



Mixed-use Property for Sale

9144 SW 49th Place | Gainesville, FL 32608

Building Size: 5,250± SF | **Sale Price:** ~~\$1,837,500~~ \$1,750,000

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Discover the Jewel of Haile Village Center

Welcome to an extraordinary opportunity in the heart of Haile Village Center. This exquisite 3-story mixed-use building, completed in 2022, perfectly marries the charm of a vibrant community with the allure of contemporary design.



Property Details

Address:	9144 SW 49th Place Gainesville, FL 32608
Area:	Haile Plantation Village Center
Parcel Size:	0.08± AC
Building Size:	5,250± SF (Conditioned) 1,221± SF (Unconditioned)
Year Built:	2022
Stories:	3
	First floor: 1,654± SF for commercial
	Second floor: 1,798± SF apartment (3 bedroom, 3.5 bath)
	Third floor: 1,798± SF apartment (3 bedroom, 3.5 bath)
Apartment Leases:	Both apartments on the 2nd and 3rd floors are leased through June 30, 2025.
Lease Rate:	\$3,000/month
Zoning:	PD
Land Use:	Low Density (1-4 du/acre)
Jurisdiction:	Alachua County
Parcel ID:	06860-500-056
Parking Spaces:	Open, shared & street parking surrounding
HOA:	\$700/mo (includes trash and lawncare)
Insurance:	\$9,000/yr
Property Taxes (2023):	\$11,935.29





Unmatched Quality and Craftsmanship

Every inch of this building has been meticulously crafted with an eye for detail and a commitment to excellence. The high ceilings and large windows create an expansive feel, while the abundant natural light enhances the warm and welcoming ambiance.

Owner Occupied or Investment Opportunity

This property is a versatile gem, perfect for those looking to occupy or invest. Whether you need prime commercial space, luxurious residential units, or a mix of both, you'll find a unique and lucrative opportunity here. With its prime location, exceptional design, and high-end finishes, this property stands out as an ideal choice for owner-occupants and savvy investors alike. Enjoy the benefits of residing and working in a premium space, or take advantage of the strong appeal to discerning tenants.

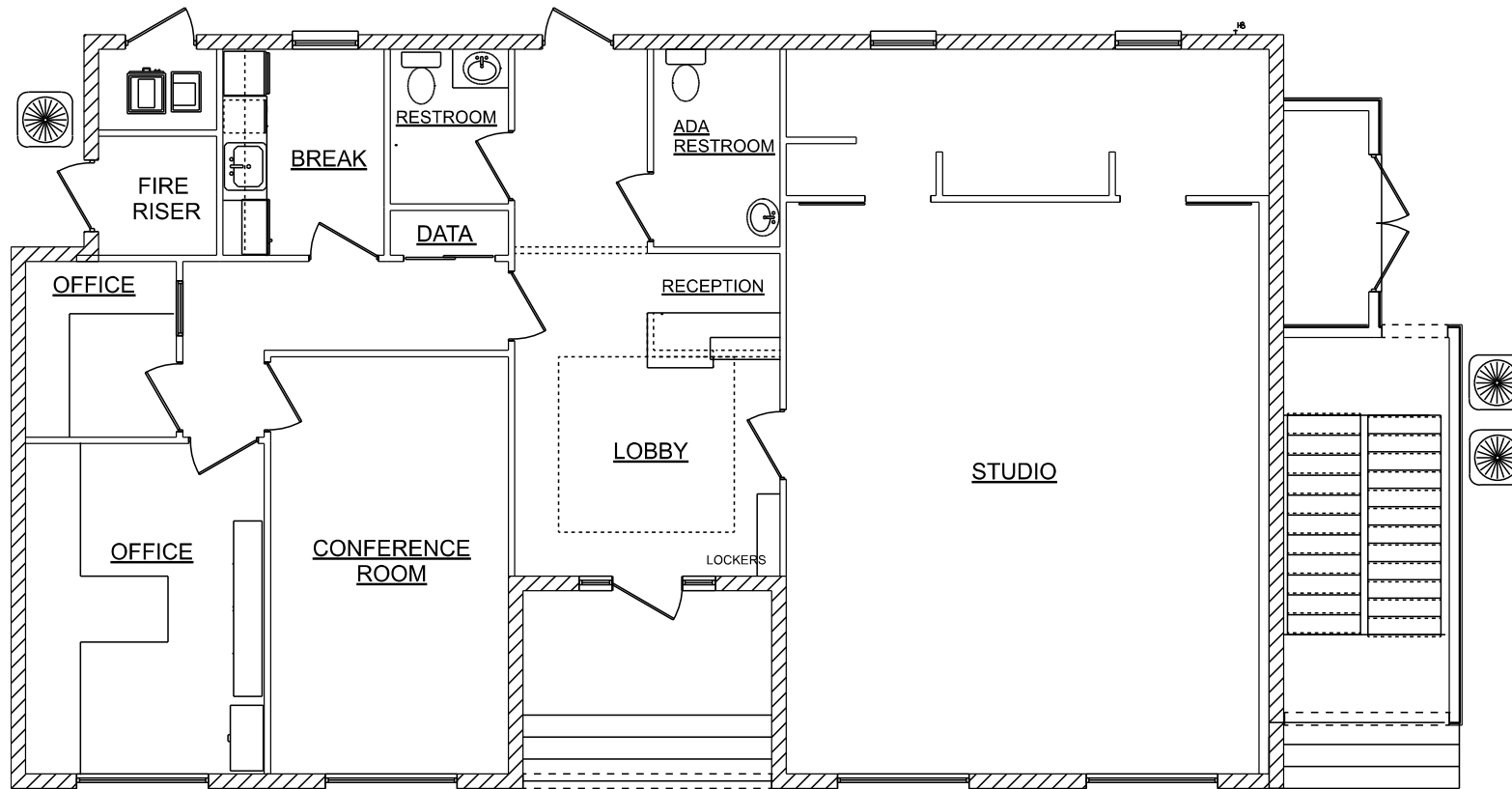


Floor Plan



First Floor | Commercial Office & Studio

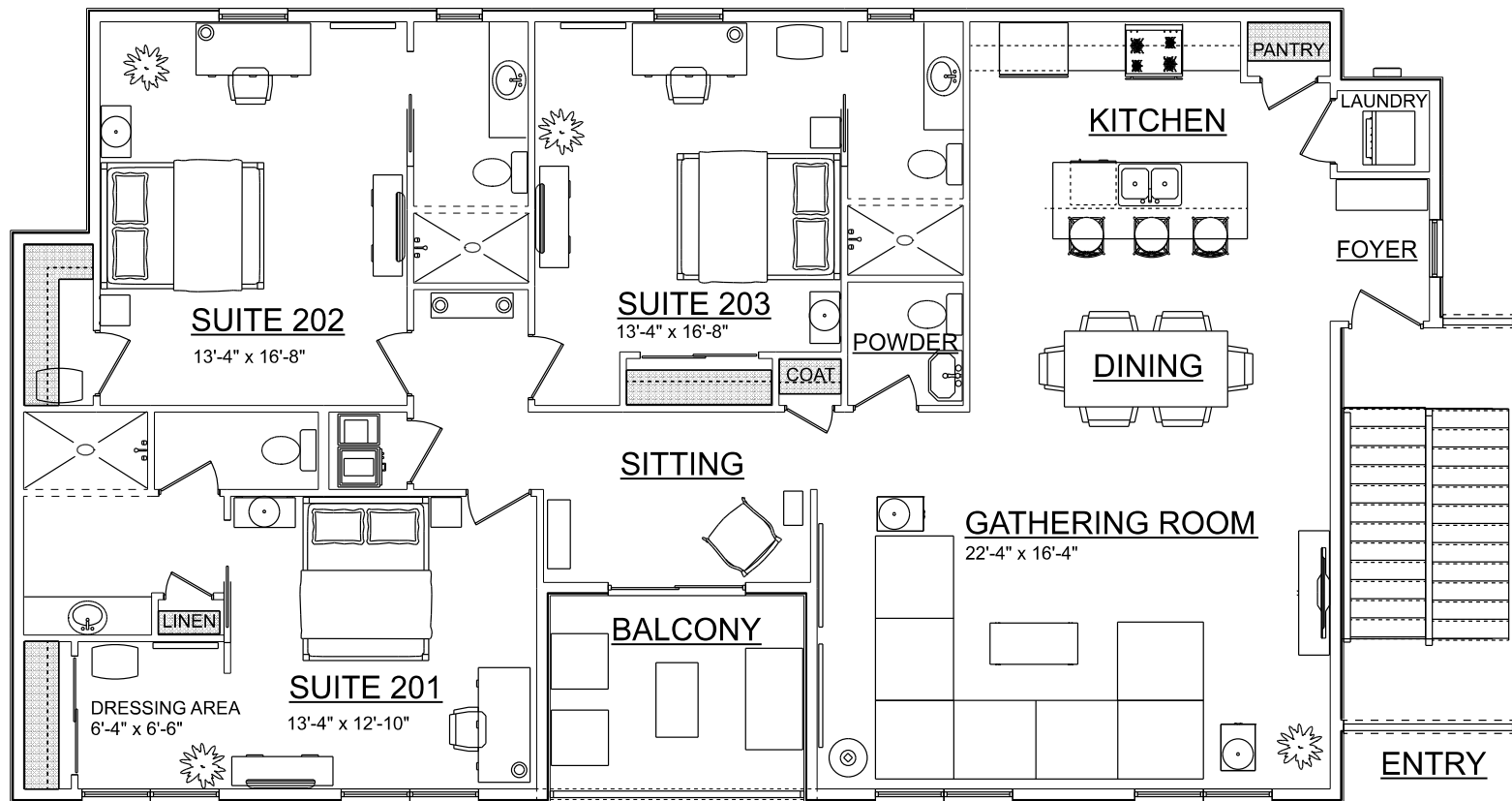
1,654± SF conditioned | 503± SF unconditioned



Floor Plan

Second Floor | Apartment

3 bedroom, 3 1/2 bath with 9' ceilings and 6'-8' doors
1,798± SF conditioned | 359± SF unconditioned



Floor Plan

Third Floor | Apartment

3 bedroom, 3 1/2 bath with 9' ceilings and 6'-8' doors
1,798± SF conditioned | 359± SF unconditioned

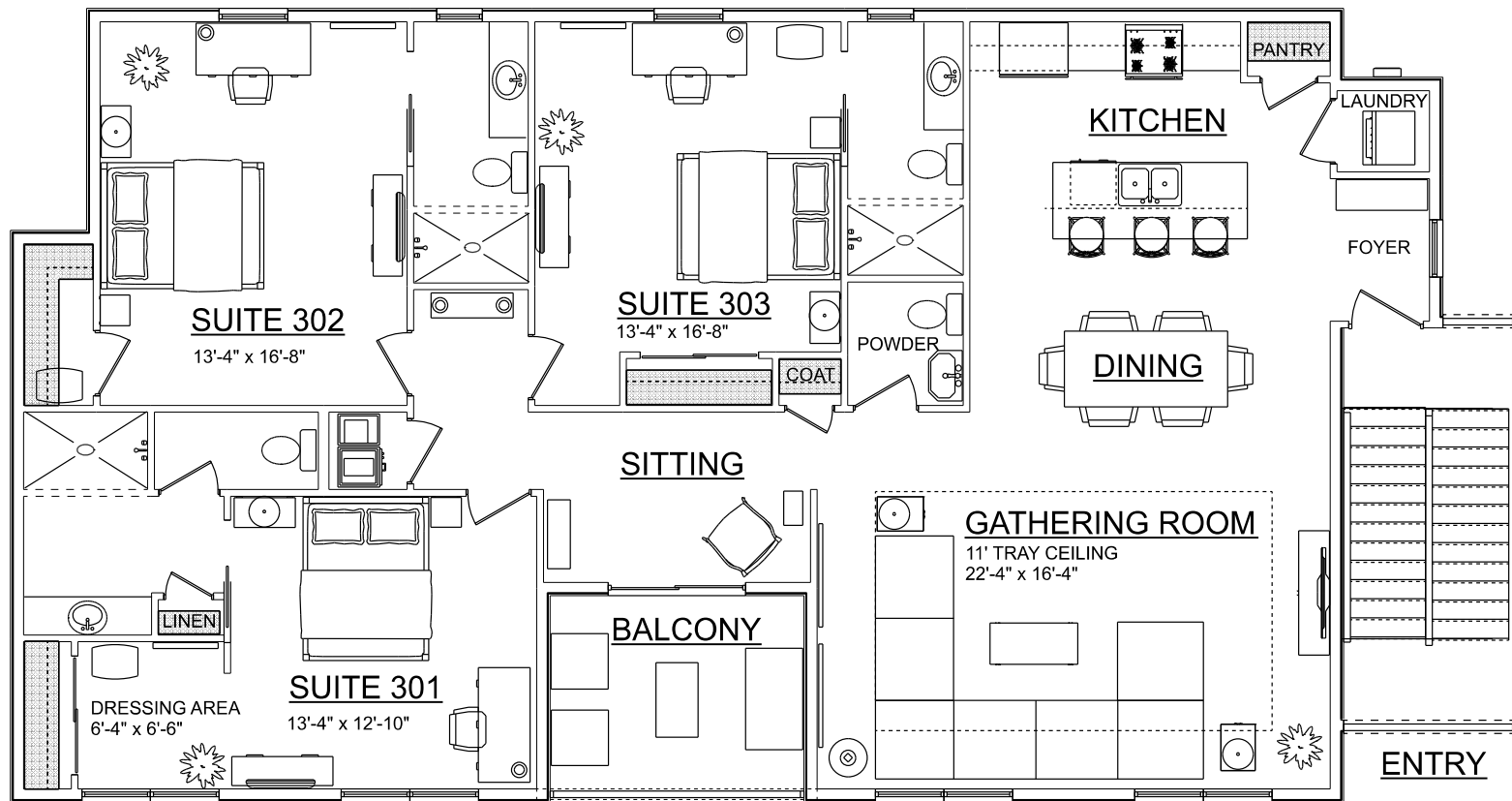
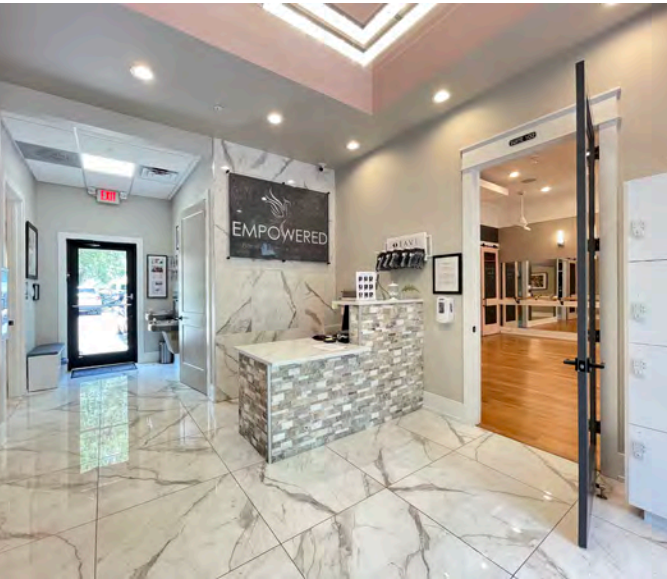


Photo Gallery



Ground Floor: 1,654± SF of Commercial Space



Central Reception Area: A welcoming space leading to a state-of-the-art fitness studio and a suite of offices perfect for a local design/build studio.

High-End Finishes: Personally selected by the builder/owner, these finishes ensure a sophisticated and professional environment that is sure to impress clients and customers.

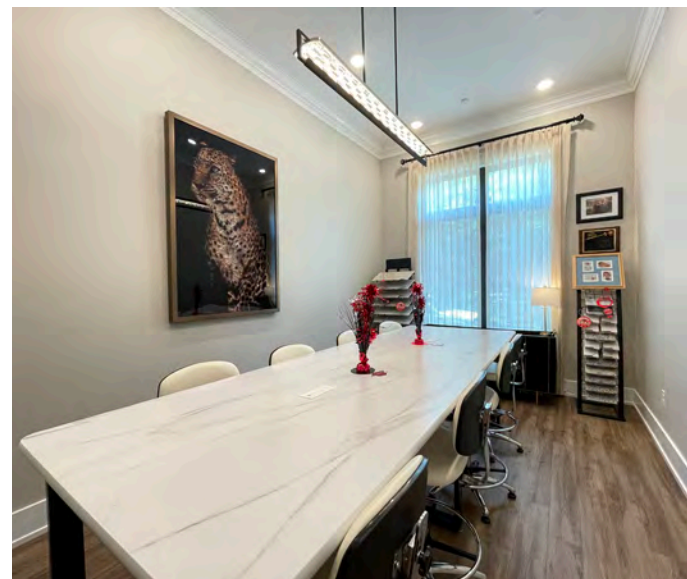
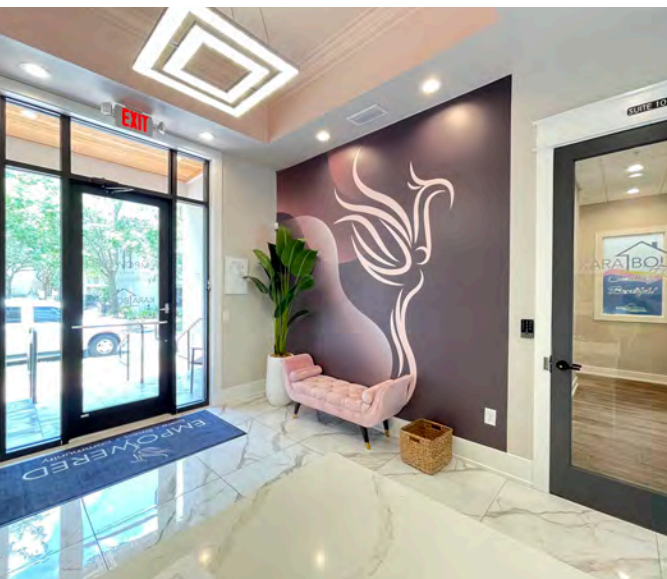


Photo Gallery

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Second and Third Floors: Two 1,798± SF Apartments



Each Apartment Features:

- 3 spacious bedrooms
- 3.5 luxurious baths
- High ceilings and large windows that flood the space with natural light
- Elegant finishes that create a bright, airy and inviting atmosphere



Location



Experience Haile Village Center

Step into a community where convenience meets charm, where business thrives, and where residents enjoy the best of modern living in a picturesque setting.

Seize the opportunity to own a piece of Haile Village Center's most beautiful and versatile properties. Contact us today to schedule a viewing and experience the unparalleled elegance and functionality of this remarkable building.

Experience the perfect blend of commercial and residential elegance at Haile Village Center – where sophistication meets opportunity.

Trade Area Map



A Prime Location

Nestled within the lively Haile Village Center, this property places you just 6.5 miles from the University of Florida and 8 miles from Shands Teaching Hospital, making it an ideal location for businesses and residents alike.



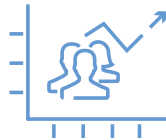
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Area Demographics

Source: ESRI Business Analyst



**Population
(2023)**



**Population
Projection (2028)**



**Average Household
Income (2023)**



**Projected Average
Household Income (2028)**

	Population (2023)	Population Projection (2028)	Average Household Income (2023)	Projected Average Household Income (2028)
1 Mile	6,890	6,899	\$187,973	\$217,432
3 Mile	37,168	38,369	\$139,768	\$139,768
5 Mile	104,339	106,362	\$100,464	\$100,464

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