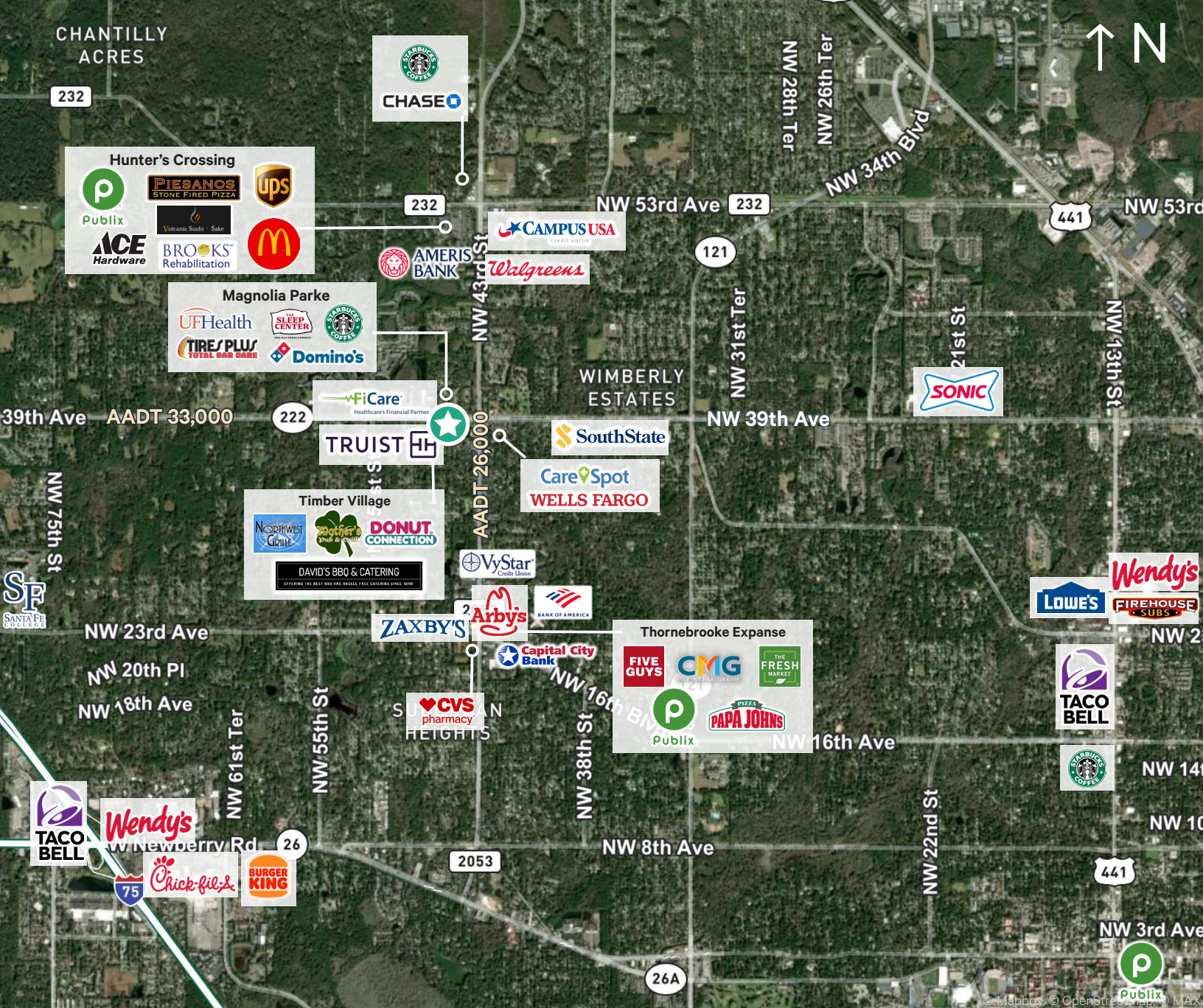




Northwest Gainesville Retail Development Opportunity

This is 4.50± acre site is located in one of the largest retail corridors in the market.

- **Prime property for sale, ground lease or built-to-suit**
- **4.5 Acres Available**
(2.24± acres are developable due to wetland constraints)
- **Drive thru by right in current zoning**
- Location on the “way to work” side
- Located in one of the largest retail corridors in Gainesville
- High visibility and convenient ingress/ egress from NW 39th Avenue
- Access to major roads and highways (39th Avenue with 33,000 AADT and 43rd Street 26,000 AADT)
- Suitable zoning for commercial development, allowing for a broad range of business opportunities
- Situated within one of the most extensive retail corridors in Gainesville
- Accessibility to key areas and potential customers with 175,481 estimated population within a 15 minute drive time
- Presence in a region with a diverse, dense and stabilized population, including professionals and families



4551 NW 39th Ave

Situated within one of the most extensive retail corridors in Gainesville

Mixed-use (MU-1): allowing for a variety of potential uses including retail, restaurant, office park, medical building, bank or quick-service restaurant with a drive-thru.

Way to Work

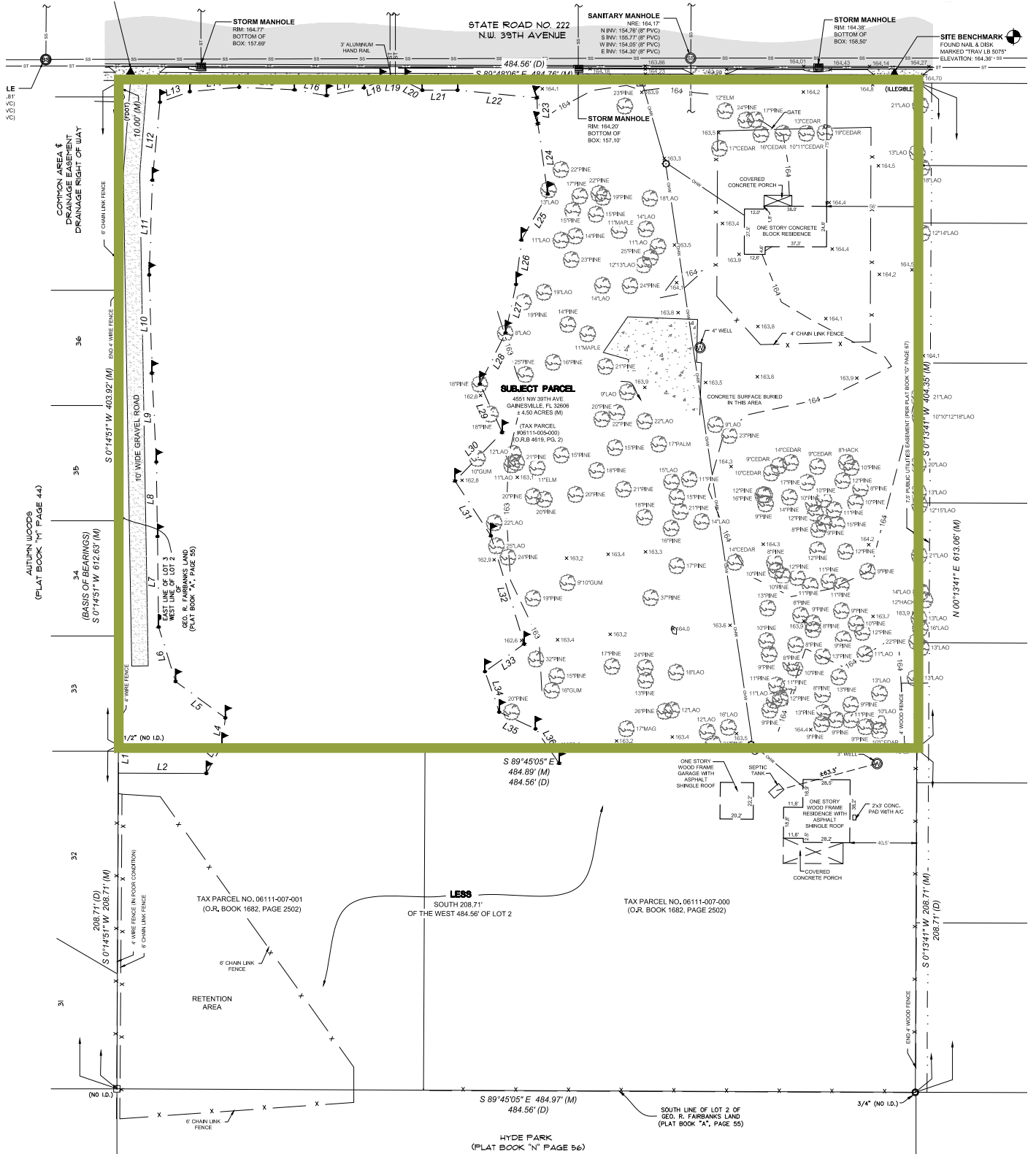
side of the street with a full median cut allowing for ideal ingress and egress.

33,000 AADT
along 39th Avenue

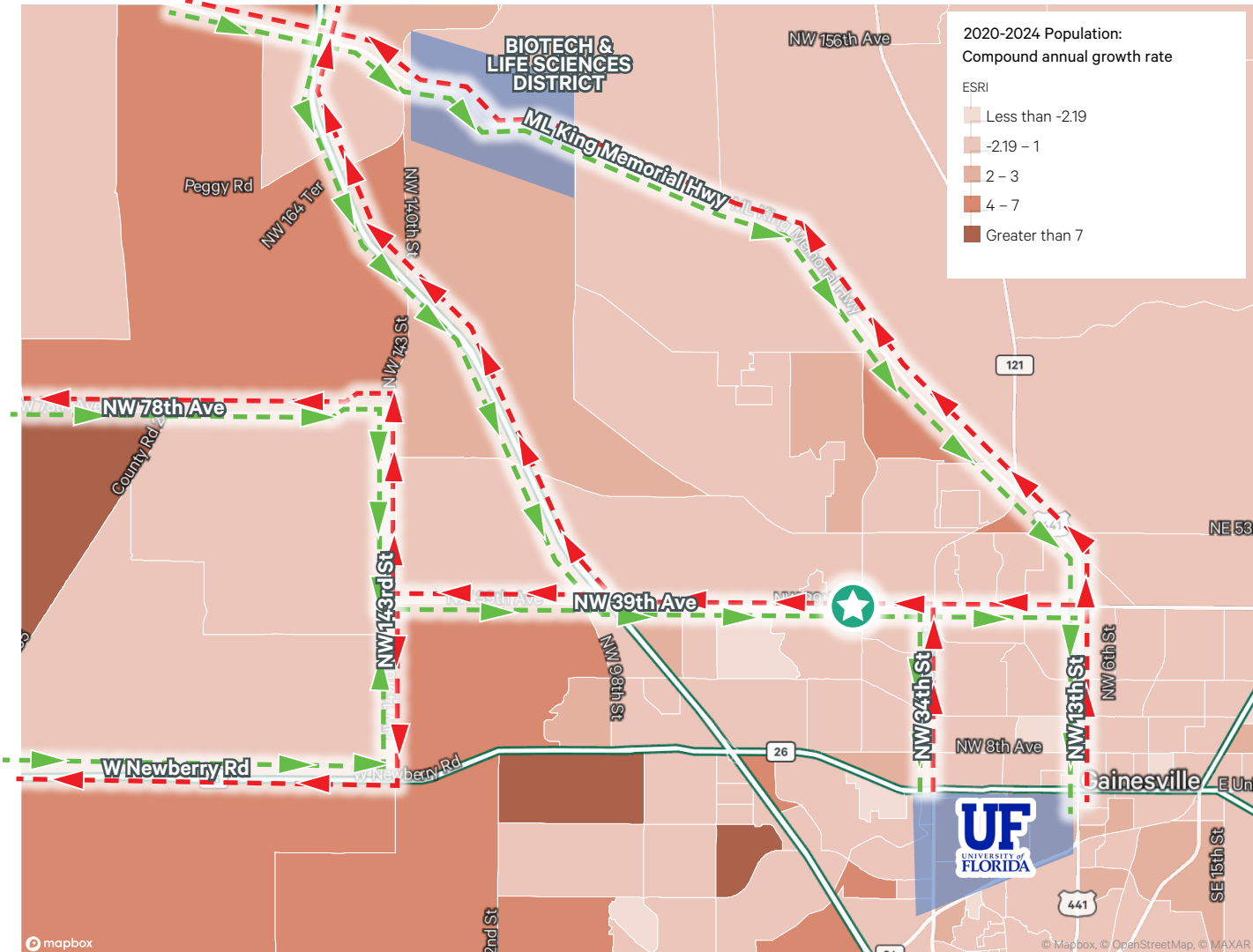
One of the Main Arterial Roads in Gainesville.

175,481
people within 15 min.

Survey



Traffic Patterns



- Excellent Location for businesses desiring to capture heavy morning or “way to work” and “evening commute home” traffic with an average 1,500 cars hourly on weekdays heading towards the NW43rd Street office and retail corridor
- The site is shadow-anchored by Magnolia Parke drawing 876,000+ visitors annually with a mix of medical and retail tenants including UF Health Rehab, UF Health Family Medicine, Domino’s, Starbucks, Magnolia Parke Luxury Apartments, and more





The Area

4.5 Miles to UF Campus

The University of Florida is an American public land-grant, sea-grant, and space-grant research university on a 2,000-acre campus in Gainesville, Florida. The University of Florida is home to 16 academic colleges and more than 150 research centers and institutes on one contiguous campus.

	3 MILES	5 MILES	10 MILES
HOUSEHOLD INCOME			
2024 Average Household Income	\$109,706	\$84,309	\$91,690
2029 Average Household Income	\$129,187	\$99,581	\$109,068
POPULATION			
2024 Population	56,676	159,741	246,856
2024 Daytime Population	56,173	195,558	272,715

UF Gainesville Fast Facts:

- 75,000+ Students Live in Gainesville
- 14,700+ University Employees
- 1,000,000 annual visitors to the Ben Hill Stadium



Top Public University in the United States



Classified as a Research University



2nd Largest Florida University by student population



Gainesville Market Overview



Market Overview

Gainesville, Florida is a thriving city situated in Alachua County that boasts a youthful and energetic atmosphere, largely influenced by the presence of the University of Florida. With a population of over 133,000 residents, Gainesville offers a diverse range of cultural, recreational, and educational opportunities.

The city's economy is bolstered by a mix of industries, including education, healthcare, technology, and manufacturing. The University of Florida serves as a major employer, with over 16,000 faculty and staff members. Other key employers in Gainesville include UF Health, North Florida Regional Medical Center, and the City of Gainesville itself. The city's low unemployment rate of 2.9% and median household income of \$33,313 reflect a strong job market and economic stability.

Gainesville has seen significant development projects in recent years. One notable project is the Innovation Square, a collaboration between the University of Florida and the city that aims to foster innovation and entrepreneurship. This mixed-use development is home to various high-tech companies, research facilities, and student housing. Additionally, the Depot Park, a 32-acre public park transformed from an old railroad depot, has become a popular gathering spot for residents and visitors alike, offering recreational activities.

University of Florida

The University of Florida is an American public land-grant, sea-grant, and space-grant research university on a 2,000-acre campus in Gainesville, Florida. The University of Florida is home to 16 academic colleges and more than 150 research centers and institutes on one contiguous campus.

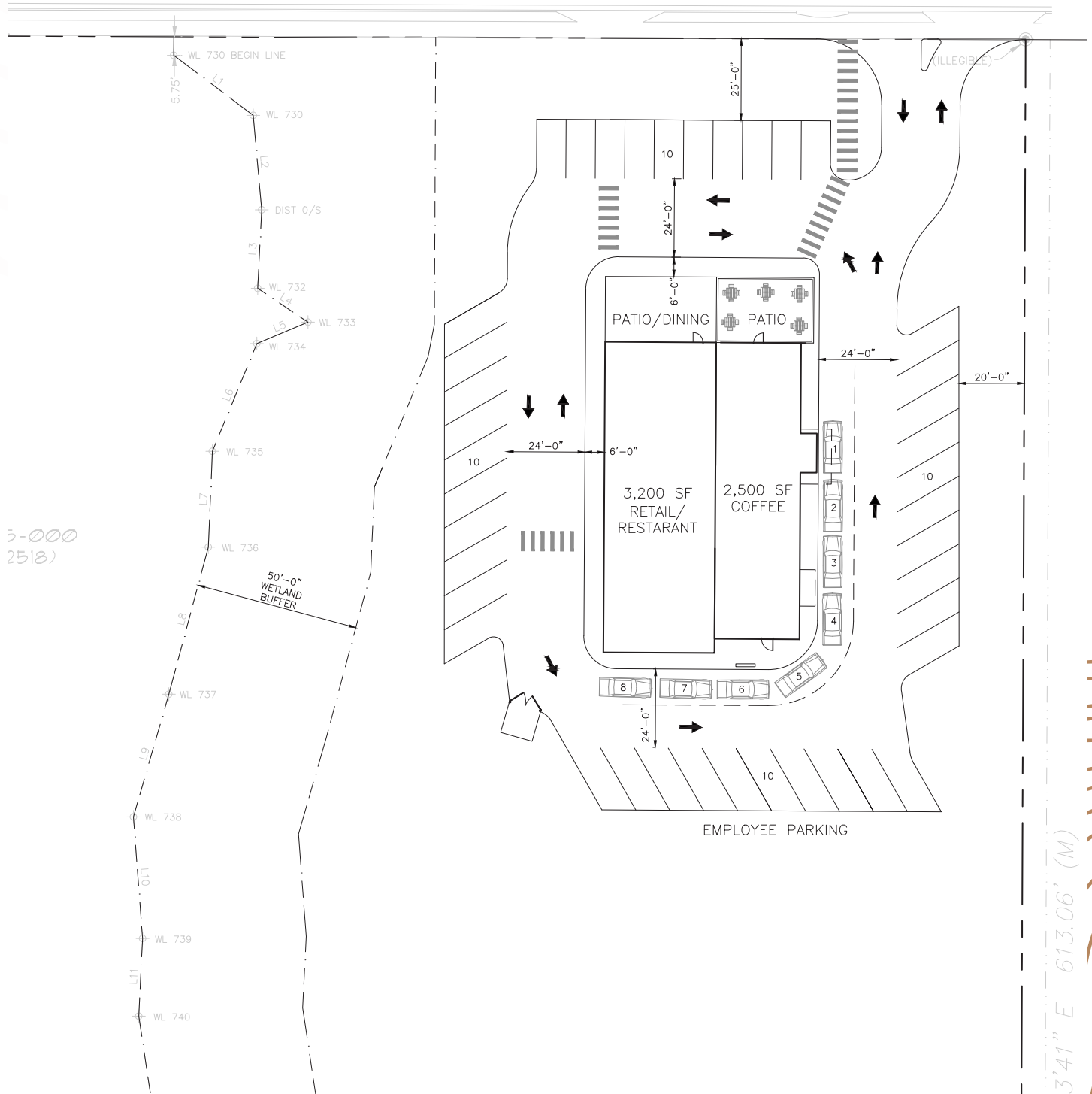
Classified as a Research University
with significant research by the Carnegie Foundation for the Advancement of Teaching

2nd Largest Florida University
by student population

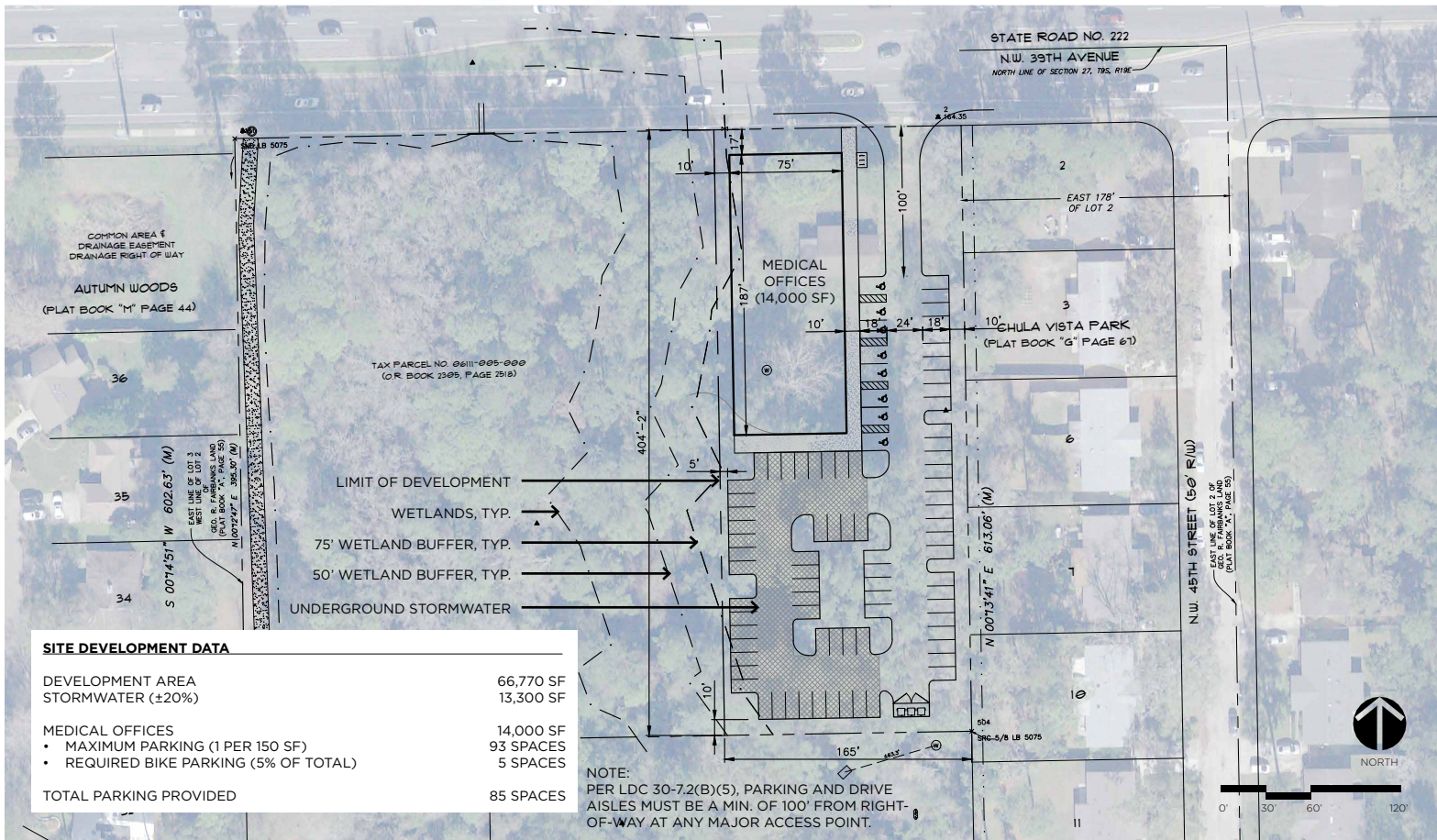
8th Largest Single-Campus University
in the United States



Conceptual Multi-Tenant Site Plan



Conceptual Office Site Plan



4551 Northwest 39th Avenue

Gainesville, FL 32606

NW 39th Ave

4.50+ Acres

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