

SALE

SECOND GENERATION RESTAURANT

1714 SE Hawthorne Rd Gainesville, FL 32641



PROPERTY DESCRIPTION

Second generation restaurant on busy SE Hawthorne Road (SR-20). Former home of the beloved Southern Charm Kitchen. Great visibility and very manageable space with capacity for inside dining and take-out. Existing hood and grease trap.

PROPERTY HIGHLIGHTS

- 1168 SF building ideal for retail or restaurant use
- Zoned U6 for diverse business opportunities
- Prime location in the Gainesville area
- High visibility
- Proximity to major roadways for accessibility
- Located in the Gainesville Opportunity Zone

OFFERING SUMMARY

Sale Price:	\$450,000
Zoning:	U6
Parcel #	11619-000-000; 11618-000-000
Traffic Count:	16900 AADT
Lot Size:	approx 0.25 acres
Building Size:	1,168 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	270	808	3,241
Total Population	717	2,151	7,822
Average HH Income	\$49,948	\$49,617	\$60,008

Craig Carter

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Dean R. Cheshire

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Michelle Carter

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M.M. PARRISH REALTORS

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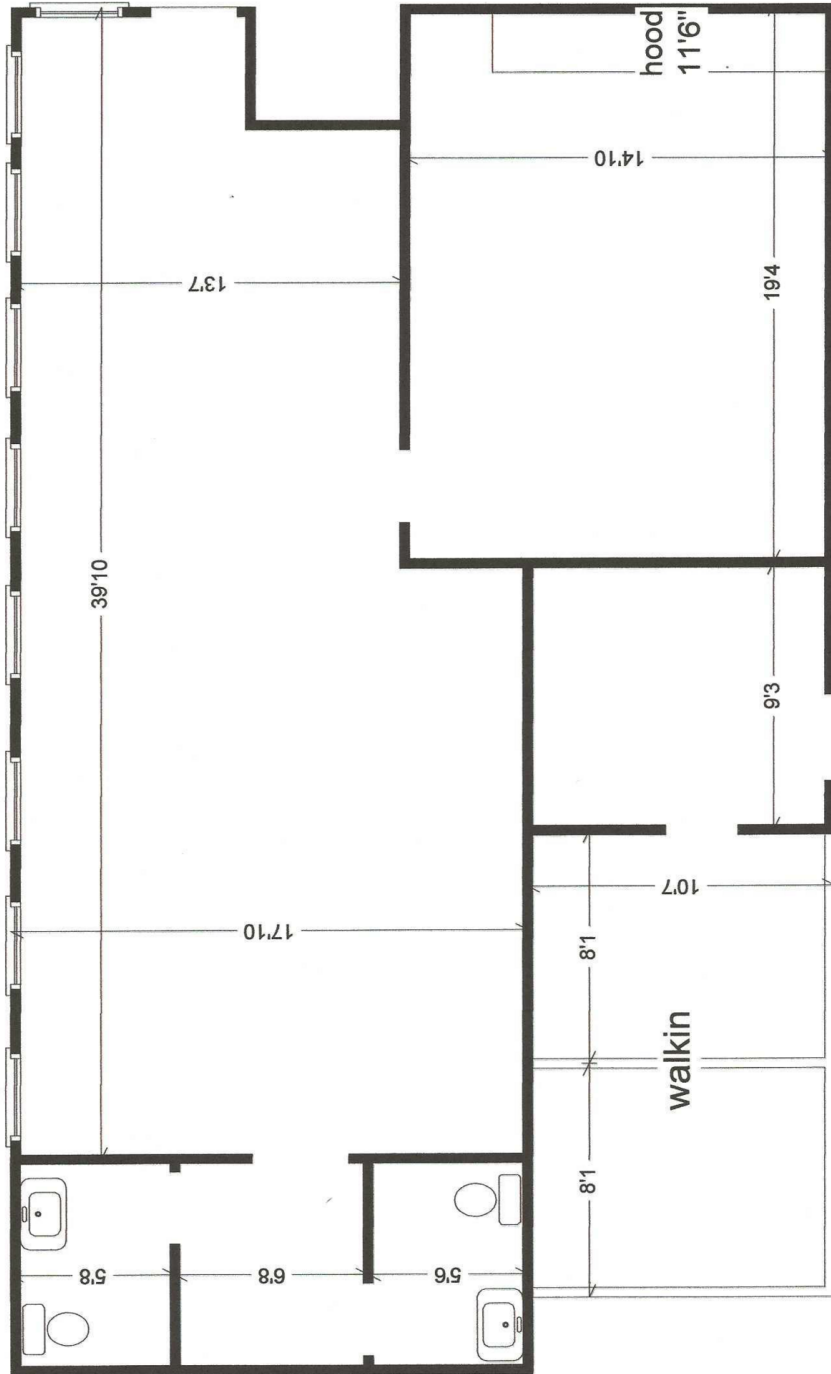


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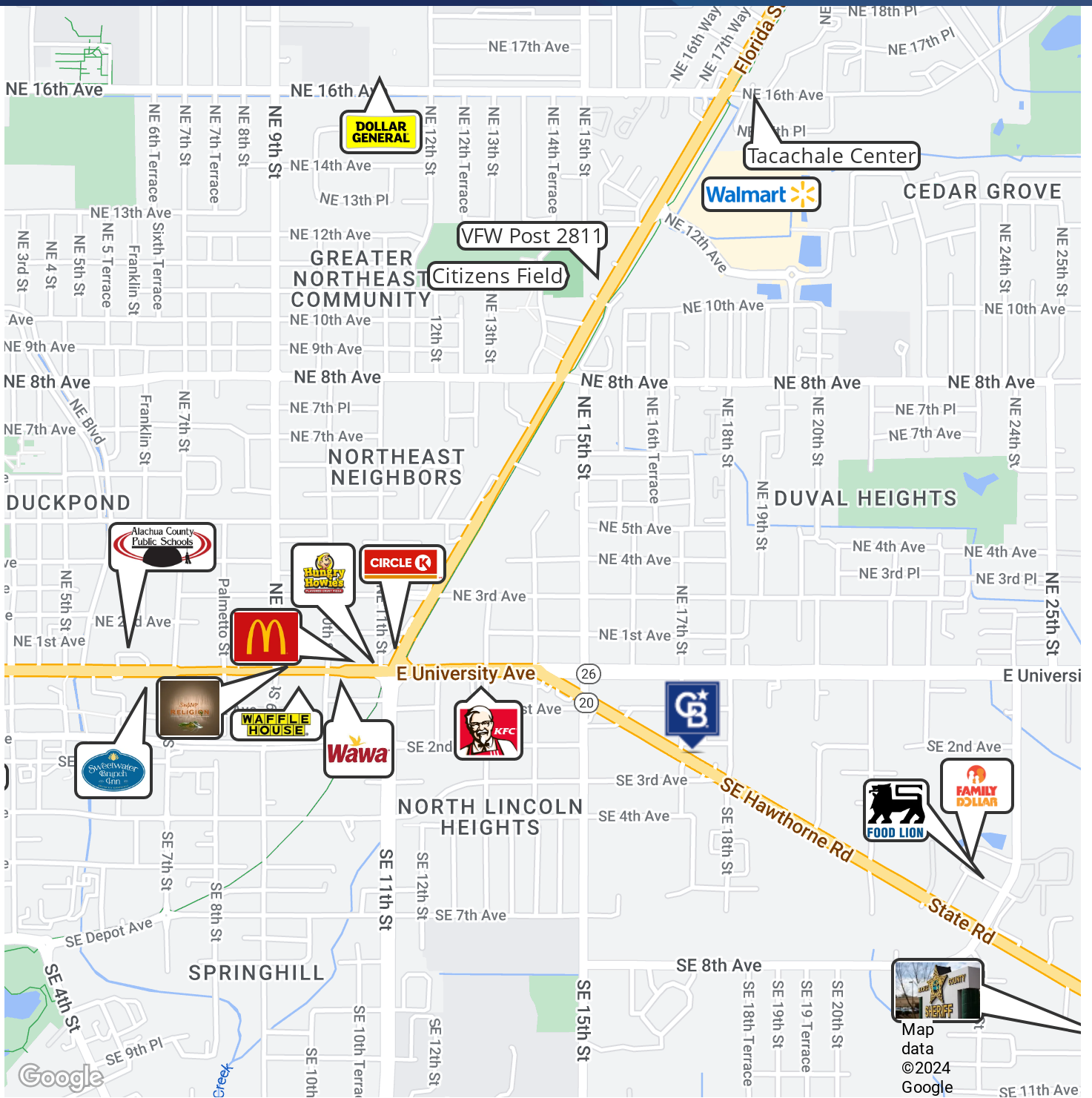


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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County for many years, which gives them insight into local laws and code requirements, relationships with folks within the industry, and a deep understanding of the needs of businesses and investors.

- **Highly Specialized:** 100% of their focus is commercial real estate.
- **Consistent Producers:** Awarded “Top Two” status for being in the top 2% of Coldwell Banker Commercial Realtors nationwide in 2023, with multi-million-dollar production year after year.
- **Global Resources:** The Team has the backing and longevity (since 1906) of Coldwell Banker Commercial agents and database assets around the U.S. and the world. Their brokerage, M.M. Parrish Realtors, who have been in our community since 1911, gives the CRE Pro Team local knowledge and global influence to make them a force in the commercial real estate market.
- **In-the-Know:** As members of the largest MLS in the state of Florida, the Team deploys listings on all the major commercial sites, including Loopnet/Costar, Crexi, CBC Worldwide, and more. Their strength in networking and regional relationships can bring off-market deals to their clients.
- **Anticipating Needs and Fixing Problems:** The Team identifies potential roadblocks before they become your problem and harnesses their resources to bring your deal to completion.

Call to see what the CRE Pro Team can do for you!

