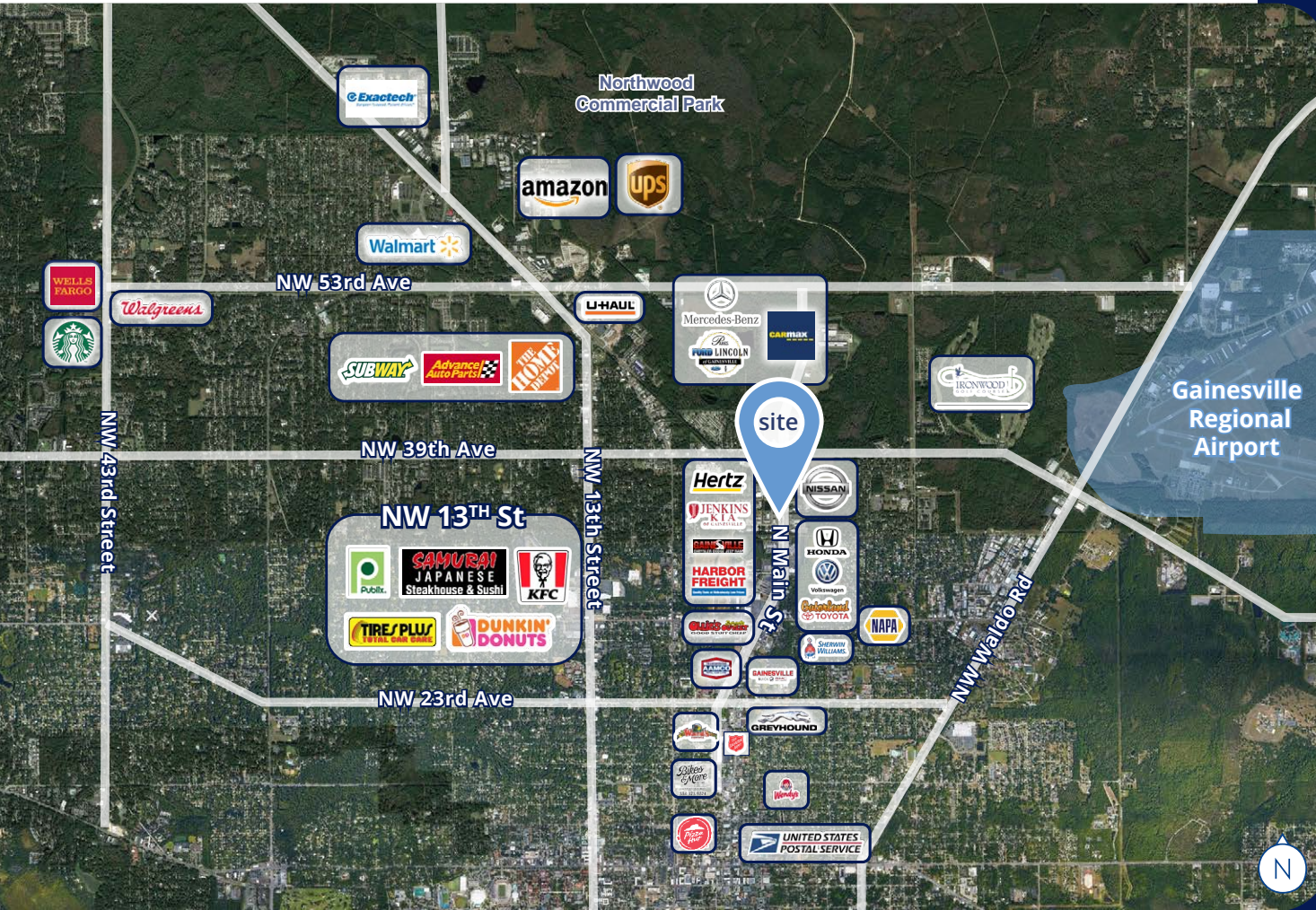


23,735
Households

Trade Area



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Contact Us

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