

RETAIL PROPERTY FOR SALE

118 NW 8th Avenue | Gainesville, FL 32601

28,907± SF | \$3,700,000



BRENT LINE

Vice President

☎ 352.420.9889

☎ 352.281.0996

bline@lee-associates.com

BRIAN OEN

Senior Vice President

☎ 352.420.9889

☎ 352.494.2100

boen@lee-associates.com

KYLIE LAVALLEE

Associate

☎ 352.420.9889

☎ 903.417.9738

klavallee@lee-associates.com



COMMERCIAL REAL ESTATE SERVICES

PROPERTY SUMMARY

118 NW 8th Avenue, Gainesville, FL 32601



PROPERTY DESCRIPTION

Located at 118 Northwest 8th Avenue, this retail property offers a versatile canvas for a discerning investor. The building features flexible interiors that accommodate a range of merchandising and service tenants while showcasing a street presence tailored to attract steady pedestrian interest. Thoughtfully configured customer circulation enhances operational efficiency and supports a strong tenant experience. Robust loading and storage provisions simplify daily logistics and back-of-house operations. The property also benefits from a durable façade, ample natural light, and easily maintained finishes that emphasize longevity and minimize downtime between occupants. This property invites a retail operator seeking a high-potential investment opportunity.

PROPERTY HIGHLIGHTS

- 28,907 SF building with 3 units
- 75% occupancy
- 2 strong long-term tenants
- 1 vacant space available (4,080 SF)

OFFERING SUMMARY

Sale Price:	\$3,700,000
Number of Units:	3
Lot Size:	0.95 Acres
Building Size:	28,907 SF
NOI:	\$307,000.00
Cap Rate:	8.3%

Brent Line
352.420.9889
bline@lee-associates.com

Brian Oen
352.420.9889
boen@lee-associates.com

Kylie Lavallee
352.420.9889
klavallee@lee-associates.com

ADDITIONAL PHOTOS

118 NW 8th Avenue, Gainesville, FL 32601



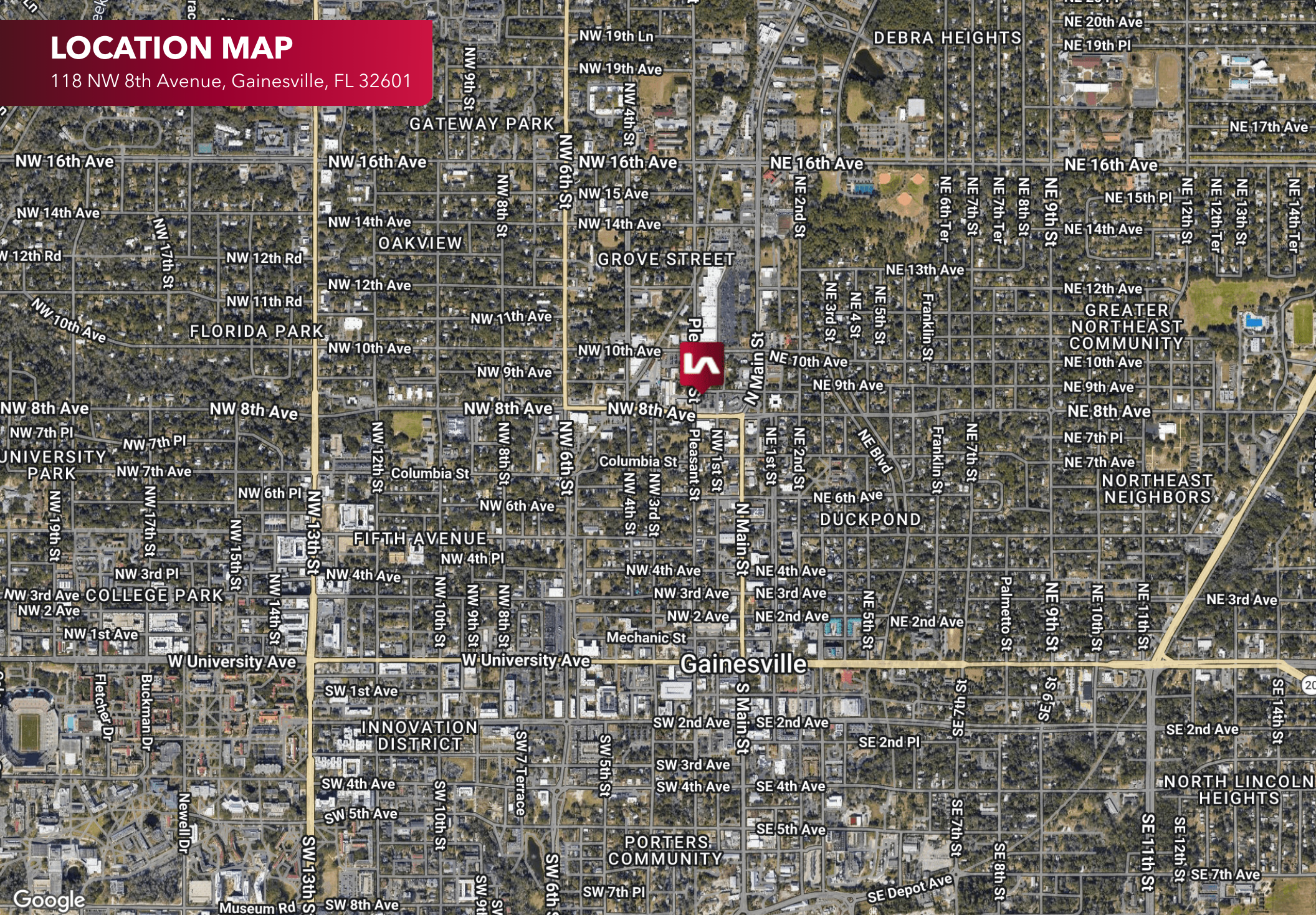
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352.420.9889
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352.420.9889
boen@lee-associates.com

Kylie Lavalley
352.420.9889
klavalley@lee-associates.com

LOCATION MAP

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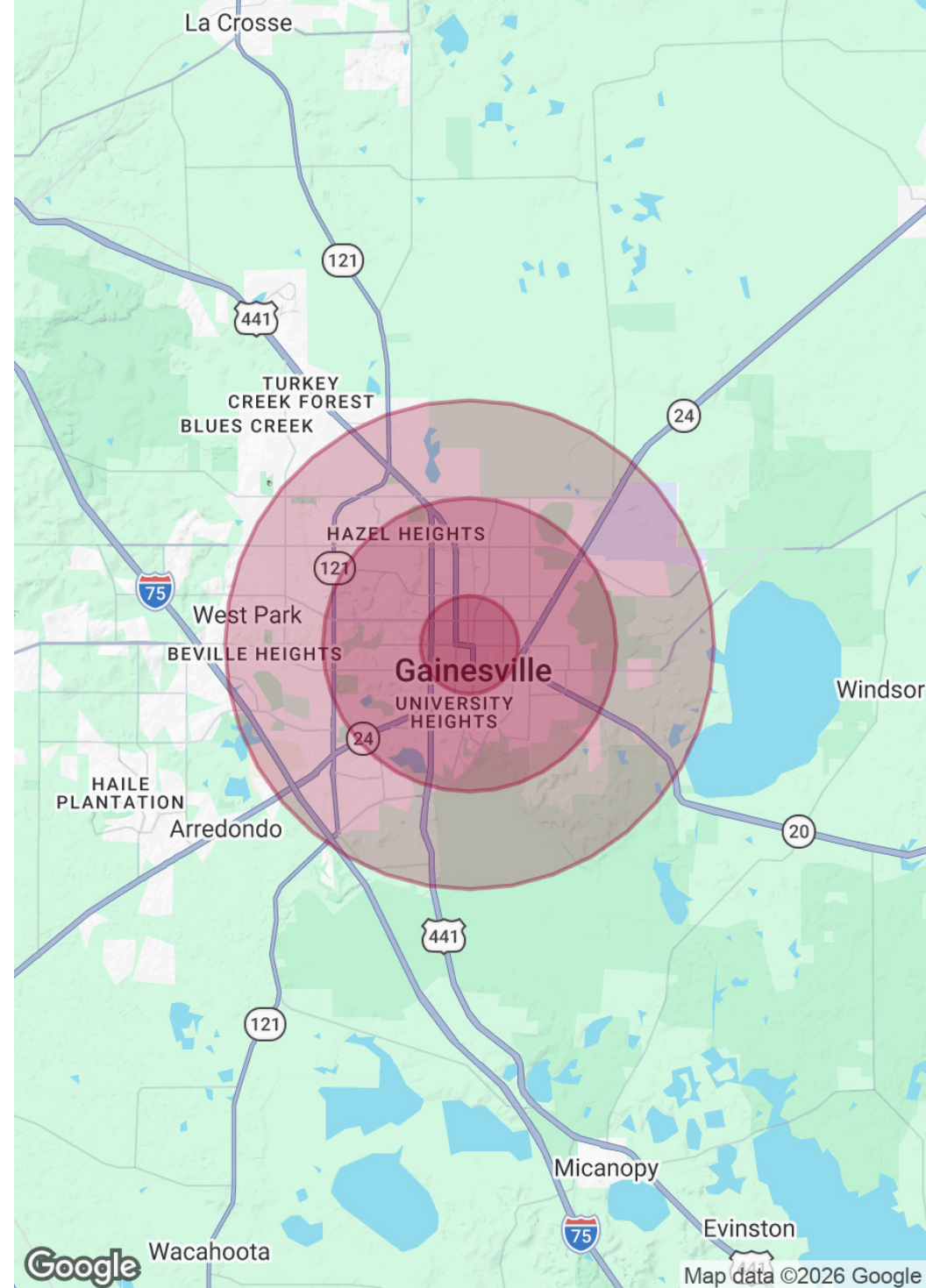
DEMOGRAPHICS MAP & REPORT

118 NW 8th Avenue, Gainesville, FL 32601

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,885	79,194	148,071
Average Age	29.9	29.9	32.2
Average Age (Male)	31.2	29.3	31.5
Average Age (Female)	29.5	31.1	33.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,460	29,250	59,346
# of Persons per HH	2.1	2.7	2.5
Average HH Income	\$60,906	\$68,031	\$71,339
Average House Value	\$275,975	\$241,152	\$240,065

2023 American Community Survey (ACS)



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