



4127 NW 34th Street, Gainesville, FL 32605

Former Daycare Center Redevelopment Opportunity

- Formerly operated as A Child's Dream Educational Center
- Situated on a 2-acre parcel with Planned Development (PD) zoning
- Excellent location along NW 34th Street, near the new Dance Alive Khouri Family Center for the Arts
- Potential for redevelopment with proper zoning approvals



5,474 SF available:
Building 4127: 3,298 SF &
Building 4129: 2,176 SF



Price: Negotiable;
Open to all offers



Parcel ID: 06081-000-000

For further information

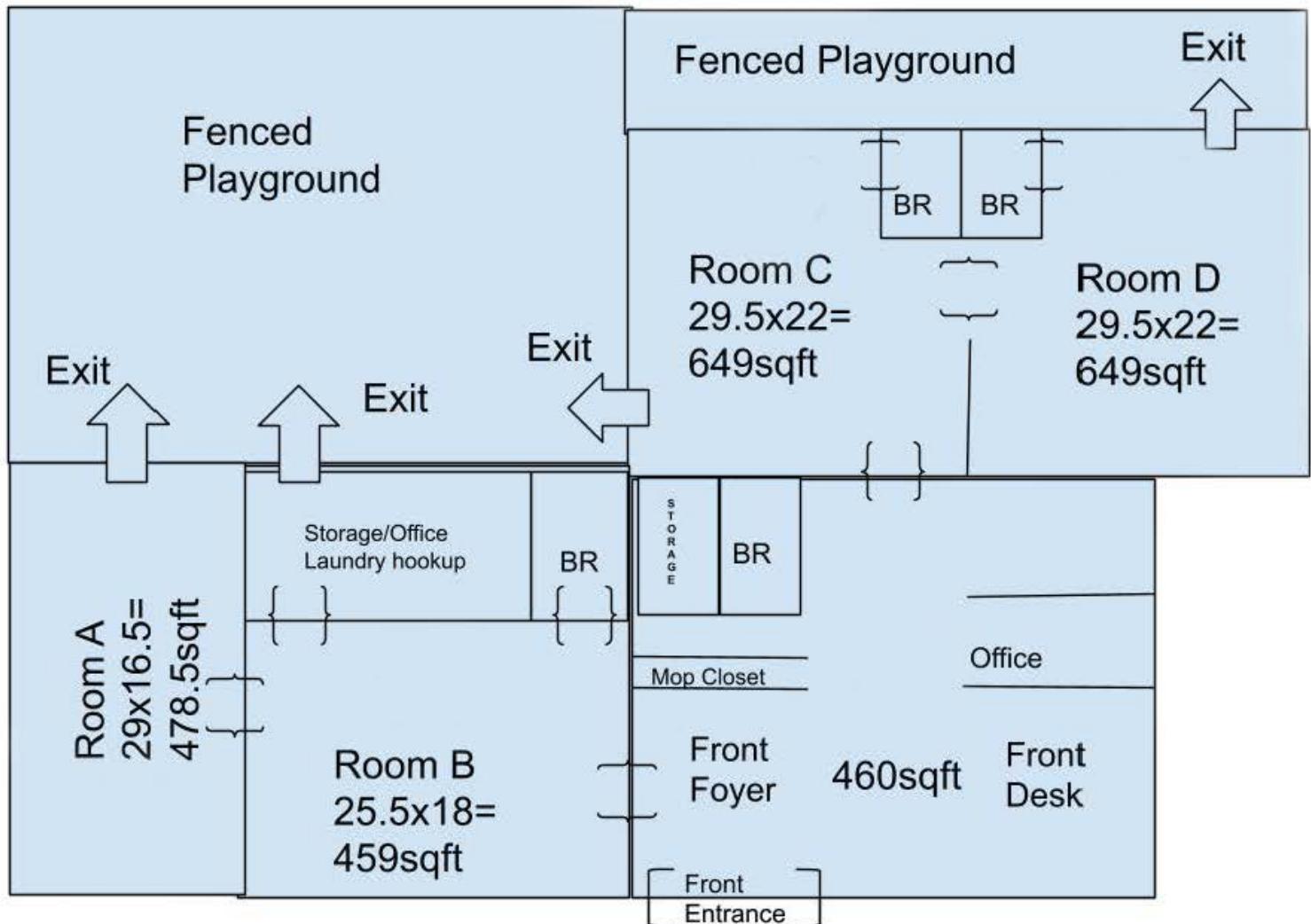
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Floor plan

4127 NW 34th Street
Gainesville, FL

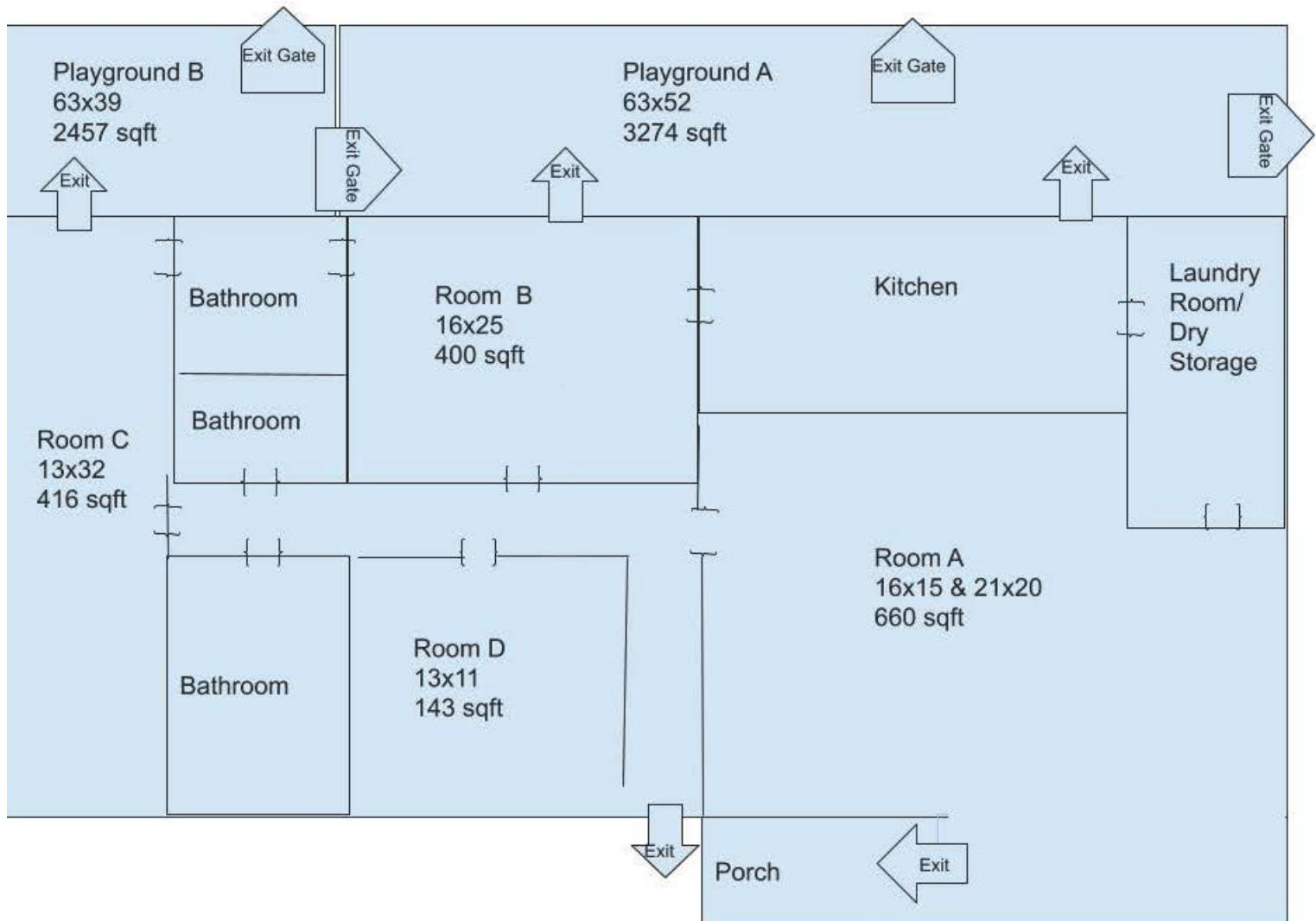
Building 4127 3,298 SF



Floor plan

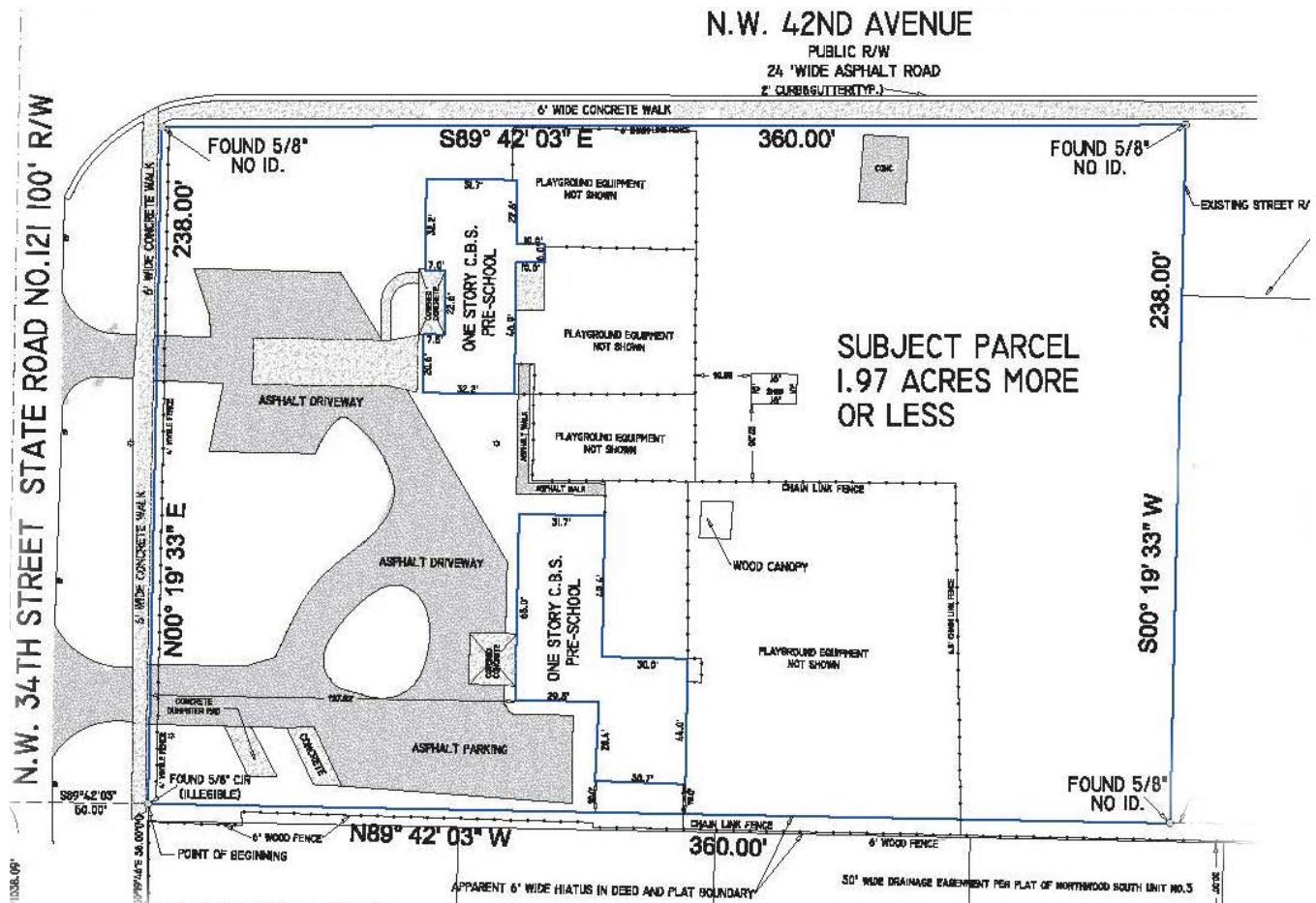
4127 NW 34th Street
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Building 4129 2,176 SF



Survey

4127 NW 34th Street
Gainesville, FL



Aerial overview

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Gainesville, FL



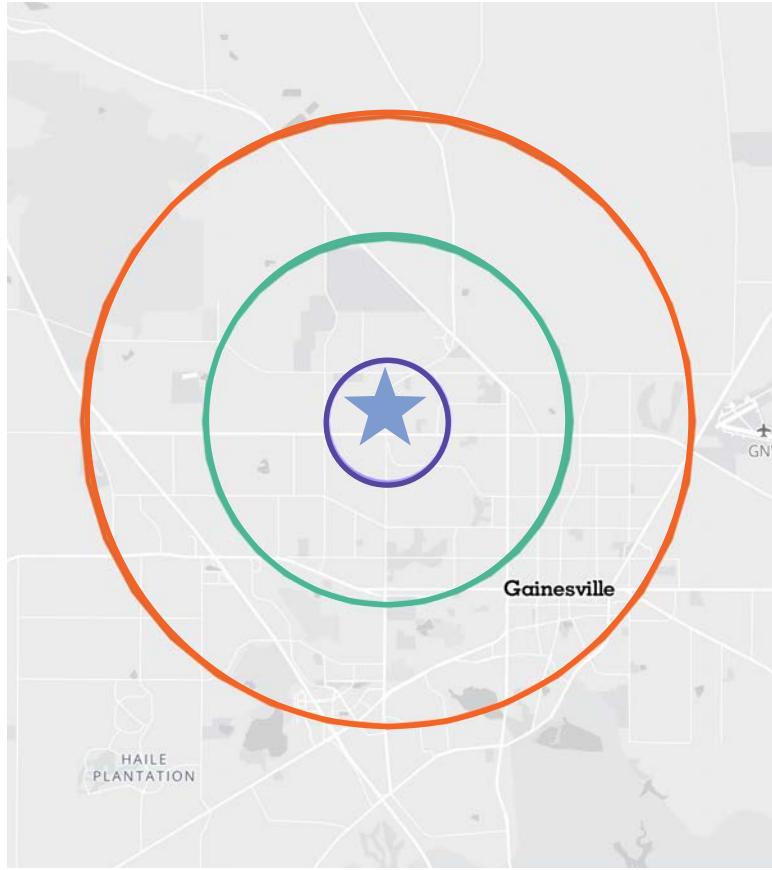
Photos

4127 NW 34th Street
Gainesville, FL



Demographics

4127 NW 34th Street
Gainesville, FL



Population: Over 149,000 people within a five mile radius.



Density: Over 62,000 households within a five mile radius.



Income: Average household income of \$85,687 within a five mile radius.



Home Value: Median home value of \$272,213 within a five mile radius.



Employment: Employment population of over 68,000 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
Total population	8,997	49,622	149,963
Median age	40	38	32
Male population	4,359	24,304	80,432
Female population	4,723	25,642	70,620
Households & Income	3 Miles	5 Miles	10 Miles
Total households	3,975	22,443	62,580
Average HH income	\$123,191	\$119,628	\$85,687
Median house value	\$260,600	\$272,059	\$272,213
Businesses	3 Miles	5 Miles	10 Miles
Total businesses	406	3,314	7,803
Total employees	2,031	20,871	68,881

**If you would like to discuss this further,
please get in touch.**

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avisonyoung.com

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