



# 0.78 PARCEL AVAILABLE

NEC of N Main St and NE 16th Ave, Gainesville, FL 32609

1601 N Main St- Gainesville, FL 32609

## Property Highlights

- ▶ 0.78 Acres available
- ▶ Signalized intersection with combined traffic count of 26,500 AADT
- ▶ Surrounding retailers include Publix, Circle K, Burger King, T-Mobie, UF Health, Wendys, Popeyes, PNC, Family Dollar, Capital City Bank and Good Year
- ▶ Less than 2 miles North of University of Florida main campus - 50,000+ students
- ▶ Population of 151,623 within a 5-mile radius of subject site
- ▶ Demographics include an average income of more than \$71,000 within a 5-mile radius

## DEMOGRAPHICS

### Population



1 Mile	9,698
3 Mile	75,331
5 Mile	151,623

### Households



1 Mile	4,835
3 Mile	29,783
5 Mile	62,072

### Household Income



1 Mile	\$75,663
3 Mile	\$67,500
5 Mile	\$71,978

### Traffic Counts



N Main St	15,000
NE 16th Ave	11,500

### Daytime Demos



Businesses	Employees	Daytime Population
1 Mile 983	1 Mile 8,043	1 Mile 10,433
3 Mile 3,798	3 Mile 36,361	3 Mile 64,051
5 Mile 7,246	5 Mile 63,466	5 Mile 116,008

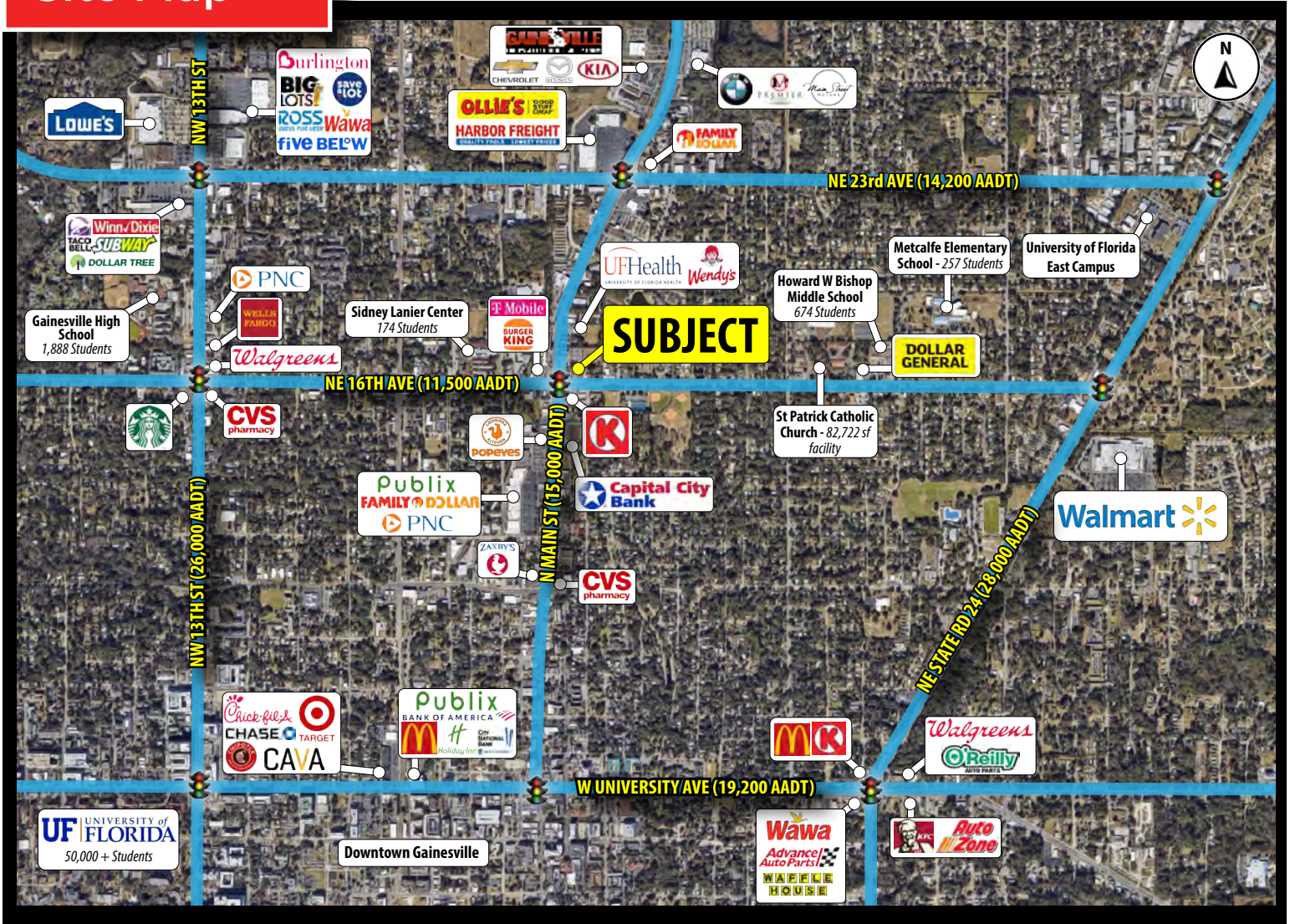
**CALL FOR DETAILS 813-712-3068**

# 0.78 PARCEL AVAILABLE

NEC of N Main St and NE 16th Ave, Gainesville, FL 32609



## Site Map



All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. UPDATED:120623

**Brandon Eggleston**  
813 712 3068  
brandon@rmcpg.com

8902 N Dale Mabry Hwy  
Tampa, FL 33614  
800 728 5379  
www.RMCPG.com