



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 Khoury 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

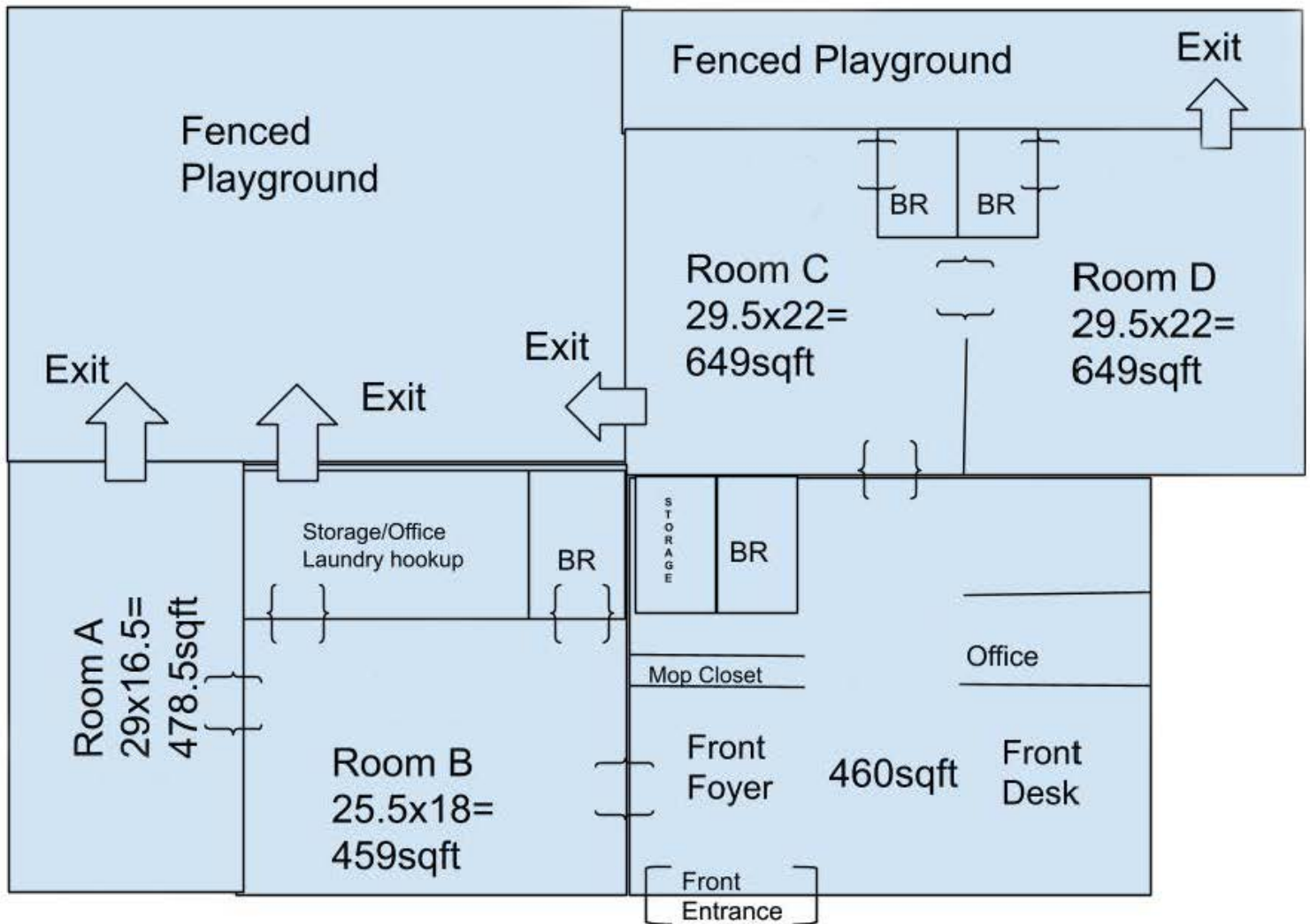
**Rick Cain, CCIM, SIOR, Principal**  
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# Floor plan

4127 NW 34th Street  
Gainesville, FL

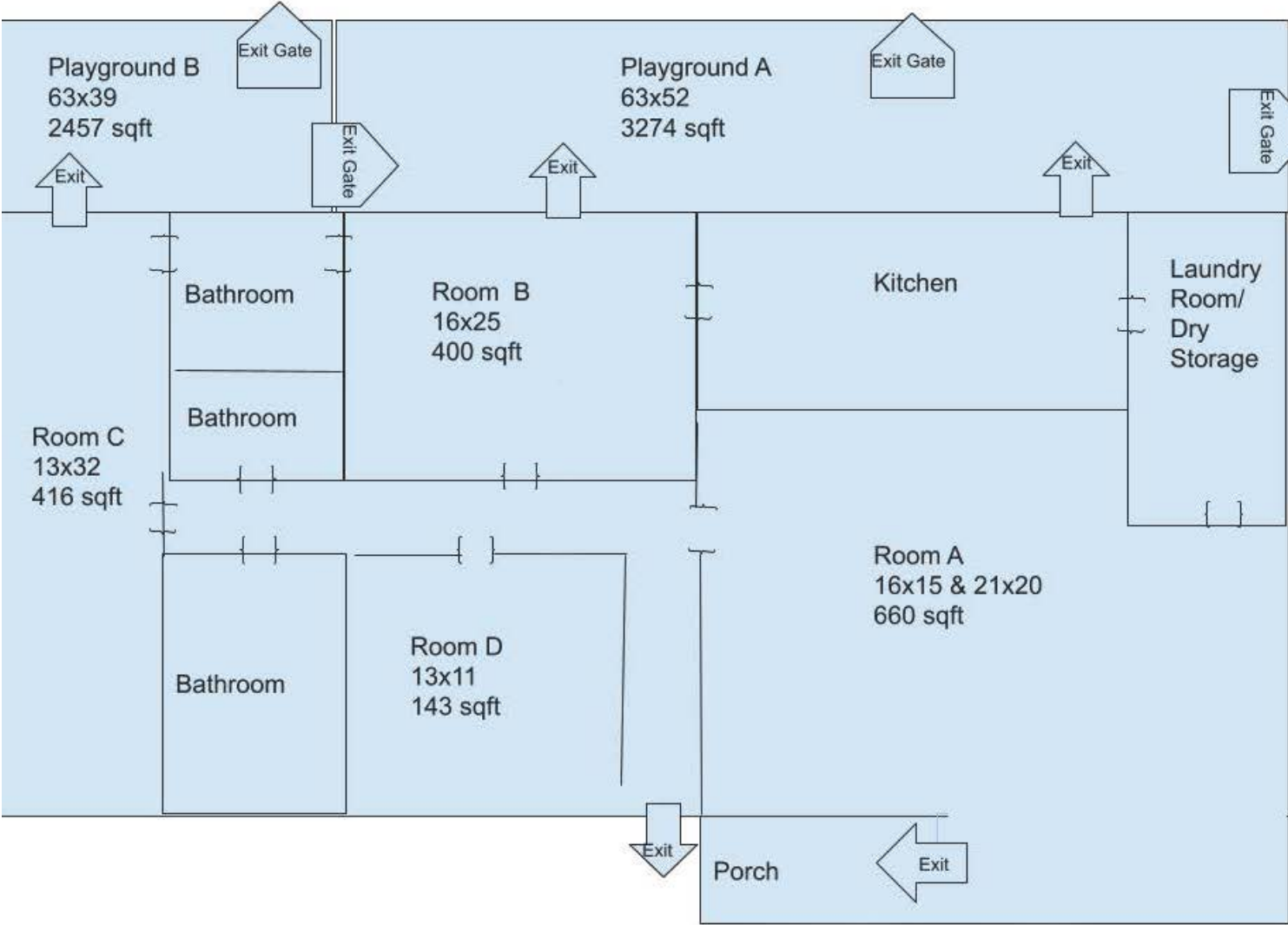
## Building 4127 3,298 SF



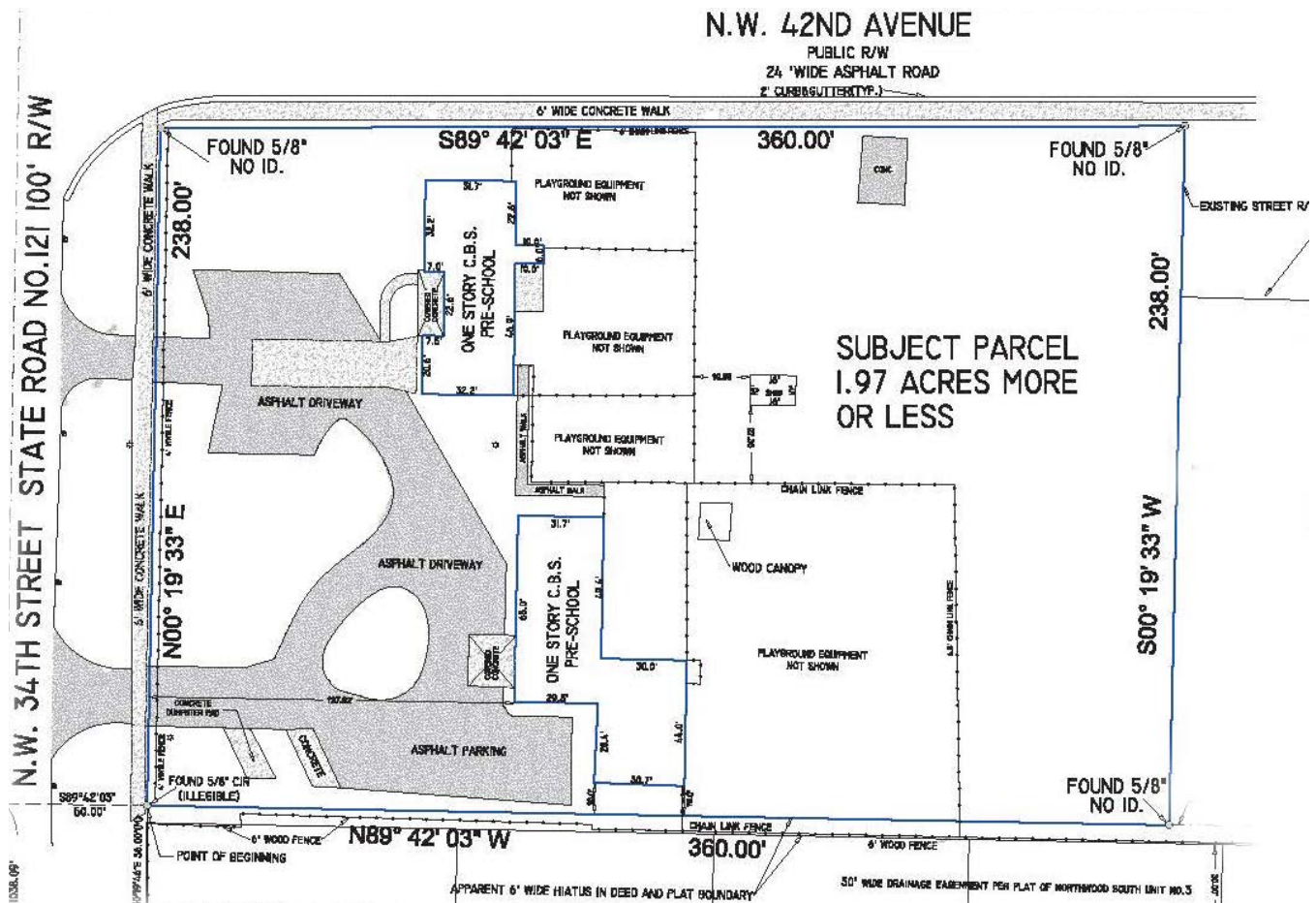
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## Building 4129 2,176 SF

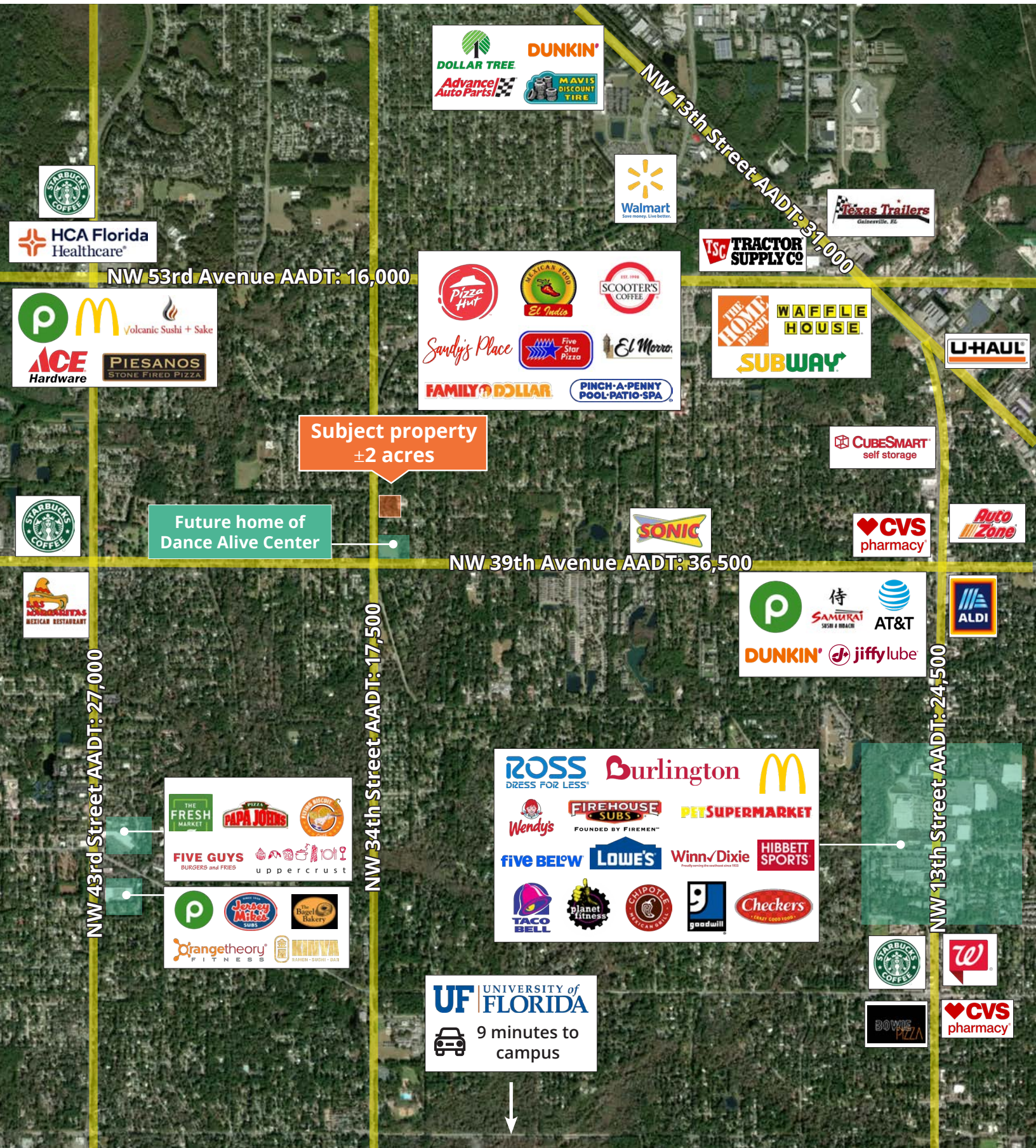


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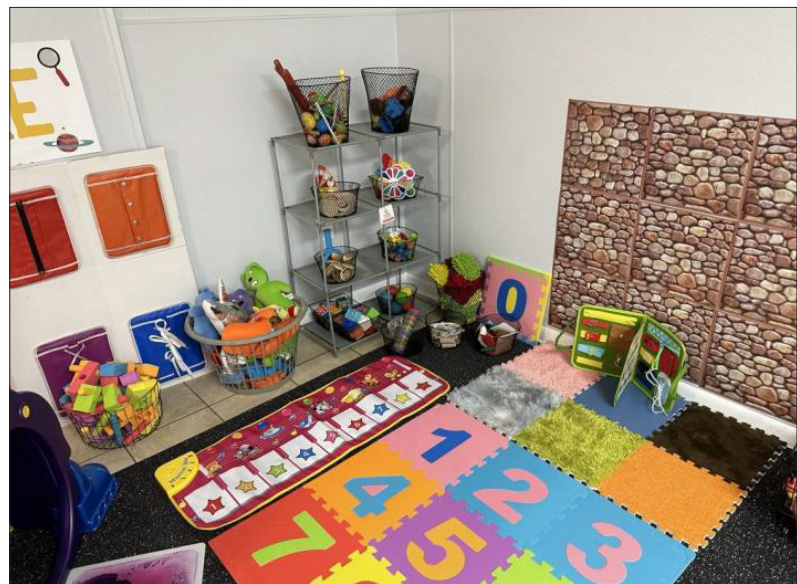
# Aerial overview

4127 NW 34th Street  
Gainesville, FL



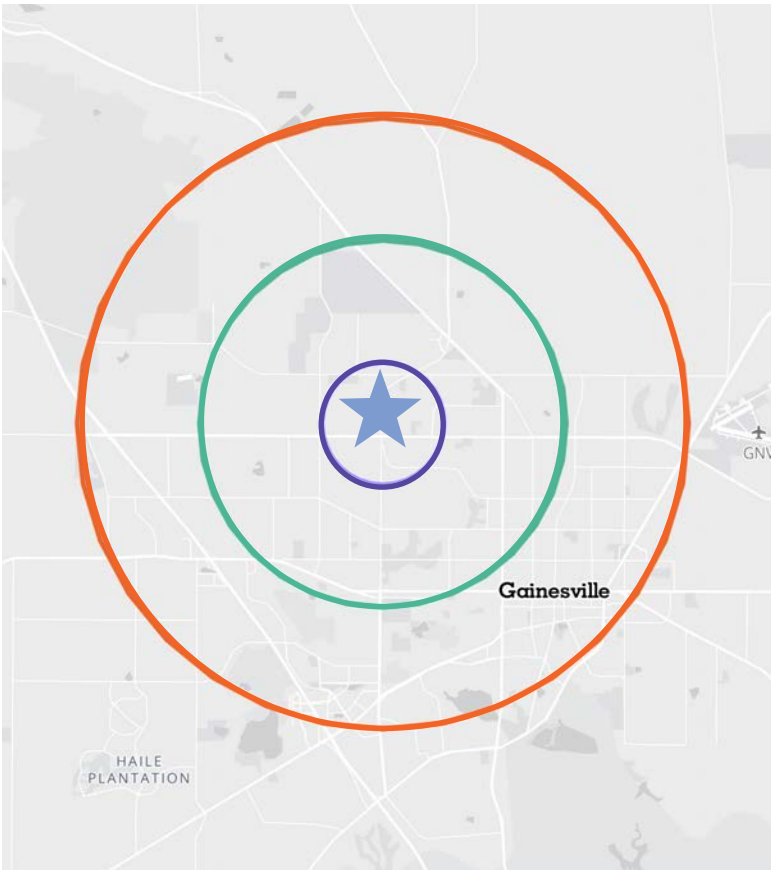
# Photos

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.

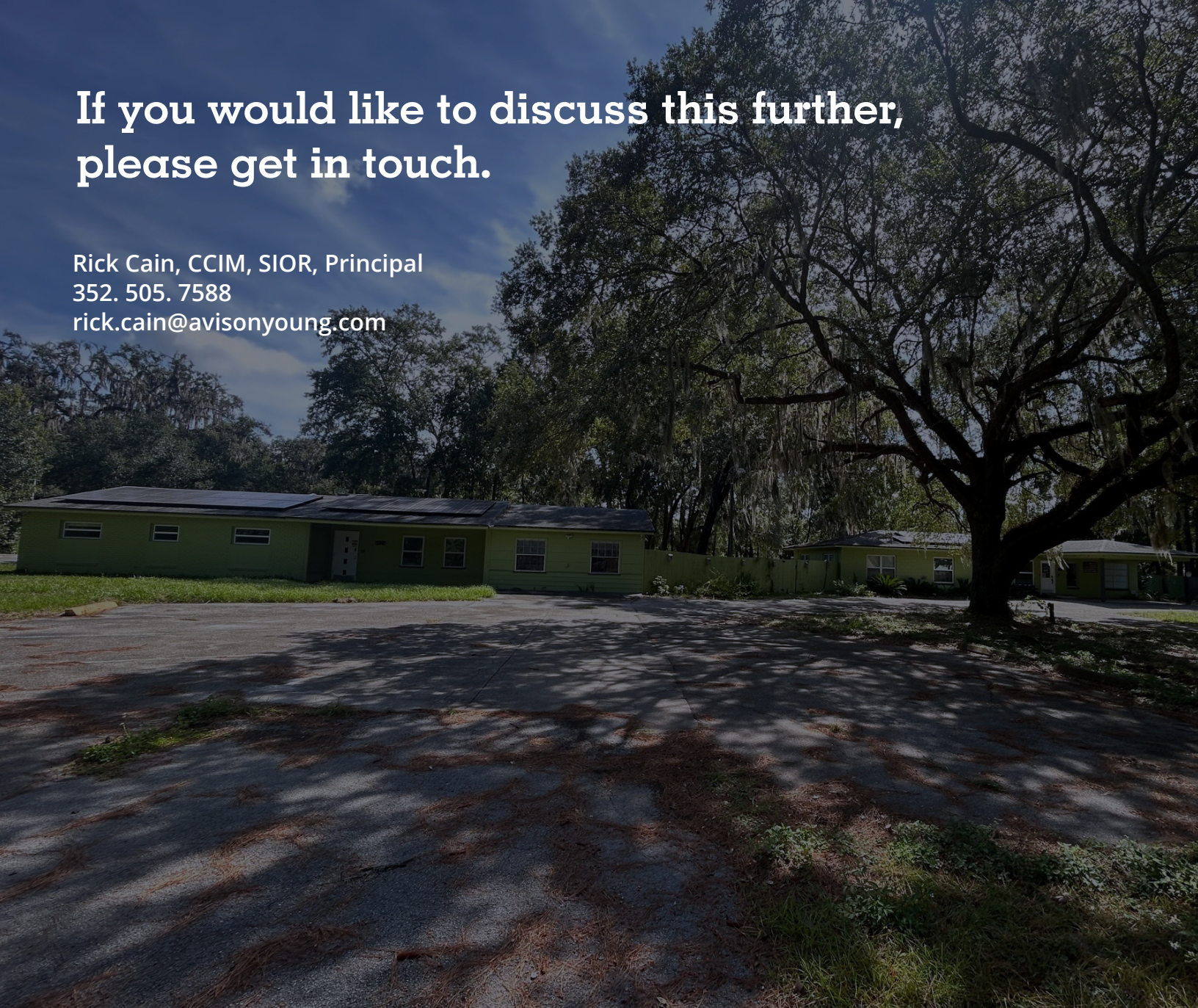


**Home Value:** Median home value of \$272,213 within a five mile radius.



**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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