



## Pad - Ready Site Available For Sale

- Last remaining pad site located near the corner of SW 34th Street and Hull Road in the University area in Gainesville, FL. Potential uses include retail, restaurant, office, multi-family, conference hall, hotel, medical, or self-storage facility.
- West 38 is home to Varsity House Gainesville Apartments, Aloft Hotel, a future Woodspring Hotel and the UF Park & Ride. Hull Road serves as a major connector road into the University of Florida campus and one of the main roads for public transit for UF students and employees.
- This property is also near Butler Plaza North, Butler Plaza Town Center, Celebration Pointe, the Hilton UF Conference Center Hotel, the Florida Museum of Natural History, the UF Health Orthopedics and Sports Medicine Institute, and a dense multi-family population.

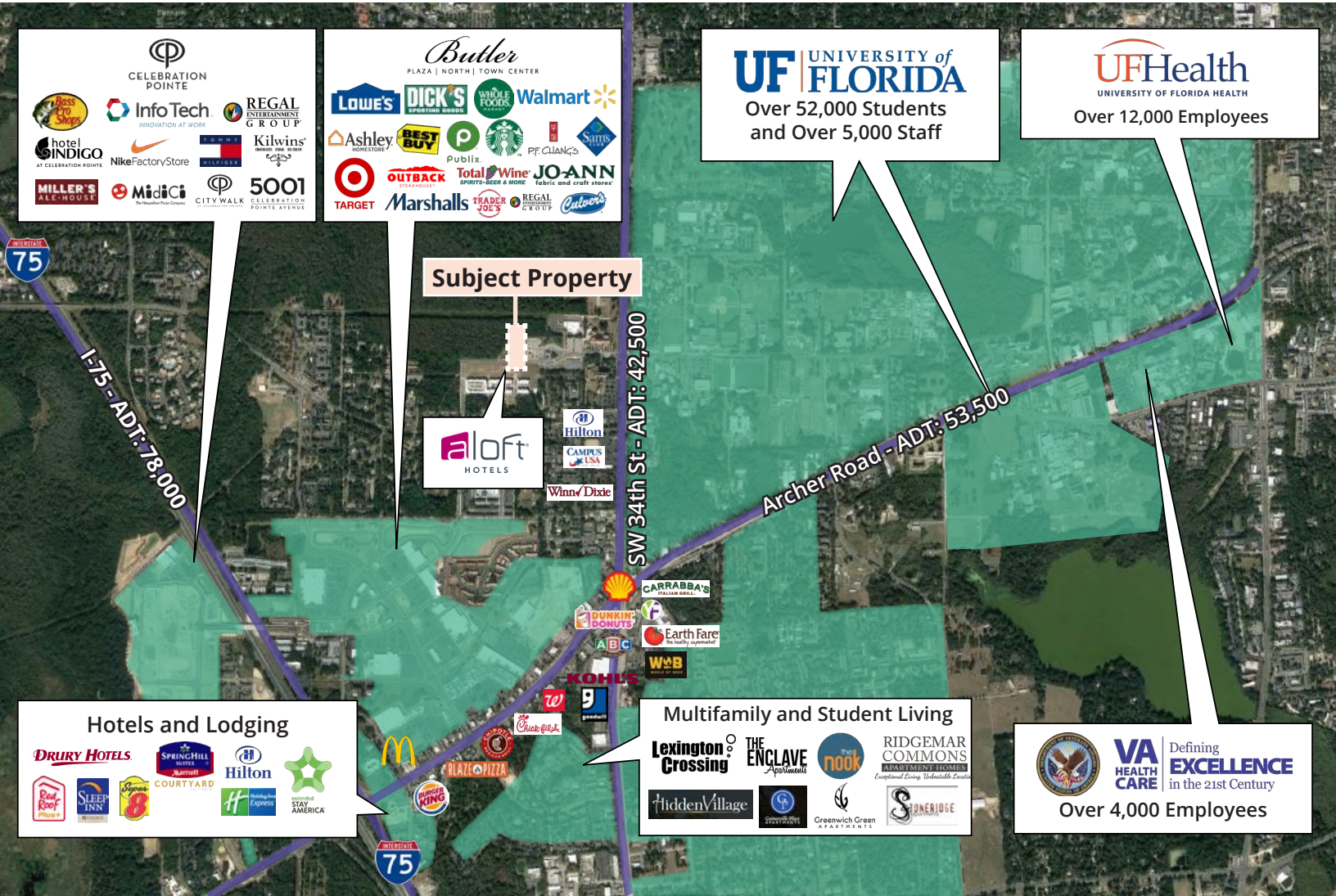
### For further information

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# Aerial map



### Location

Located near the corner of SW 34th Street and Hull Road



### Proximity

Proximate to the University of Florida



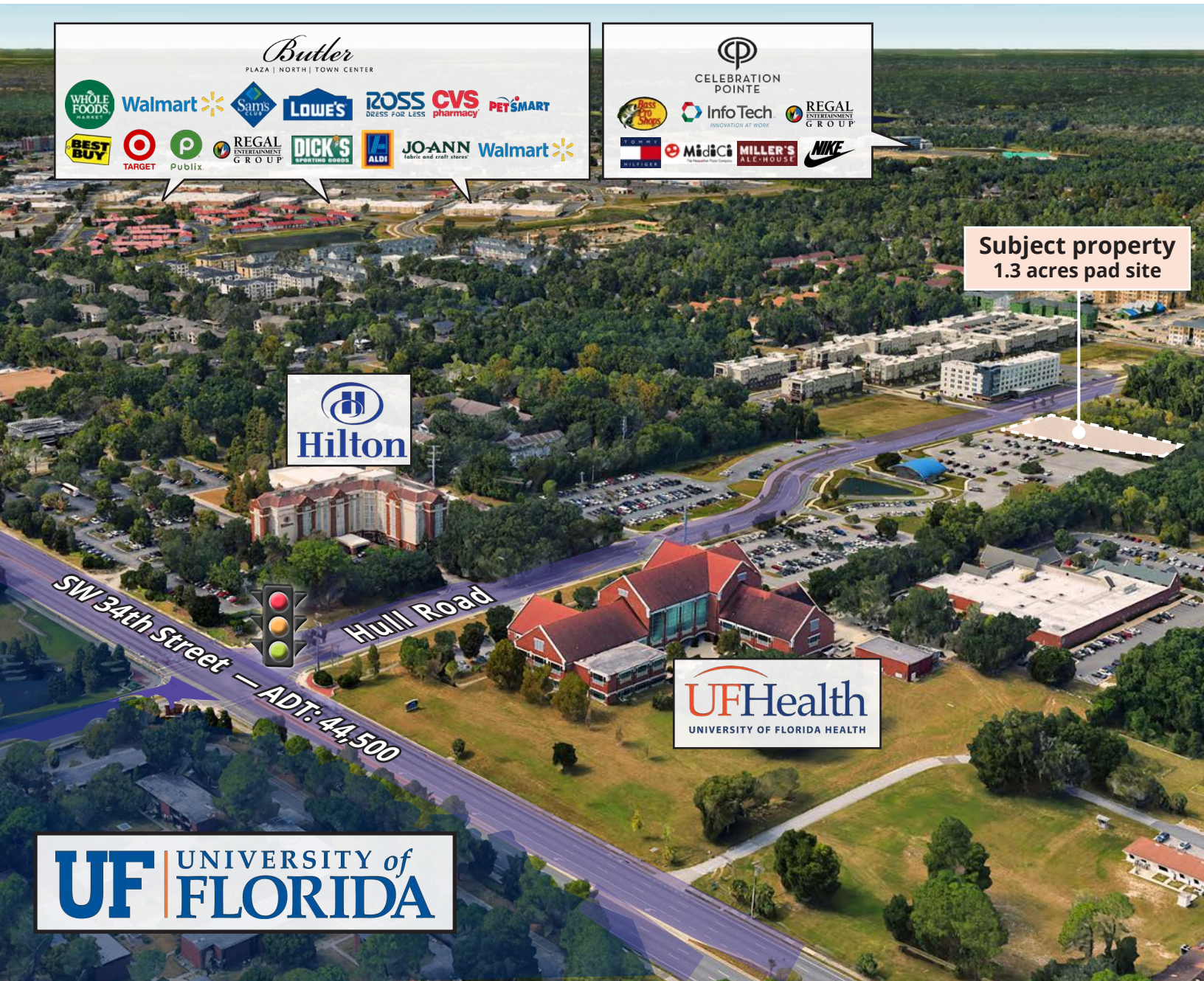
### Visibility

Visibility from Hull Road

# Aerial map



# Aerial map



Subject property  
1.3 acres pad site

Hilton

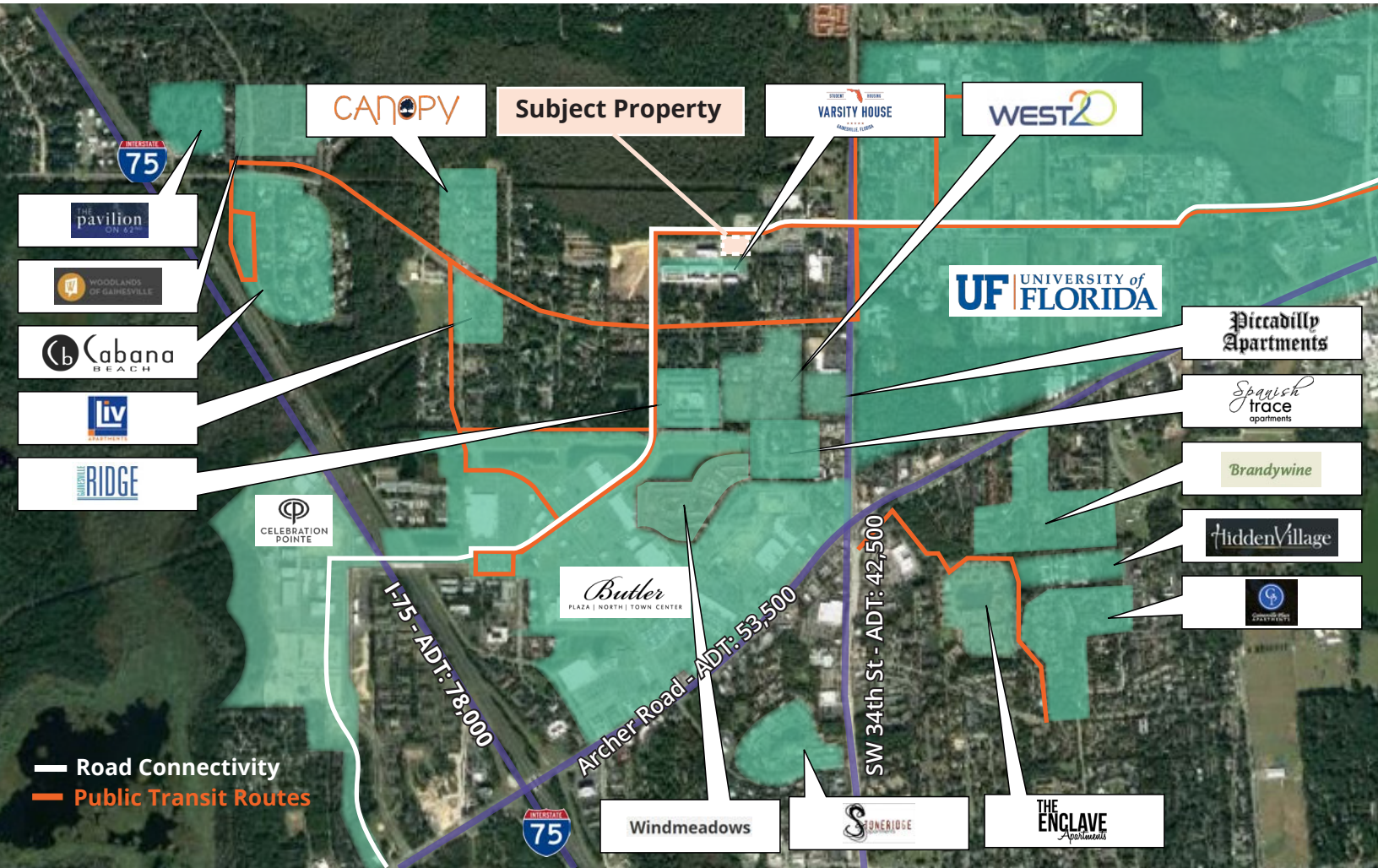
UFHealth  
UNIVERSITY OF FLORIDA HEALTH



SW 34th Street — ADT: 44,500  
Hull Road

UF UNIVERSITY OF FLORIDA

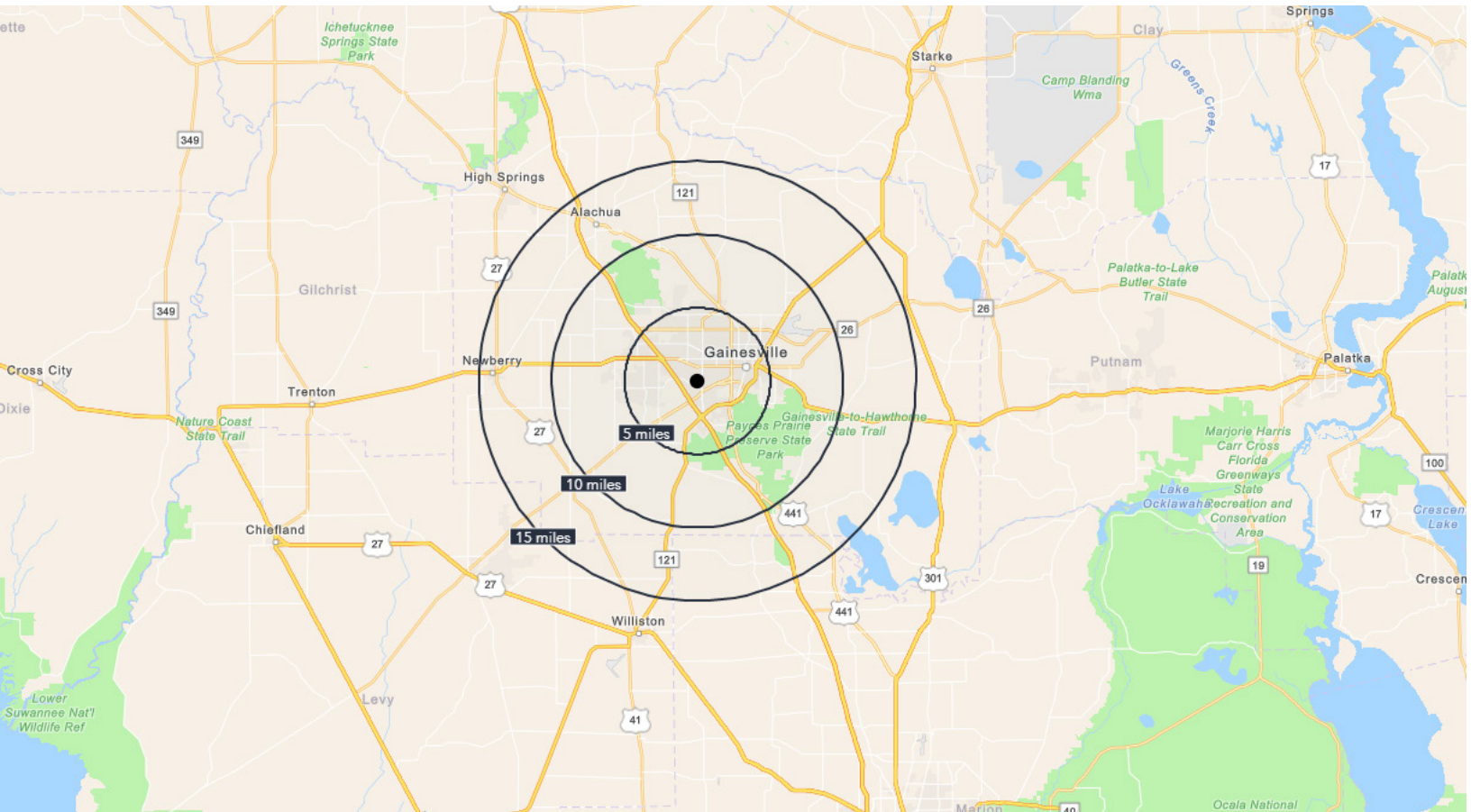
# Aerial map & approved uses



## U9 Zoning Approved Uses

Multi-Family Housing	Business Services	Health Services
Dormitory	Office	Dental
Restaurant	Hotel	Medical
Drive-Thru Facility	Retail Sales	Laboratory
Day Care Center	Veterinary Services	Assisted Living Facility
School	Storage Facility	Skilled Nursing Facility

# Demographics



	5 Mile Radius	10 Mile Radius	15 Mile Radius
Population	172,979	226,519	255,395
Households	75,580	96,577	108,558
Ave HH Income	\$64,729	\$68,200	\$68,697
Median Home Value	\$204,904	\$202,631	\$198,773
Median Age	31.6	33.1	34.0
Daytime Businesses	10,027	11,820	13,117
Daytime Employees	111,163	134,589	146,104



**Population:** Over 255,000 people within a 15 mile radius



**Income:** Average household income tops \$68,000 within a 10 mile radius



**Household Income:** A median value over \$204,000 within a 5 mile radius



**Employment:** Daytime employment population of over 146,000 within a 15 mile radius

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

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