

PORTFOLIO FOR SALE | 5 MIXED-USE BUILDINGS

Haile Village Center | Gainesville, FL 32608

ENTIRE PORTFOLIO: \$4,238,245*



*PURCHASE ENTIRE PORTFOLIO OR SELECT INDIVIDUAL BUILDINGS

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ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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HAILE VILLAGE CENTER | LOCATION DETAILS

BUILDING 1 | OVERVIEW

4965 SW 91st Terrace | Gainesville, FL 32608

Discover an exceptional opportunity for multiuse building investors with this impressive property in the sought-after Haile Plantation area. Boasting a substantial 4,995± SF building with three units. Suite A is 2,497± SF of commercial office space and is located on the first floor with residential units (Suites B and C) located on the second floor. Each residential suite offers 1,249± SF complete with two bedrooms and two baths. Unit B has stunning bow windows with views out to the quaint streets of Haile Village. This well-maintained property, constructed in 2002, offers versatility and potential for various business uses. Zoned PD, it provides flexibility for customization to suit diverse office needs. Situated in the prestigious Haile Plantation area, renowned for its upscale environment, this property presents a prime investment option. Don't miss the chance to elevate your portfolio with this attractive, strategically located office building.

4,995± SF BUILDING | 3 UNITS | PARTIALLY LEASED

FIRST FLOOR: ONE (1) 2,497± COMMERCIAL UNIT

SECOND FLOOR: TWO (2) 1,249± SF RESIDENTIAL UNITS

PD ZONING

FOR SALE PRICE: \$930,913

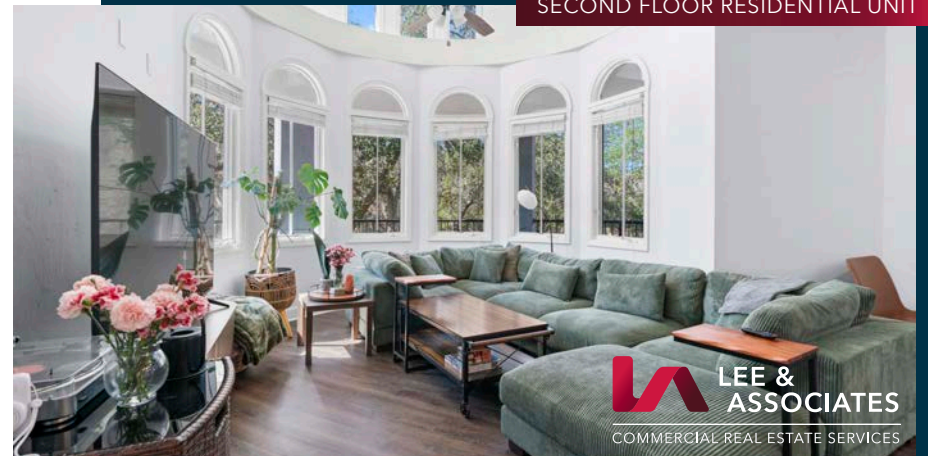
BUILDING EXTERIOR



FIRST FLOOR COMMERCIAL UNIT

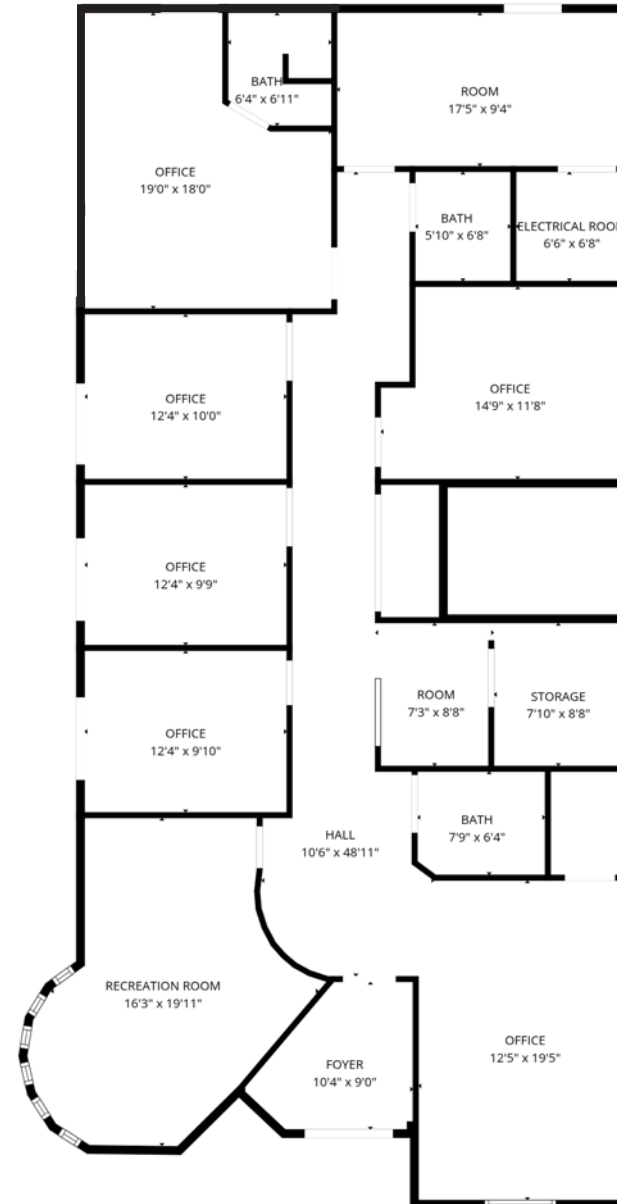
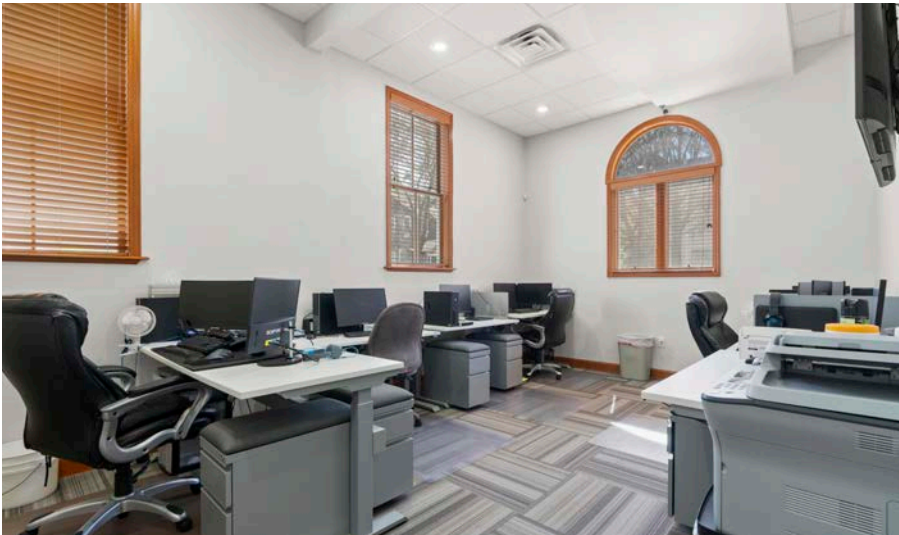


SECOND FLOOR RESIDENTIAL UNIT



BUILDING 1 | COMMERCIAL FLOOR PLAN & PHOTOS

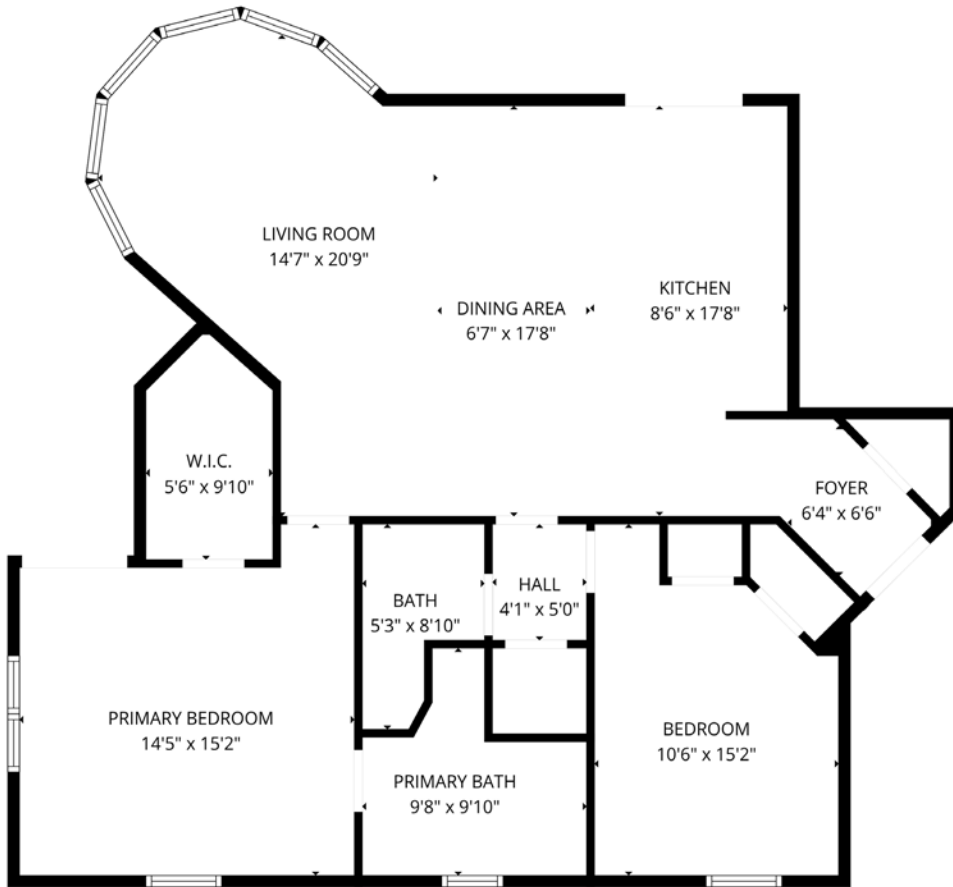
4965 SW 91st Terrace | Gainesville, FL 32608



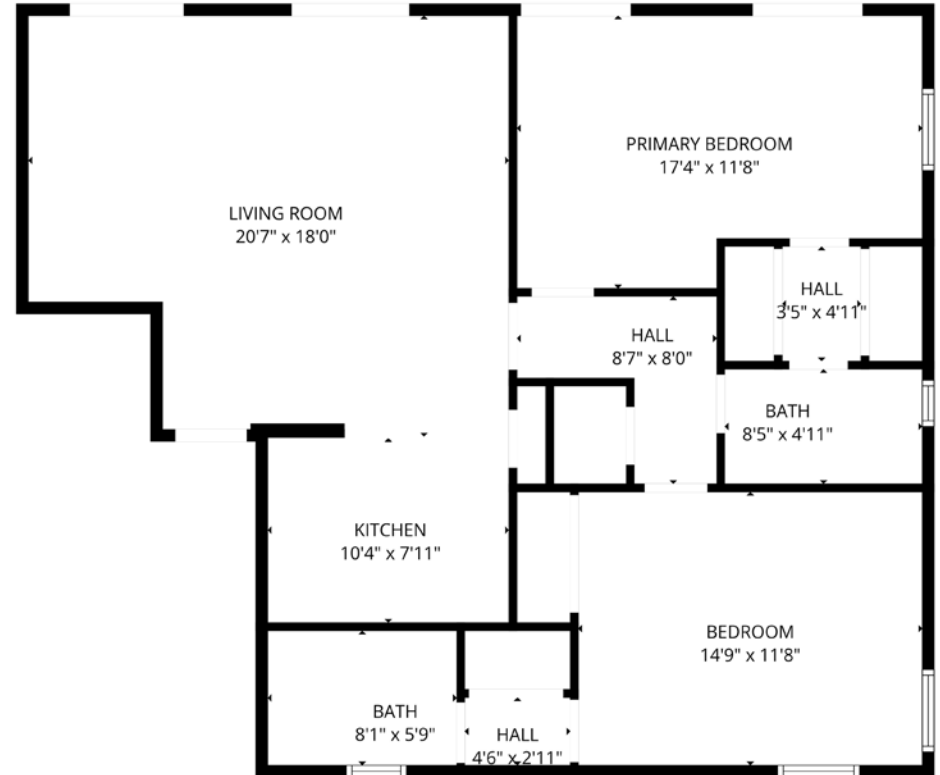
UNIT A | 2,497± SF

BUILDING 1 | RESIDENTIAL FLOOR PLANS

4965 SW 91st Terrace | Gainesville, FL 32608



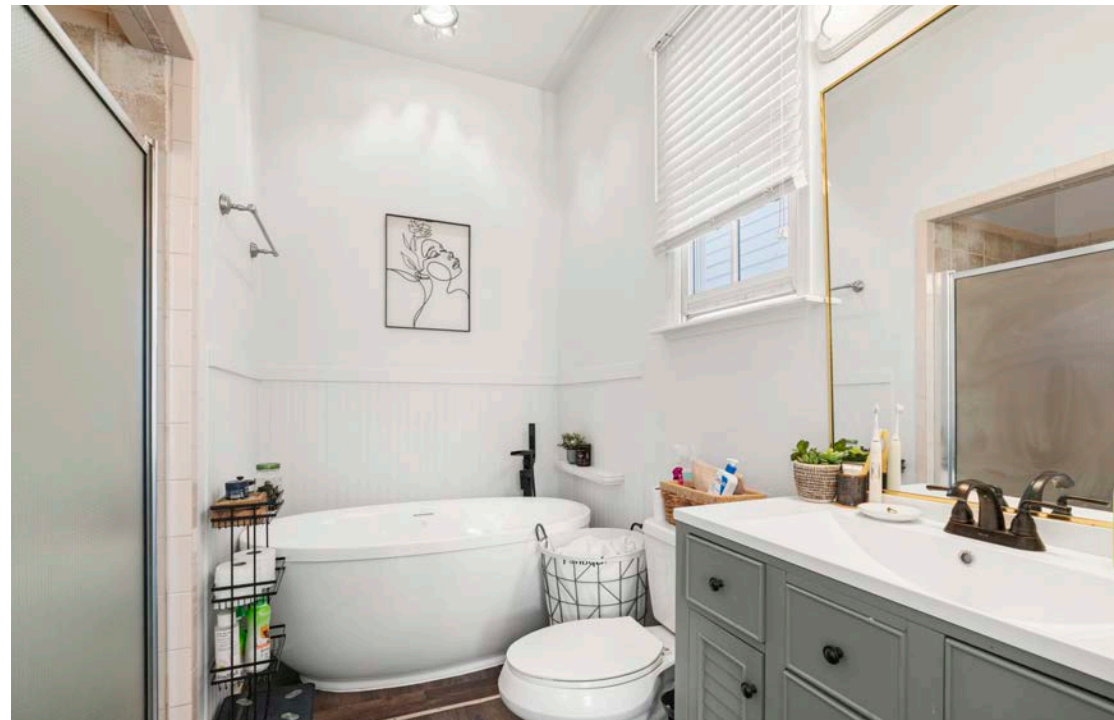
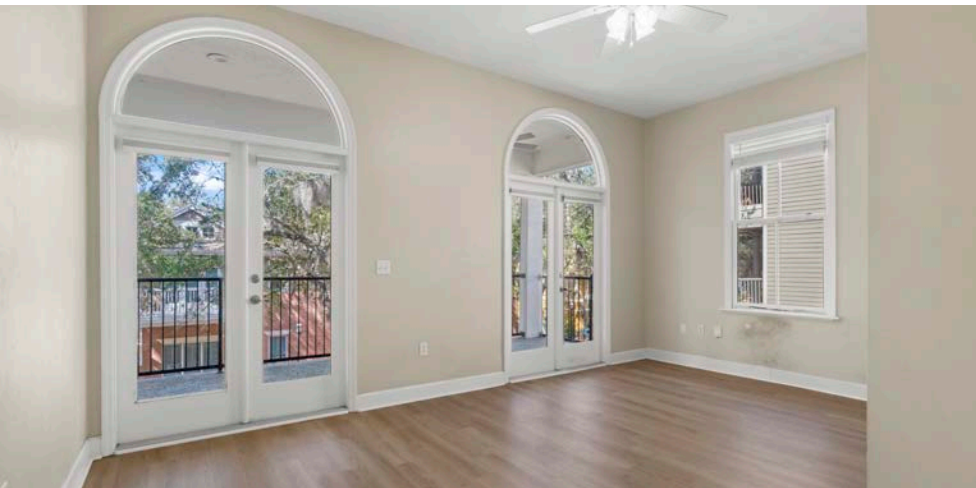
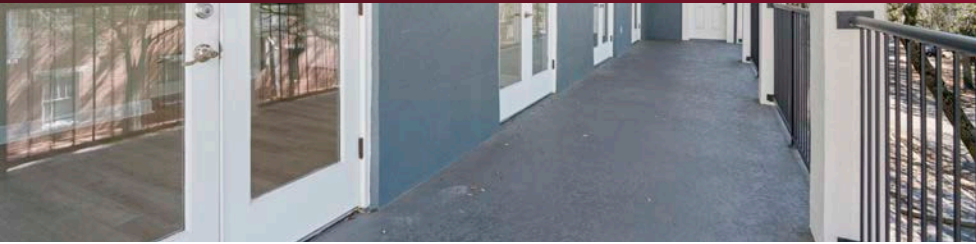
UNIT B | 1,249± SF



UNIT C | 1,249± SF

BUILDING 1 | RESIDENTIAL PHOTOS

4965 SW 91st Terrace | Gainesville, FL 32608



BUILDING 2 | OVERVIEW

5207 SW 91st Terrace | Gainesville, FL 32608

Introducing a prime retail opportunity in the coveted Haile Plantation area with income producing residential units. This 5,184± SF building has 2,497± SF of commercial/retail space on the first floor that presents a versatile space for retail businesses seeking to thrive in a prominent location and two 1,296± SF residential units on the second floor. Each unit boasts a foyer, two bedrooms, two bathrooms, an in-unit laundry area, an open concept living room, dining room and kitchen layout plus a large second story porch/balcony overlooking the quaint Haile Village Center street below. Built in 1997, the property is thoughtfully designed and well-maintained, providing a strong foundation for your investment. Zoned PD, it offers flexibility and potential for various retail concepts. With its strategic positioning in the bustling Haile Plantation area, this property ensures visibility and accessibility for businesses aiming to capture the attention of a discerning customer base. Don't miss out on this exceptional retail investment opportunity.

5,184± SF BUILDING | 3 UNITS | FULLY LEASED

FIRST FLOOR: ONE (1) 2,497± COMMERCIAL UNIT

SECOND FLOOR: TWO (2) 1,296± SF RESIDENTIAL UNITS

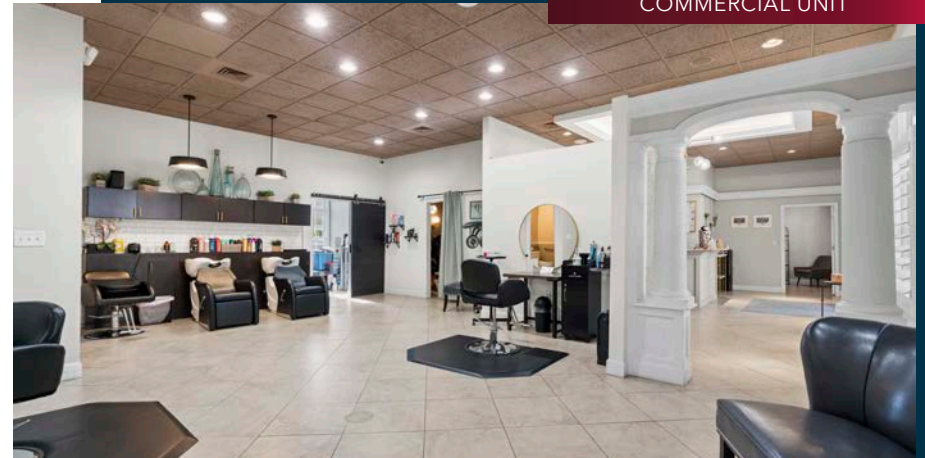
PD ZONING

FOR SALE PRICE: \$1,044,030

BUILDING EXTERIOR



COMMERCIAL UNIT

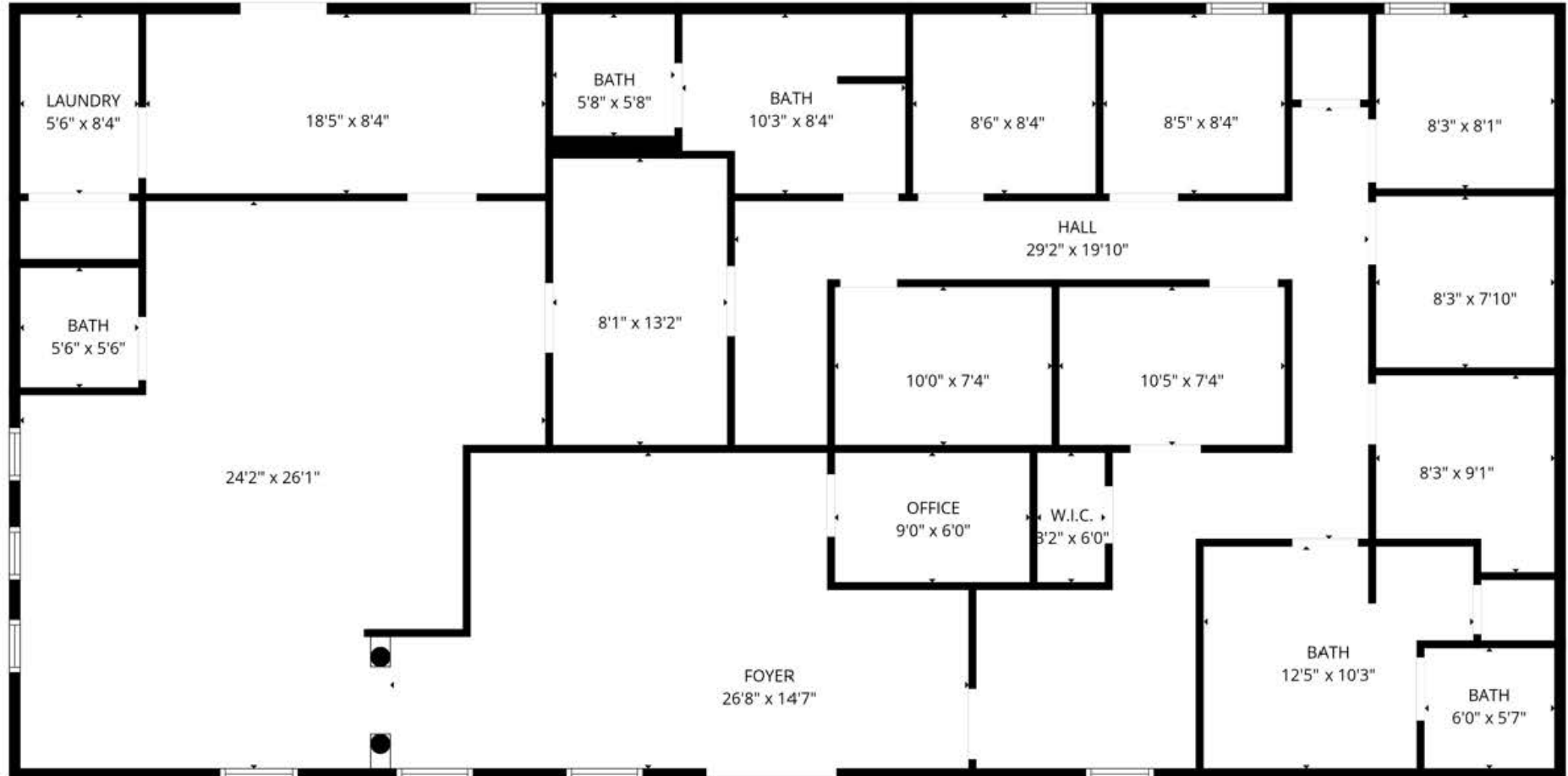


COMMERCIAL ENTRANCE



BUILDING 2 | COMMERCIAL FLOOR PLAN

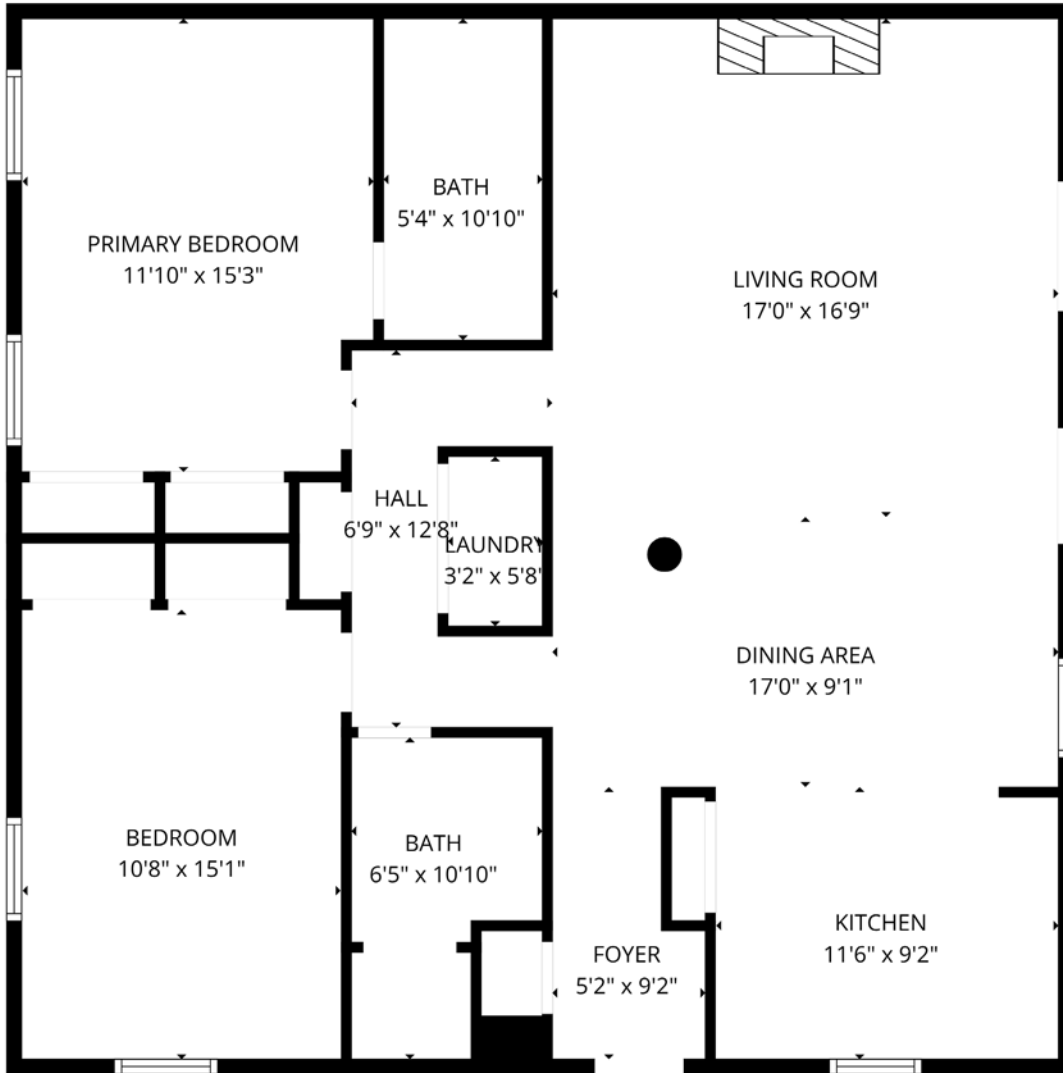
5207 SW 91st Terrace | Gainesville, FL 32608



UNIT A | 2,497± SF

BUILDING 2 | RESIDENTIAL FLOOR PLANS

5207 SW 91st Terrace | Gainesville, FL 32608



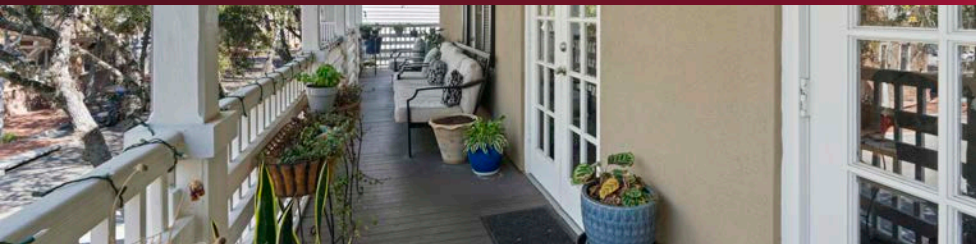
Unit C Floor Plan is a mirrored layout of Unit B

UNIT B | 1,296± SF

UNIT C | 1,296± SF

BUILDING 2 | PHOTOS

5207 SW 91st Terrace | Gainesville, FL 32608



BUILDING 3 | OVERVIEW

5214 SW 91st Terrace | Gainesville, FL 32608

Experience the potential of this exceptional office building in the prestigious Haile Plantation area of Gainesville, FL. Boasting a 2,933± SF building with 3 separate units, this well-maintained property offers versatility and investment opportunity. Built in 1995 and zoned PD, it caters to a range of professional pursuits. The first floor has 1,585± SF of commercial space and the second floor has two one bed/one bath 674± SF residential income producing units. The strategic location within the sought-after Haile Plantation underscores the property's desirability, catering to businesses seeking a premier address. With its prime positioning and established presence, this property presents a compelling prospect for office building investors looking to secure a foothold in a thriving commercial hub.

2,933± SF BUILDING | 3 UNITS | PARTIALLY LEASED

FIRST FLOOR: ONE (1) 1,585± SF COMMERCIAL UNIT

SECOND FLOOR: TWO (2) 674± SF RESIDENTIAL UNITS

PD ZONING

FOR SALE PRICE: \$653,362

BUILDING EXTERIOR



BUILDING EXTERIOR

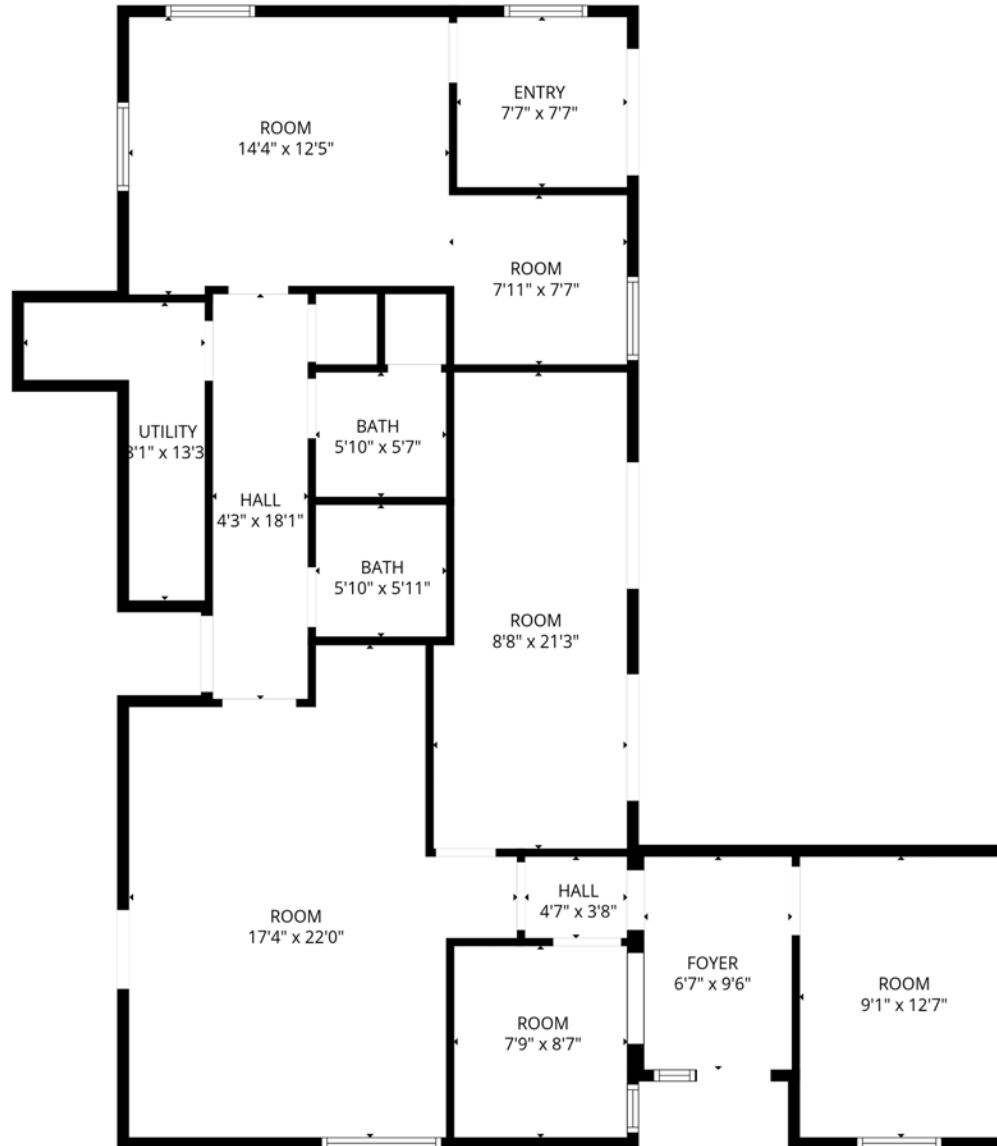


COMMERCIAL UNIT



BUILDING 3 | COMMERCIAL FLOOR PLAN

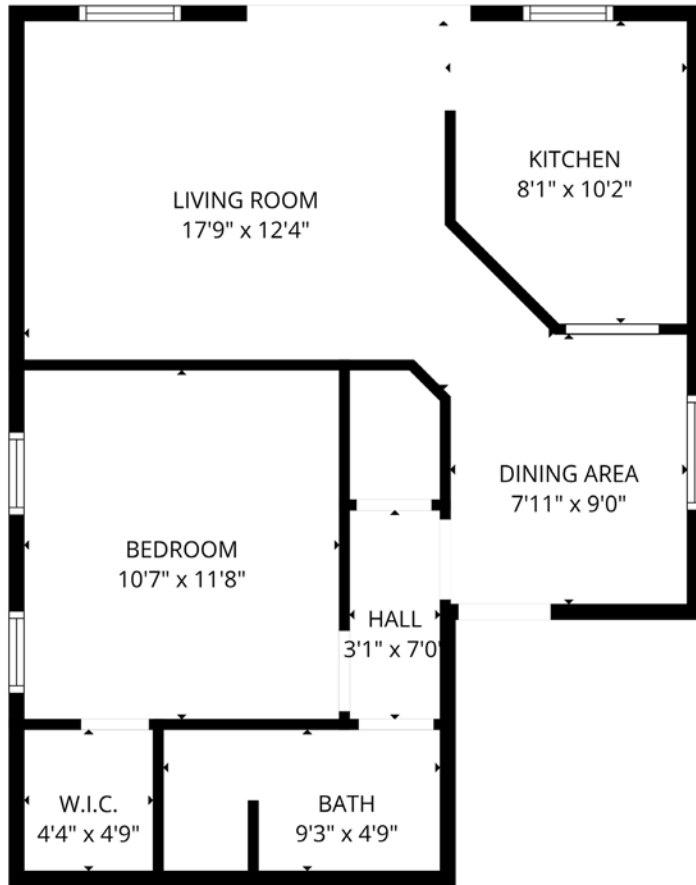
5214 SW 91st Terrace | Gainesville, FL 32608



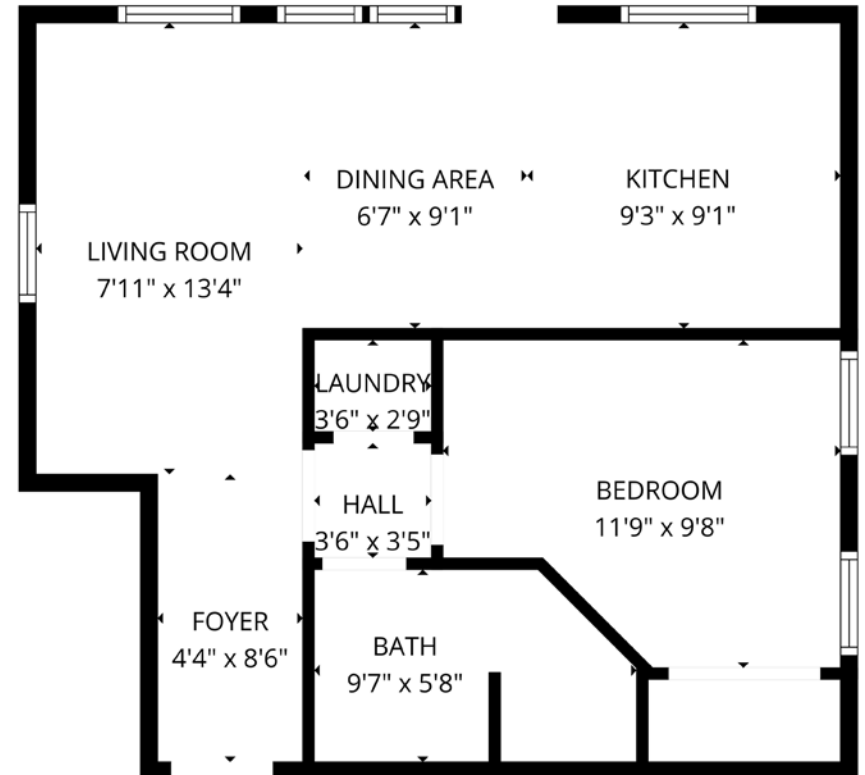
UNIT A | 1,585± SF

BUILDING 3 | RESIDENTIAL FLOOR PLANS

5214 SW 91st Terrace | Gainesville, FL 32608



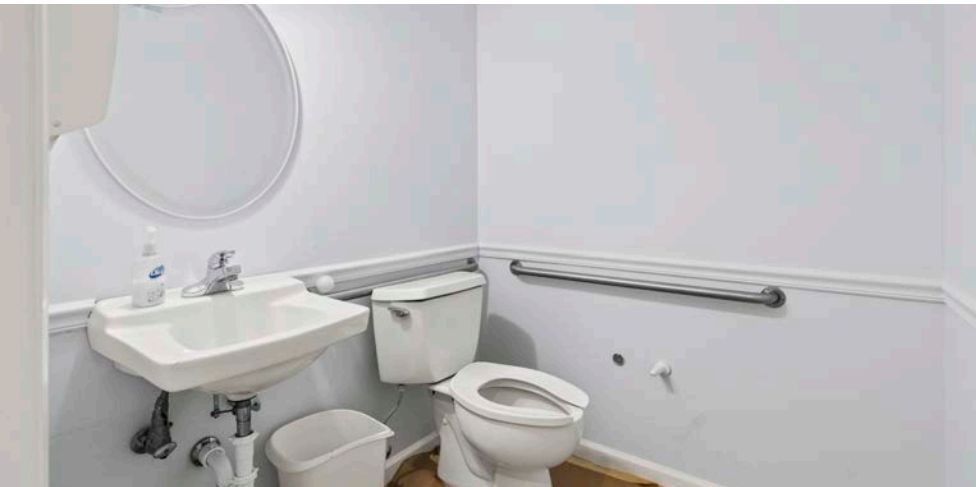
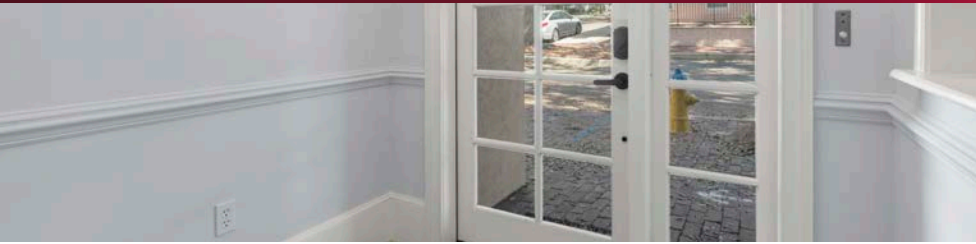
UNIT B | 674± SF



UNIT C | 674± SF

BUILDING 3 | PHOTOS

5214 SW 91st Terrace | Gainesville, FL 32608



BUILDING 4 | OVERVIEW

5216 SW 91st Terrace | Gainesville, FL 32608

Introducing an exceptional commercial opportunity in the prestigious Haile Plantation area of Gainesville, FL. This charming property features a well-maintained 2,688± SF building with 2 units, offering flexibility and income potential for office building investors. Built in 1995, this meticulously crafted property is situated in a PD-zoned area, offering versatility for a range of business endeavors. The prime location provides access to a vibrant and growing market, making it an ideal choice for those seeking to establish or expand their presence in the thriving Gainesville business community. Don't miss the chance to make this property the cornerstone of your commercial real estate portfolio.

2,688± SF BUILDING | 2 UNITS | 75% LEASED

FIRST FLOOR: ONE (1) 1,728± SF COMMERCIAL UNIT

SECOND FLOOR: ONE (1) 960± SF RESIDENTIAL UNIT

PD ZONING

FOR SALE PRICE: \$644,572

BUILDING EXTERIOR



COMMERCIAL UNIT

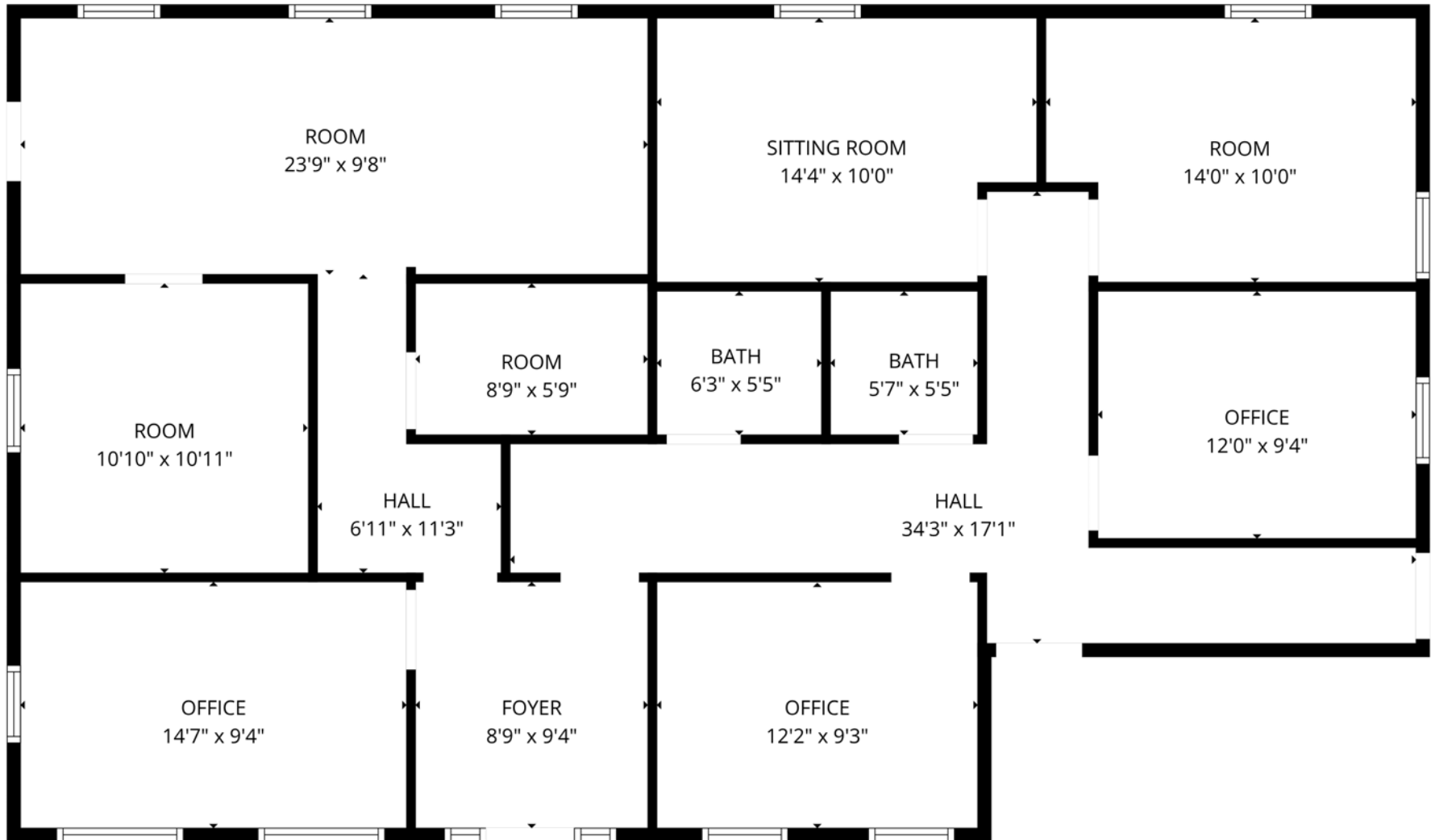


RESIDENTIAL UNIT



BUILDING 4 | COMMERCIAL FLOOR PLAN

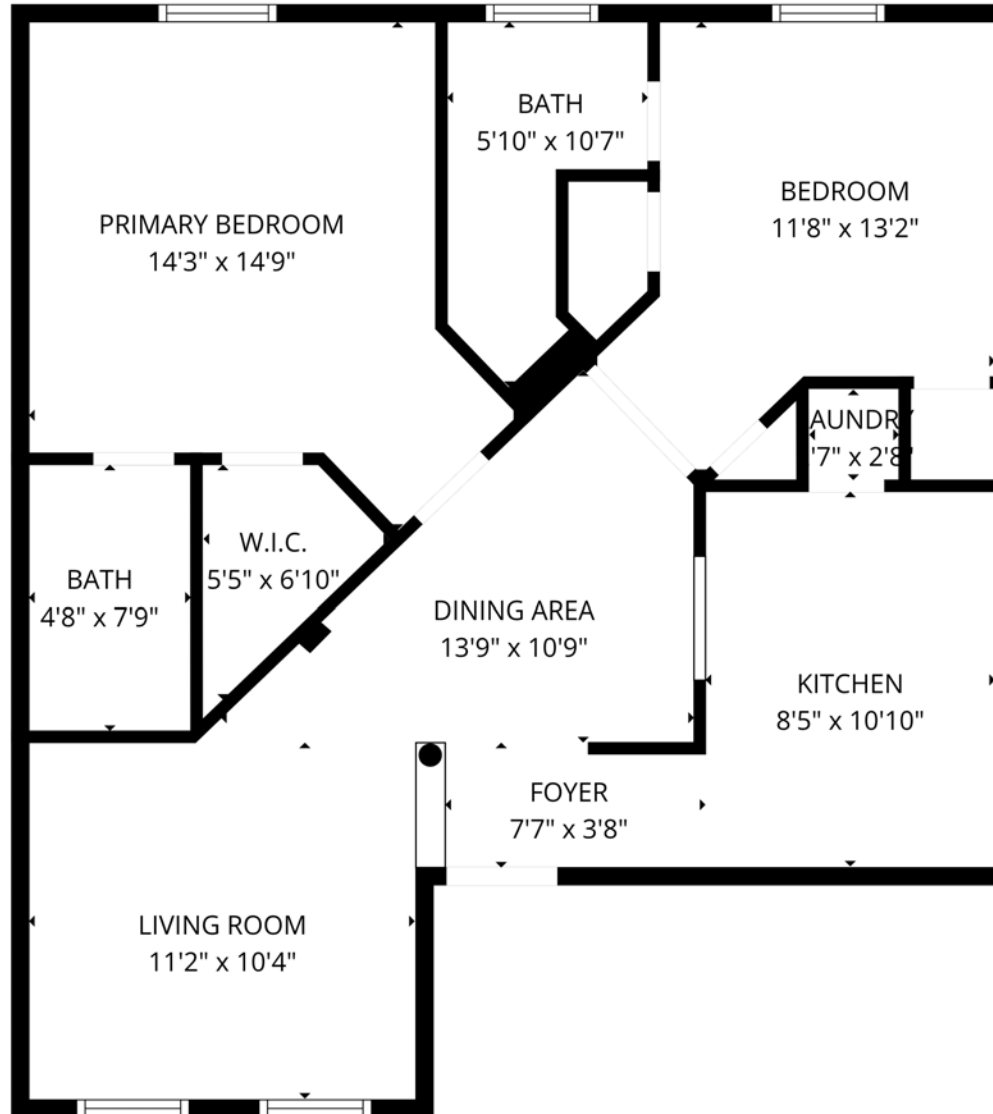
5216 SW 91st Terrace | Gainesville, FL 32608



UNIT A | 1,728± SF

BUILDING 4 | RESIDENTIAL FLOOR PLAN

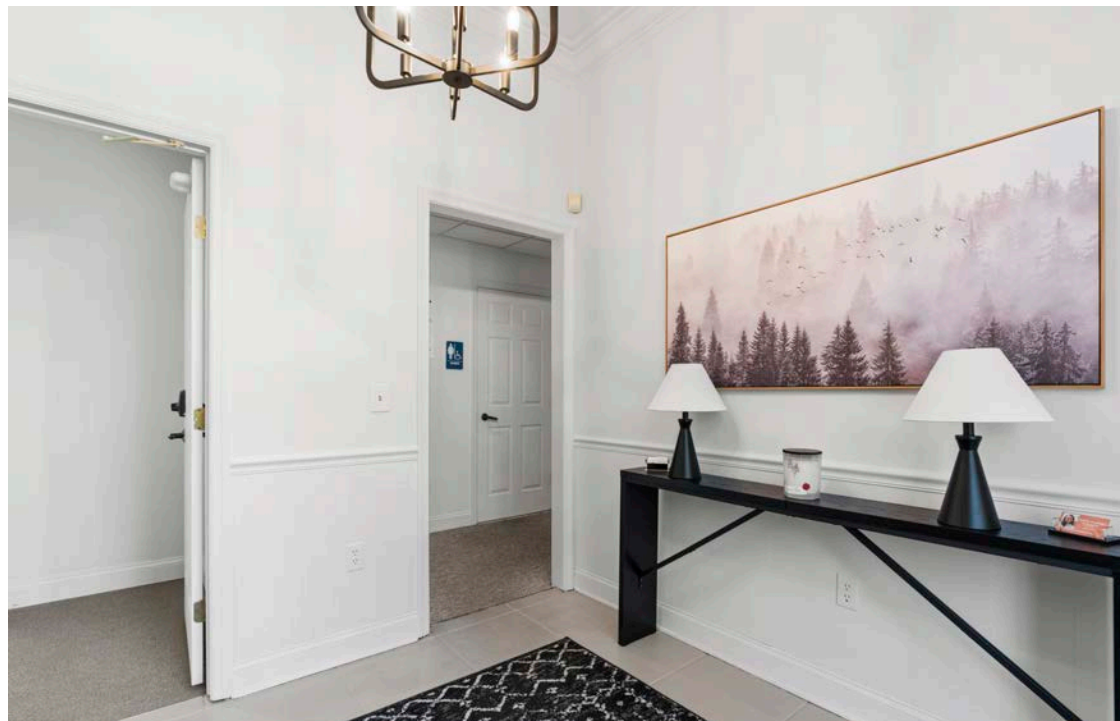
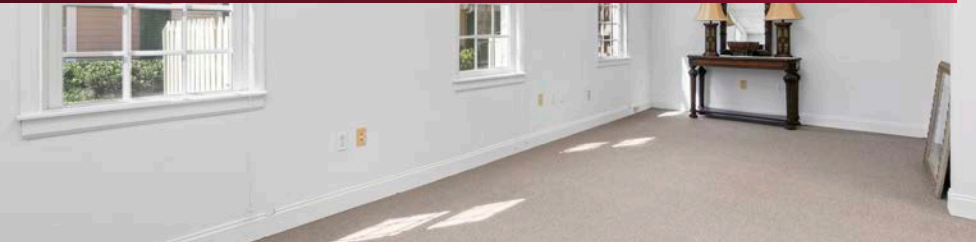
5216 SW 91st Terrace | Gainesville, FL 32608



UNIT B | 960± SF

BUILDING 4 | PHOTOS

5216 SW 91st Terrace | Gainesville, FL 32608



BUILDING 5 | OVERVIEW

9111 SW 53rd Place | Gainesville, FL 32608

Positioned within the esteemed Haile Plantation area in Gainesville, FL, this property offers an exceptional investment opportunity for office building investors. Boasting a 3,135± SF building comprising 4 units, this well-appointed property built in 1996 presents versatility and potential for a diverse range of professional pursuits. With its PD zoning and strategic location, the property provides an attractive prospect for businesses seeking a premier address in a thriving commercial hub. Its established presence and prime positioning underscore the property's desirability, making it a compelling choice for investors looking to secure a foothold in a sought-after location.

There are three 500± SF commercial units on the first floor with a large 1,560± SF two bedroom/two bath residential income producing unit on the second floor.

3,135± SF BUILDING | 4 UNITS | FULLY LEASED

FIRST FLOOR: THREE (3) 500± SF COMMERCIAL UNITS

SECOND FLOOR: ONE (1) 1,560± SF RESIDENTIAL UNIT

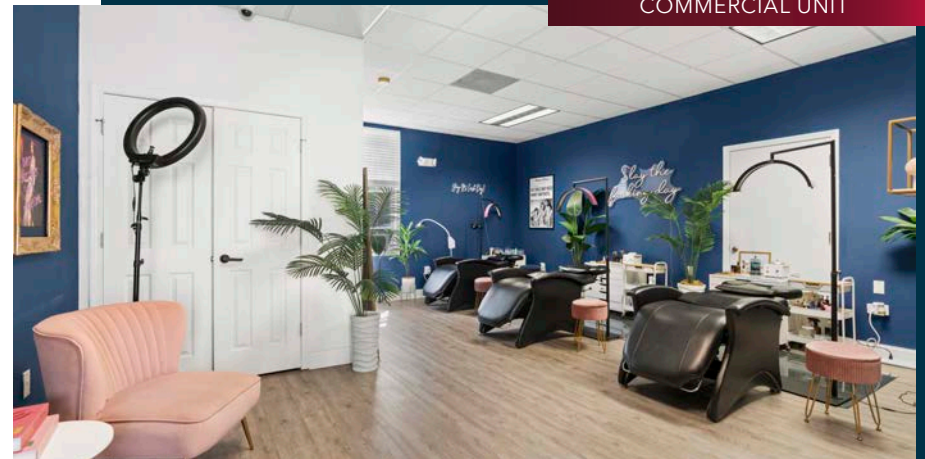
PD ZONING

FOR SALE PRICE: \$965,368

BUILDING EXTERIOR



COMMERCIAL UNIT

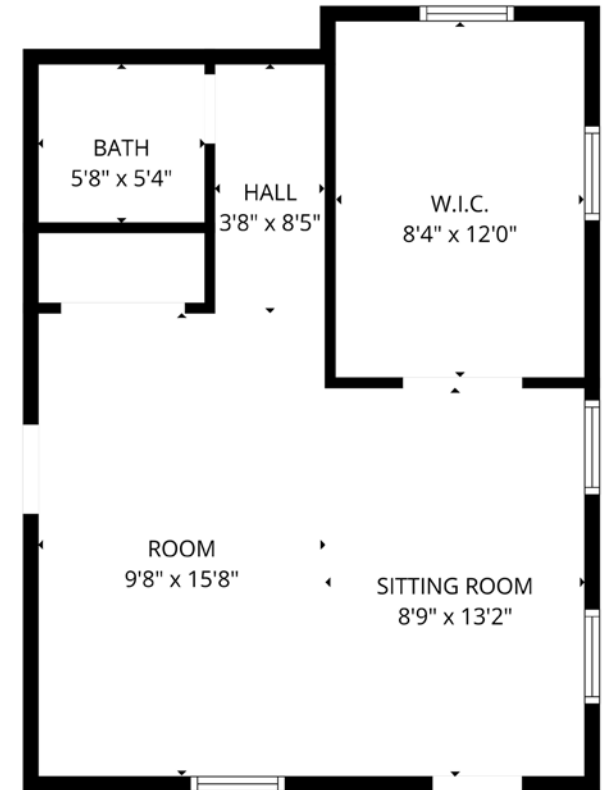
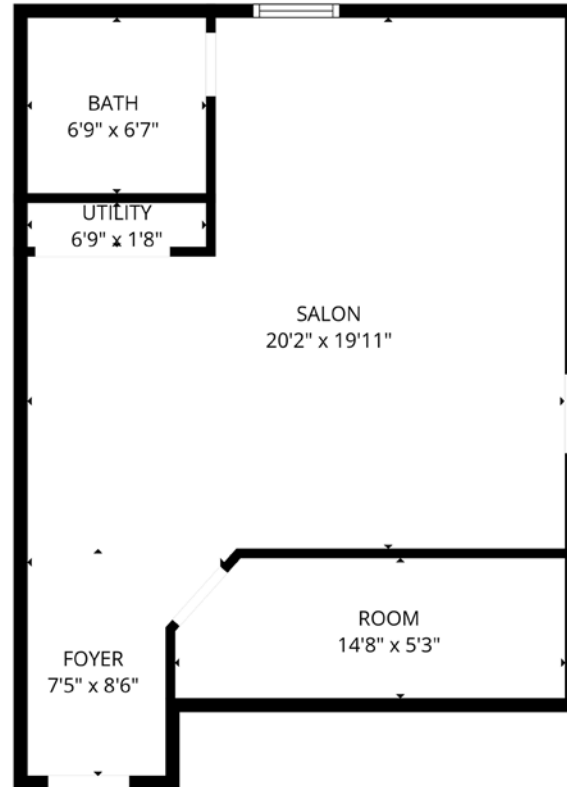
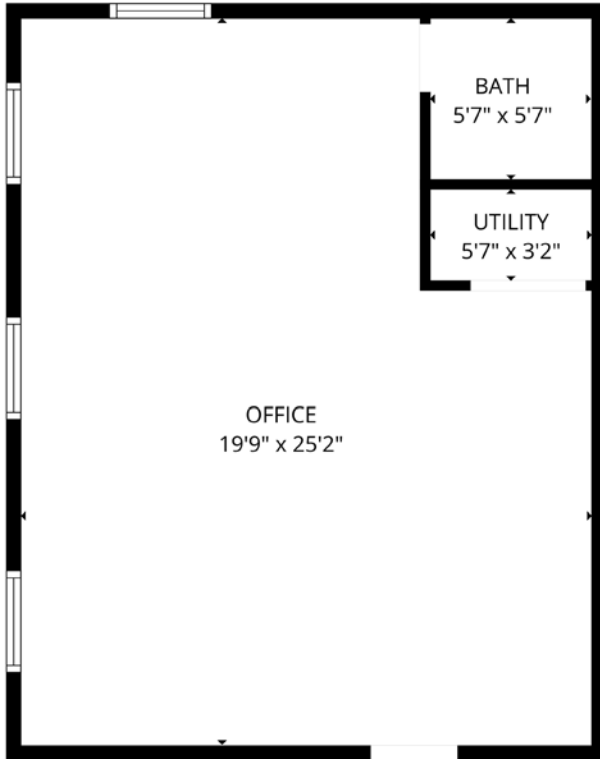


SUITE ENTRANCE



BUILDING 5 | COMMERCIAL FLOOR PLANS

9111 SW 53rd Place | Gainesville, FL 32608



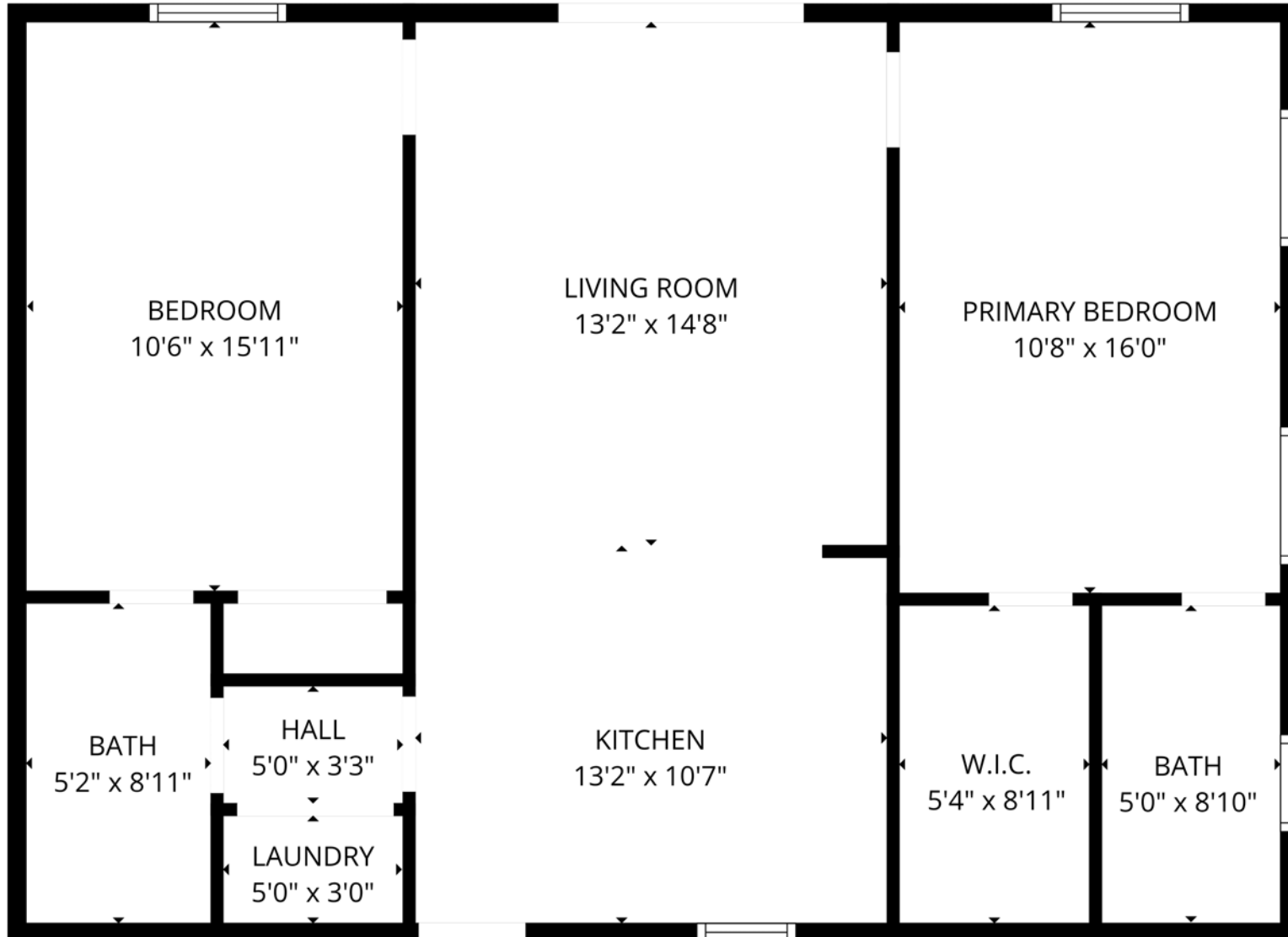
UNIT A | 500± SF

UNIT B | 500± SF

UNIT C | 500± SF

BUILDING 5 | RESIDENTIAL FLOOR PLAN

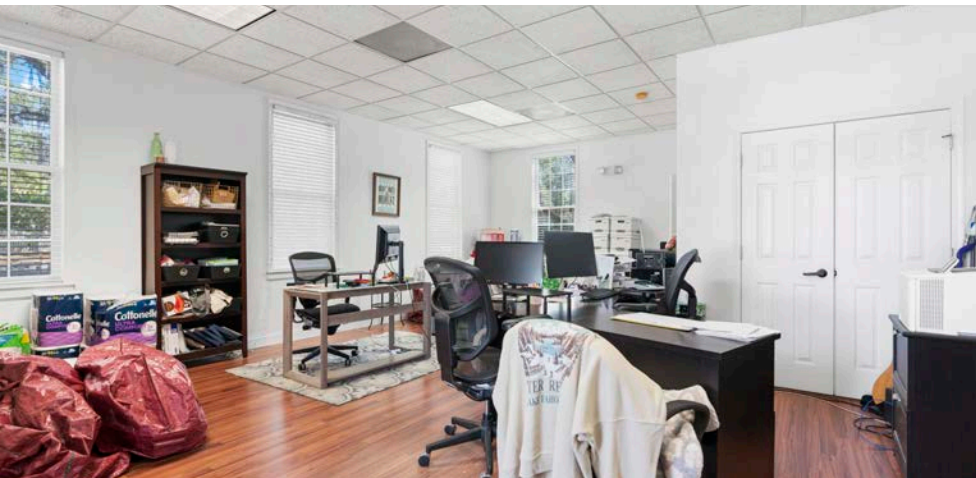
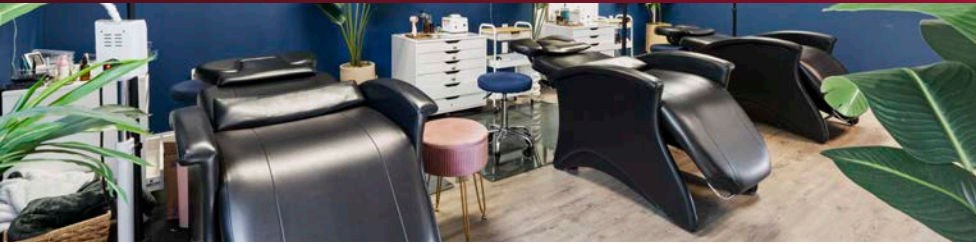
9111 SW 53rd Place | Gainesville, FL 32608



UNIT D | 1,560± SF

BUILDING 5 | PHOTOS

9111 SW 53rd Place | Gainesville, FL 32608



PORTFOLIO LOCATION

Haile Village Center | Gainesville, FL 32608



LIVE, WORK & PLAY IN THE HEART OF HAILE VILLAGE

Located in close proximity to Hawkstone Golf Course, minutes from Archer Road and only 1.6 miles (approx. 7 minutes) from Kimball Wiles Elementary, this property enjoys a central location within a vibrant, pedestrian-friendly neighborhood. It is also a proud part of the Haile Village Center Association, ensuring a well-maintained and cohesive community environment.

TRADE AREA

Haile Village Center | Gainesville, FL 32608



MARKET AREA

Haile Village Center | Gainesville, FL 32608

Haile Plantation is an award-winning community that features a vibrant mix of work, leisure and nature. This upscale development is one of the highest income areas in the county. The Village Center in the heart of Haile Plantation includes many locally owned luxury shops, restaurants and cafes in a beautiful main street type setting. This well-established community has its own Golf and Country Club, a Publix Shopping Center, weekly farmers market and numerous walking and biking trails.

The main intersection in this area is SW 24th Ave & SW 91st Street.

3 MILE DEMOGRAPHICS - 2025

Population - 35,781

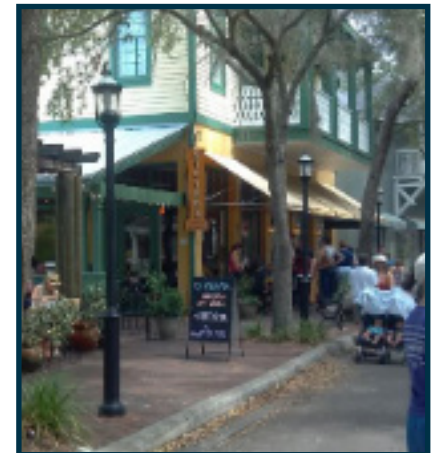
Median Age - 39.6

Average Income - \$149,733

3 MILE DEMOGRAPHICS - 2030

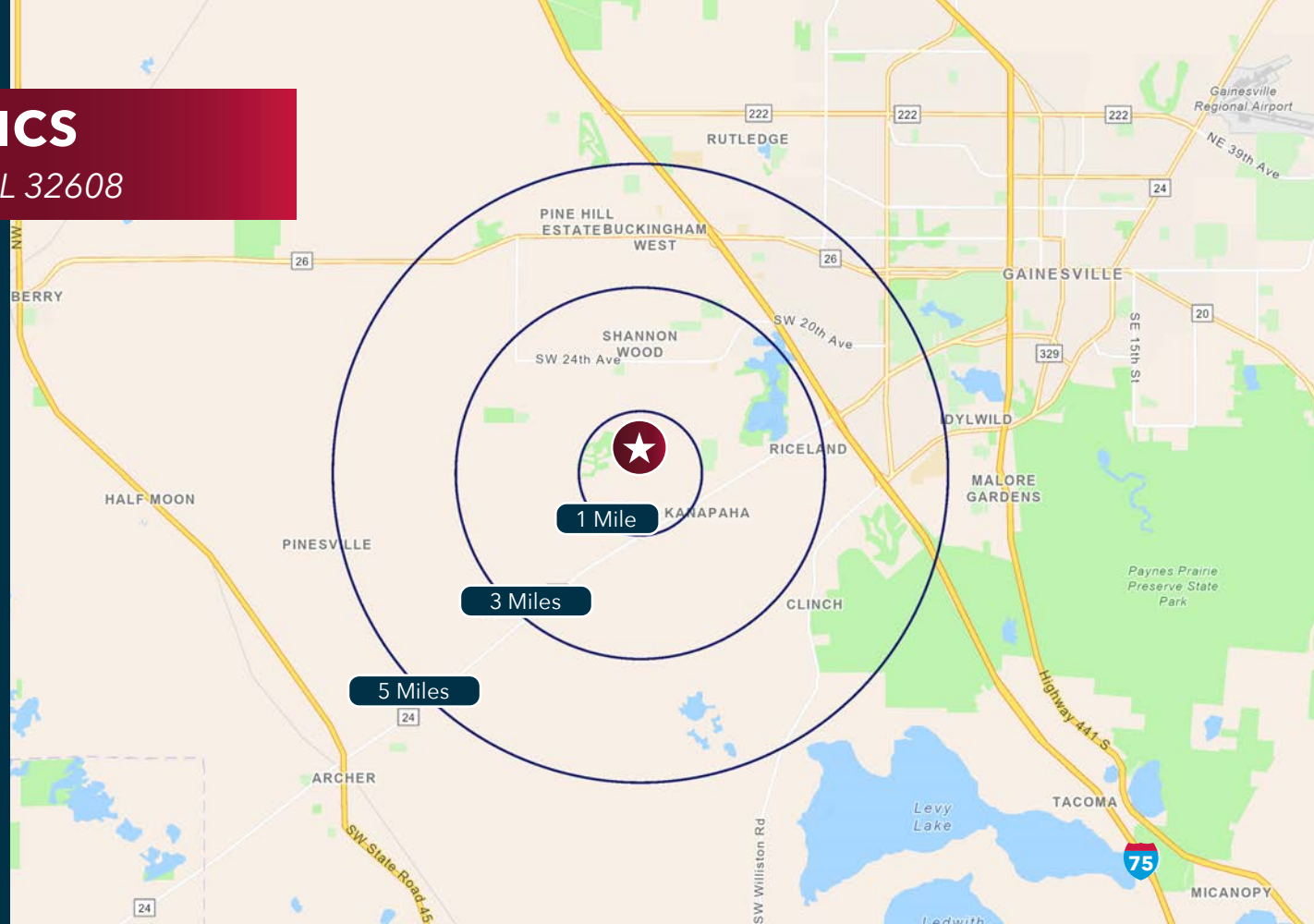
Population - 37,921

Average Income - \$165,261



LOCAL DEMOGRAPHICS

Haile Village Center | Gainesville, FL 32608



1, 3, 5 MILES

Source: ESRI Business Analyst



Population (2025)



Population Projection (2030)



Average Household Income (2025)



Projected Average Household Income (2030)

	Population (2025)	Population Projection (2030)	Average Household Income (2025)	Projected Average Household Income (2030)
1 MILE	7,992	8,193	\$181,152	\$197,503
3 MILES	27,992	29,950	\$139,359	\$155,144
5 MILES	67,752	70,536	\$82,756	\$93,639

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