



Land for Sale

0.47± AC | Sale Price: \$750,000

Ground Lease: \$40,000/Yr NNN

3.5± AC | Sale Price: \$3,500,000

SW 37th Blvd. | Gainesville, FL 32608

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104 SW 6th Street
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Property Overview

Offering a $0.47\pm$ acre parcel and a $3.5\pm$ acre parcel of prime mixed-use commercial land with direct visibility on Archer Road. The subject property will offer easy access and visibility to North Florida's hottest retail market, located off of the I-75 corridor.

The site is located within the city limits of Gainesville. The zoning designation is MU-1 which allows commercial, residential and mixed uses.

An adjacent $2.64\pm$ parcel is also available for sale if your business needs require a larger tract of land.

Highlights

- Direct access and visibility to Archer Road and I-75
- $53,500\pm$ AADT
- Prime retail location
- Directly adjacent to Fairfield Inn & Suites and an additional $2.64\pm$ Acres for sale
- Among thousands of student housing units
- Tax Parcel #s: 06809-006-000, 06812-012-000, 06797-029-000, 06797-025-000, 06797-024-000, 06797-023-000, 06797-022-000, 06797-026-000

Area Demographics

Source: Esri Business Analyst



Radius	Population (2024)	Population (2027)	Average HH Income (2024)	Average HH Income (2029)
1 mile	21,288	22,158	\$47,734	\$56,965
3 mile	77,521	79,358	\$62,646	\$74,662
5 mile	156,230	157,690	\$84,272	\$98,740

Celebration Pointe

Open-Air Plaza Offering Retail Shops, Restaurants, Movie Theater & Green Space



Butler Plaza

2MSF of Space

Largest Retail Center in North Central Florida
Number One Most Visited Shopping Destination in the State for 2020



**3.5± AC
Available**

**Also
Available
2.64± AC**

**0.47± AC
Pending**

SW Archer Road

55,000 AADT

SW 37th Boulevard

15,000 AADT

Trade Area





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Contact Us

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