

INVESTMENT OPPORTUNITY – THREE OFFICE BUILDINGS FOR SALE

1213-1227 NW 16th Avenue | Gainesville, FL 32601

8,098± SF | 0.83± AC | \$930,000



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

1213-1227 NW 16th Avenue | Gainesville, FL 32601

Centrally located in the heart of Gainesville, this property features three multi-tenant office buildings zoned Urban 4 (U4). Positioned just north of the University of Florida along the high-traffic 13th Street corridor, it offers exceptional visibility and convenient access for tenants and visitors alike.

The entirety of the property (all three buildings) are available for sale for \$115/SF. Individual buildings are available for sale for \$125/SF.

- Zoned Urban 4 (U4) for flexible commercial use
- Three multi-tenant office buildings on one property
- Prime Gainesville location in the city's core
- Situated just north of the University of Florida
- Located along the high-traffic 13th Street corridor with strong visibility and easy access

INVESTMENT OPPORUNITY FOR SALE

THREE (3) PROFESSIONAL OFFICE BUILDINGS

8,098± SF TOTAL

0.83± ACRES TOTAL

BUILDING 1



BUILDING 2



BUILDING 3



EXTERIOR PHOTOS

1213-1227 NW 16th Avenue | Gainesville, FL 32601



RETAIL MAP

1213-1227 NW 16th Avenue | Gainesville, FL 32601

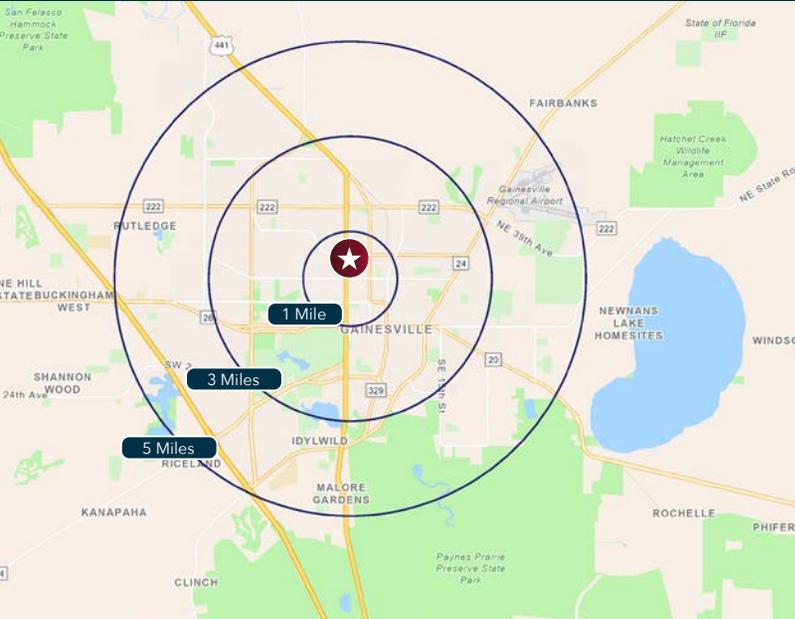
GAINESVILLE REGIONAL
AIRPORT



LOCATION DETAILS

1213-1227 NW 16th Avenue

These three buildings are located on 16th Avenue, in the 13th Street corridor of Gainesville, Florida.



LOCAL DEMOGRAPHICS

Source: ESRI Business Analyst



Population (2025)



Population Projection (2030)



Average Household Income (2025)



Projected Average Household Income (2030)

1 MILE	13,336	13,189	\$59,433	\$67,173
3 MILE	72,597	72,557	\$80,854	\$90,155
5 MILE	74,076	75,381	\$78,654	\$86,971

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