

FOR SALE

000 NE WALDO ROAD

000 NE Waldo Road Gainesville, FL 32641

SALE PRICE

\$875,000



COLDWELL BANKER
COMMERCIAL
M.M.
PARRISH REALTORS

RALPH HILLIARD

352 284 4977

Jeff Rimes

352 339 6332

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PROPERTY DESCRIPTION

This property is located right off Waldo Road approximately 100 yards from the intersection of Waldo Road and University Avenue, and Walgreens. The property has City of Gainesville U-7 mixed use zoning. The U-7 zoning allows business/retail, office and multi-family developments. The zoning on the property allows 50 units per acre and 4 stories by right and 60 units per acre and 6 stories by Special Use Permit. The property is located next to the Rails to Trails Greenway that connect the City of Gainesville to the City of Hawthorne. Within the last 18 months the area has added a WAWA and a Waffle House as new developments.

PROPERTY HIGHLIGHTS

- Located near intersection of NE Waldo Rd and E University Avenue
- 2.02 Acres Available
- U-7 Mixed Use Zoning
- Zoning Allows for 50/60 Units Per Acre

OFFERING SUMMARY

Sale Price:	\$875,000
Lot Size:	2.02 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	366	4,897	23,965
Total Population	1,045	13,607	53,022
Average HH Income	\$26,126	\$39,734	\$46,609

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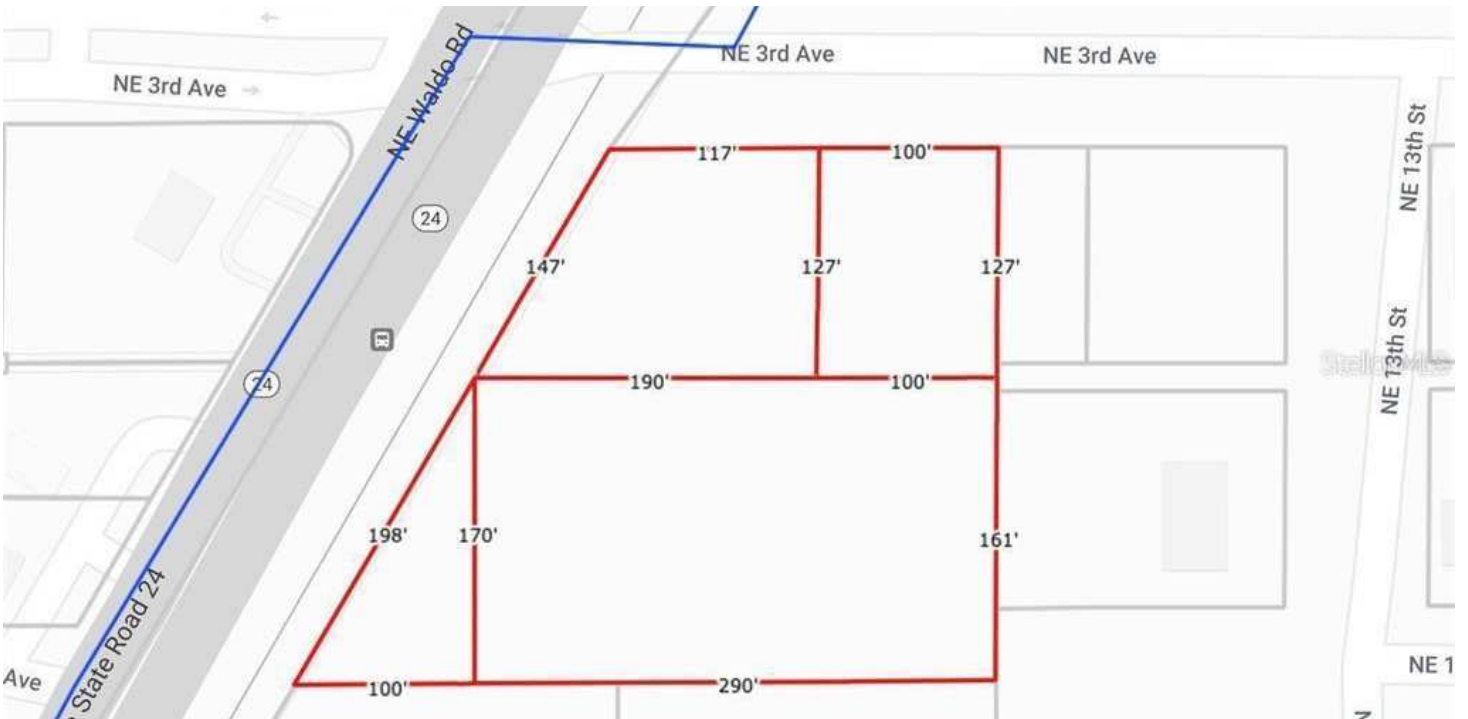


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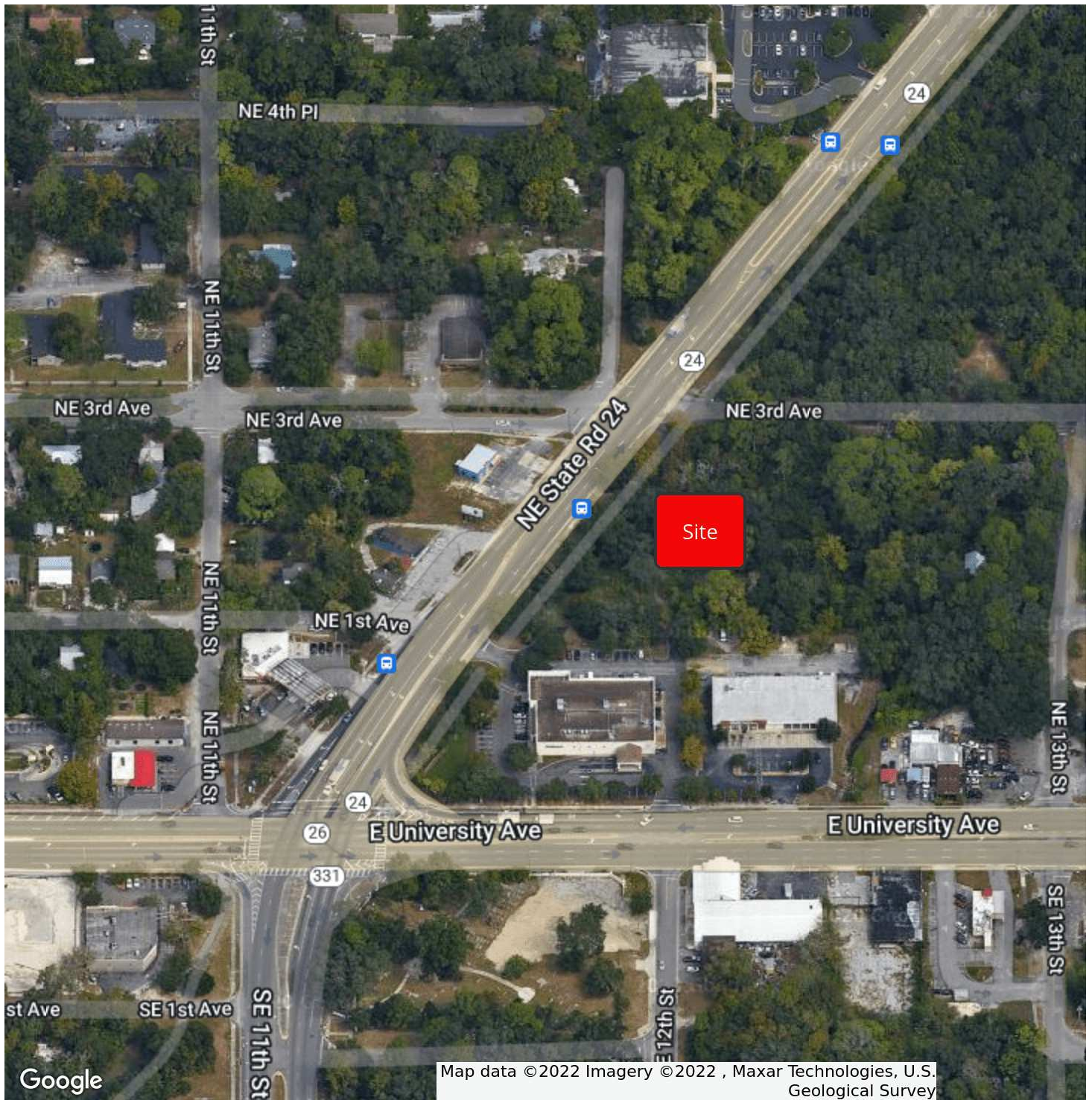


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