



## PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity at 618 S Main St, Gainesville, FL! This 2.8 acre tract with substantial street frontage on South Main Street and zoned U6 offers immense potential for a savvy investor. This prime location in the Gainesville area provides a solid foundation for a successful venture. With a rich history and abundant space, this property is an ideal choice for a multi-family or mixed use investor seeking a worthwhile addition to their portfolio. Take advantage of this rare chance to secure a valuable asset with enduring potential.

|                 |             |
|-----------------|-------------|
| Sale Price:     | \$3,250,000 |
| Number of Units | N/A         |
| Lot Size:       | 2.814 Acres |

## RORY CAUSSEUX

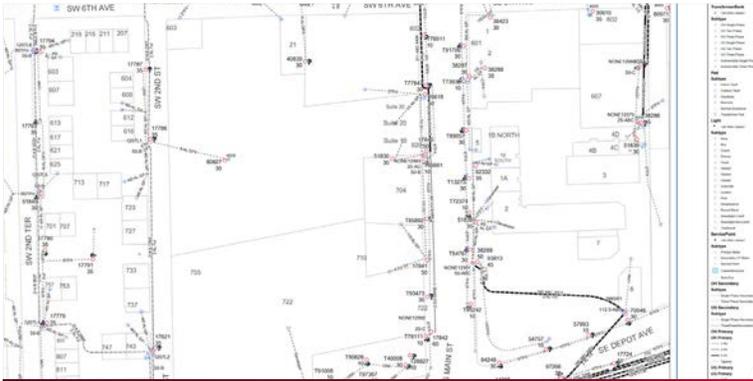
O: (352) 420-9889

C: (352) 317-6341

rcausseau@lee-associates.com

## PROPERTY HIGHLIGHTS

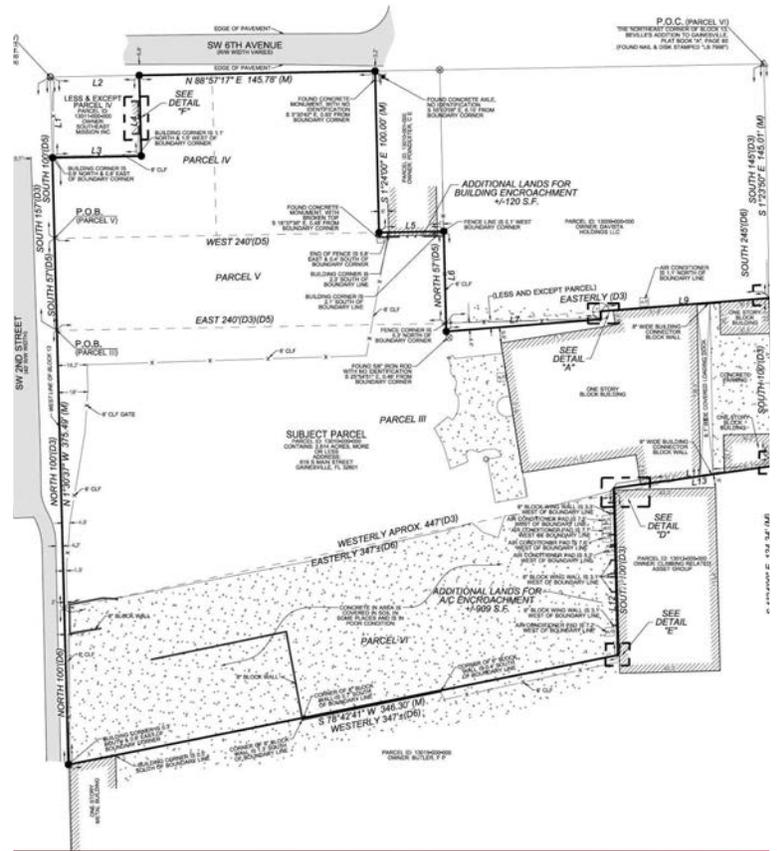
- The U6 zoning permits up to 50 units per acre multi-family development density
- The U6 zoning allows 4 stories by right and 5 stories by Special Use Permit
- In addition to the multi-family allowed use, many non-residential/commercial uses are permitted
- The property lies within the Gainesville CRA and the Opportunity Zone
- The property is located in close proximity to Downtown, Depot Park, the Innovation District, and the University of Florida campus
- Frontage on South Main Street



Electrical Map



Natural Gas Map



Survey

**SITE DESCRIPTION**

The site's existing improvements includes a 9948 SF building built in 1949 that fronts South Main Street. Much of the property is fenced with access points on SW 6th Avenue to the north and SW 2nd Street to the west. There are areas of pavement/concrete covering the southern and western portions of the property.

**POWER DESCRIPTION**

Electric power served by GRU

**GAS DESCRIPTION**

Natural gas served by GRU

**RORY CAUSSEUX**

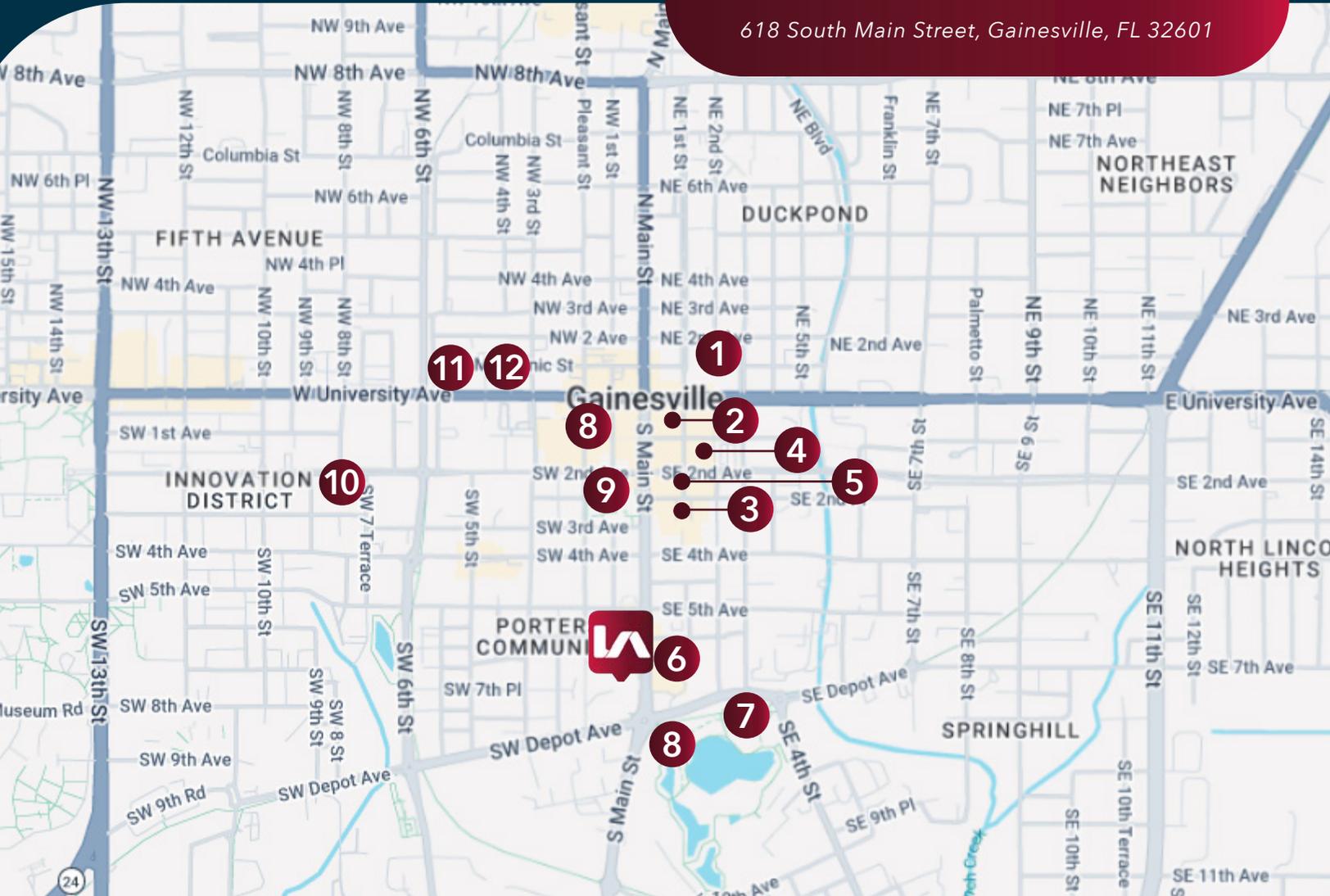
PRINCIPAL

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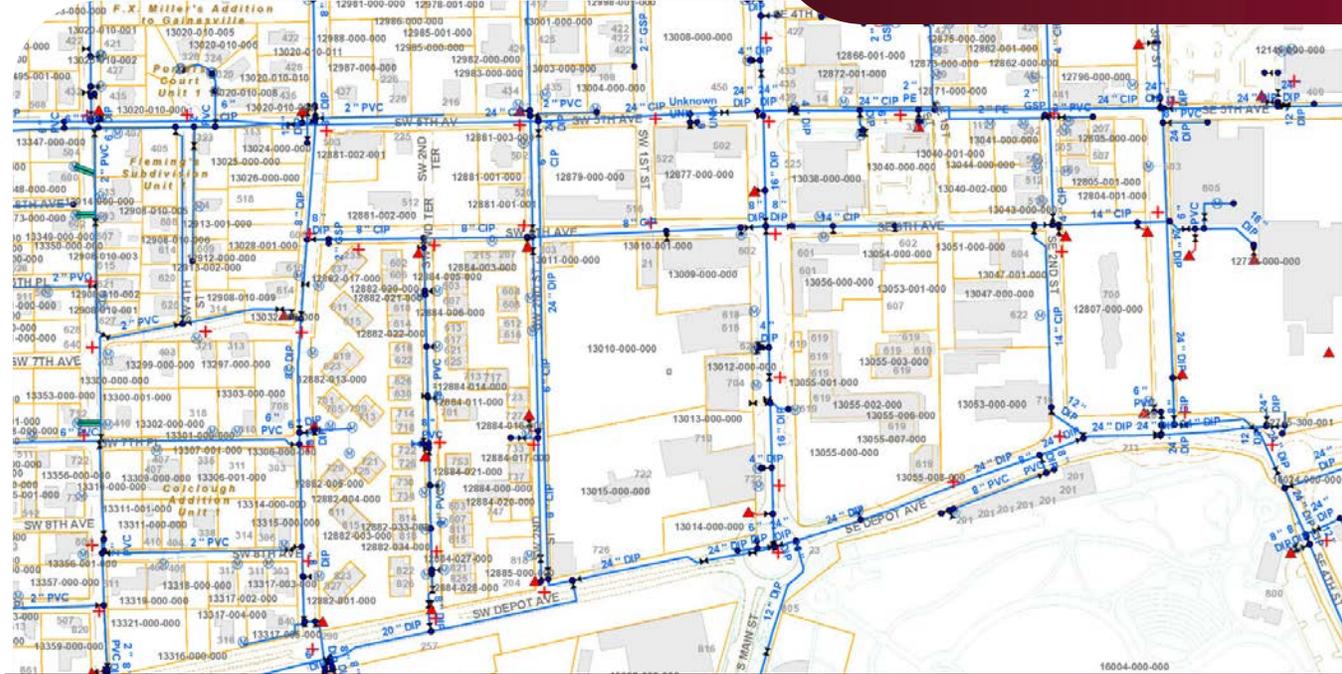


Key Locations near 618 S Main Street

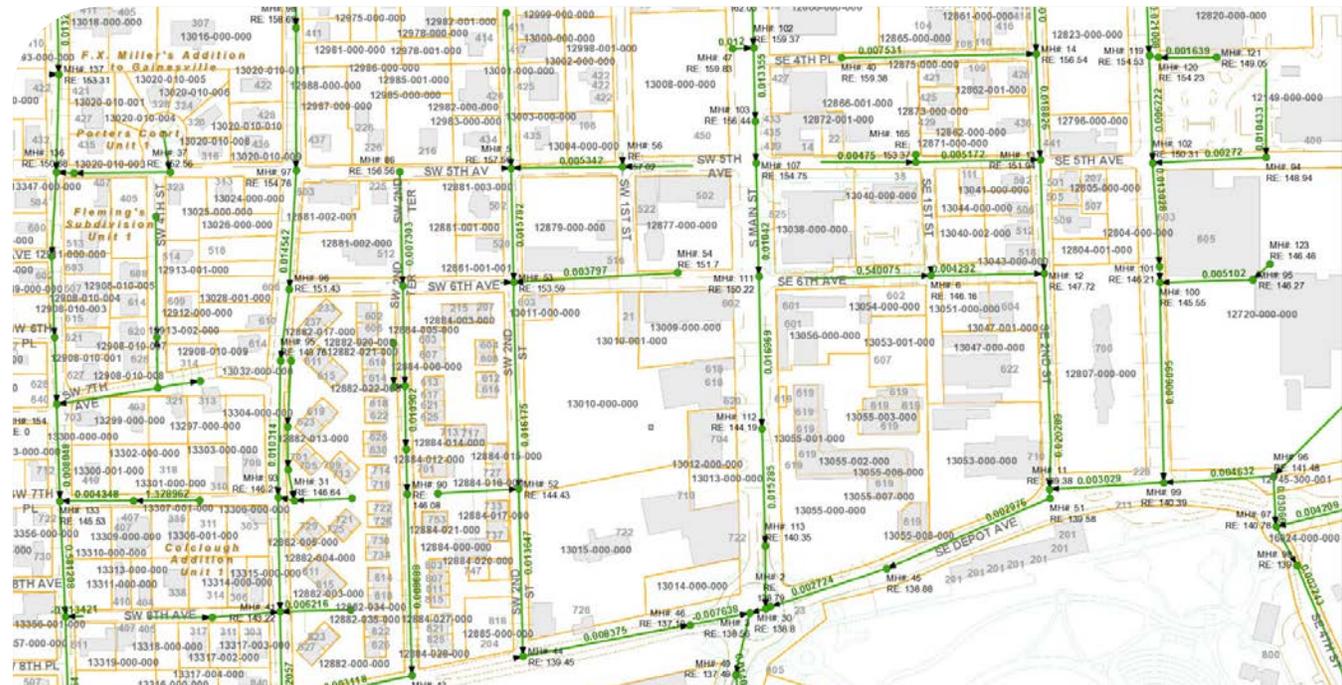
- |   |   |                                    |
|---|---|------------------------------------|
| <b>1</b> Gainesville City Hall                  | <b>5</b> Hyatt Place                            | <b>8</b> UF Campus                 |
| <b>2</b> Alachua County Administration Building | <b>6</b> Heartwood Soundstage                   | <b>9</b> Alachua County Courthouse |
| <b>3</b> Hippodrome Theater                     | <b>7</b> Depot Park                             | <b>10</b> Innovation District      |
| <b>4</b> Hampton by Hilton                      | <b>8</b> Cade Museum for Creativity & Invention | <b>11</b> SFC Blount Center        |
|   |   | <b>12</b> Seagle Building          |

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Water Map



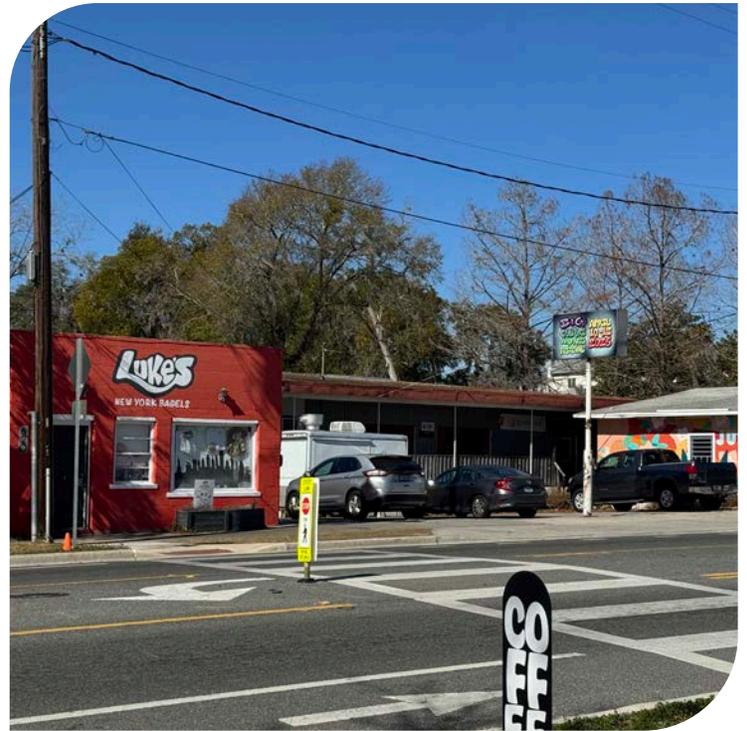
Sanitary Sewer Map

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LAND FOR SALE

**2.8± Acres**

618 South Main Street, Gainesville, FL 32601



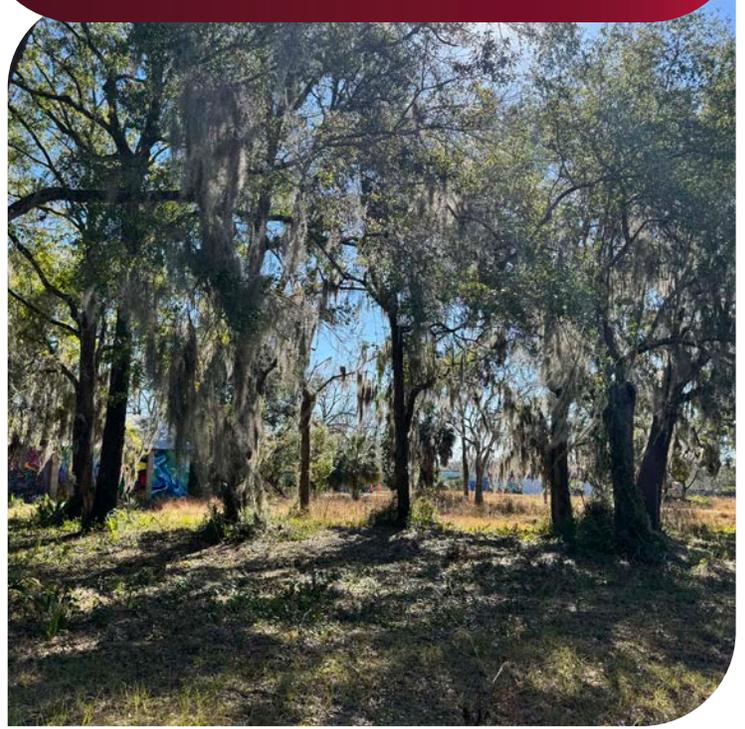
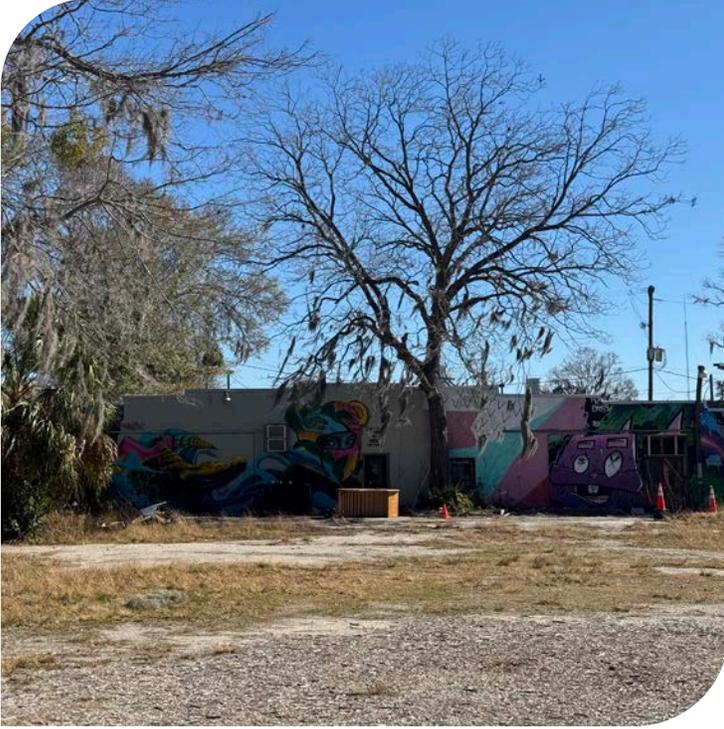
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Photo Gallery depicts  
**East Side of Property**

LAND FOR SALE

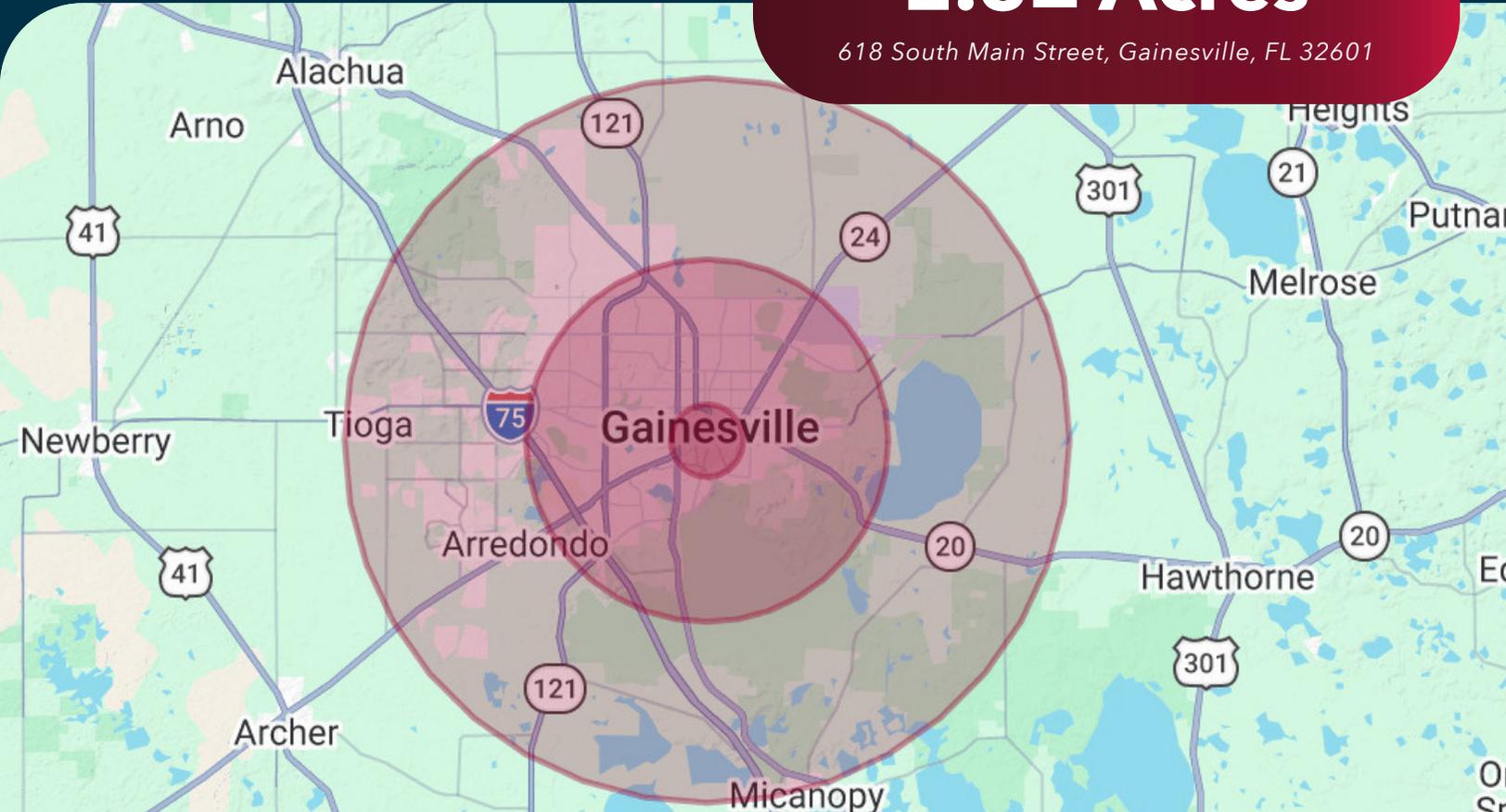
**2.8± Acres**

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Photo Gallery depicts  
**West Side of Property**



| <b>POPULATION</b>    | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|----------------------|---------------|----------------|----------------|
| Total Population     | 21,022        | 151,782        | 237,107        |
| Average Age          | 29            | 34             | 37             |
| Average Age (Male)   | 29            | 34             | 36             |
| Average Age (Female) | 28            | 35             | 37             |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Households               | 8,049         | 61,310         | 96,181         |
| # of Persons per HH            | 2.6           | 2.5            | 2.5            |
| Average HH Income              | \$46,101      | \$70,101       | \$92,941       |
| Average House Value            | \$329,131     | \$262,308      | \$304,281      |

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# CONTACT

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