

**FOR SALE**

**1001 NE Waldo Road, Gainesville, FL 32641**






**Prime Mixed-Use Opportunity on NE Waldo Road**



**KWC TEAM**  
YOUR VISION, OUR EXPERTISE, UNSTOPPABLE RESULTS

**Brent Line – Commercial Director**

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Each Office Is Independently  
Owned and Operated.





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# Executive Summary

1001 NE Waldo Road, Gainesville, FL 32609



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# Property Summary

## Property Details

<b>Address</b>	1001 NE Waldo Road
<b>City, State, Zip Code</b>	Gainesville, FL 32641
<b>RBA</b>	2,465 SF
<b>Stories</b>	2
<b>Built/Renovated</b>	1973 / 1983
<b>Land Area</b>	0.22 AC (9,563 SF)
<b>Zoning</b>	MU2 (Mixed-Use 2)
<b>Parcel ID</b>	10813-000-000
<b>Tenancy</b>	Single

This two-story, 2,465 SF office building presents a compelling opportunity for investors seeking immediate income with long-term upside. Situated on a 0.22-acre parcel zoned MU2, the property allows for a wide range of mixed-use development options—including office, multifamily, and commercial—positioning it well for future redevelopment or adaptive reuse. Originally built in 1973 and thoughtfully renovated in 1983, the building is currently occupied by Labor Finders, a nationally recognized staffing firm and long-term tenant in place since 1999. Their presence underscores the property's stable cash flow and strong location fundamentals. Strategically located along NE Waldo Road, a prominent commercial corridor in Gainesville, the site benefits from high visibility, exceptional access, and consistent daily traffic volumes. Its proximity to major arterials and Gainesville's growing urban infrastructure enhances its long-term desirability and redevelopment potential.





# Investment Highlights



## Prime Location & High Visibility

Strategically located in Gainesville's thriving submarket on NE Waldo Road, a major arterial with substantial traffic.



## Strong Growth & Diverse Demographics

The area shows robust projected population growth (4.06%-7.63% by 2029) and a diverse demographic base, including a significant student population.



## Flexible Zoning & Immediate Income

Mixed-Use Zoning (MU2) offers valuable redevelopment flexibility, while an established long-term tenant provides immediate income stability.



## Access to Amenities

Situated in a developed area, the property offers convenient access to surrounding services and businesses, with parking aligning to its car-dependent nature.







# Property Gallery

1001 NE Waldo Road, Gainesville, FL 32609



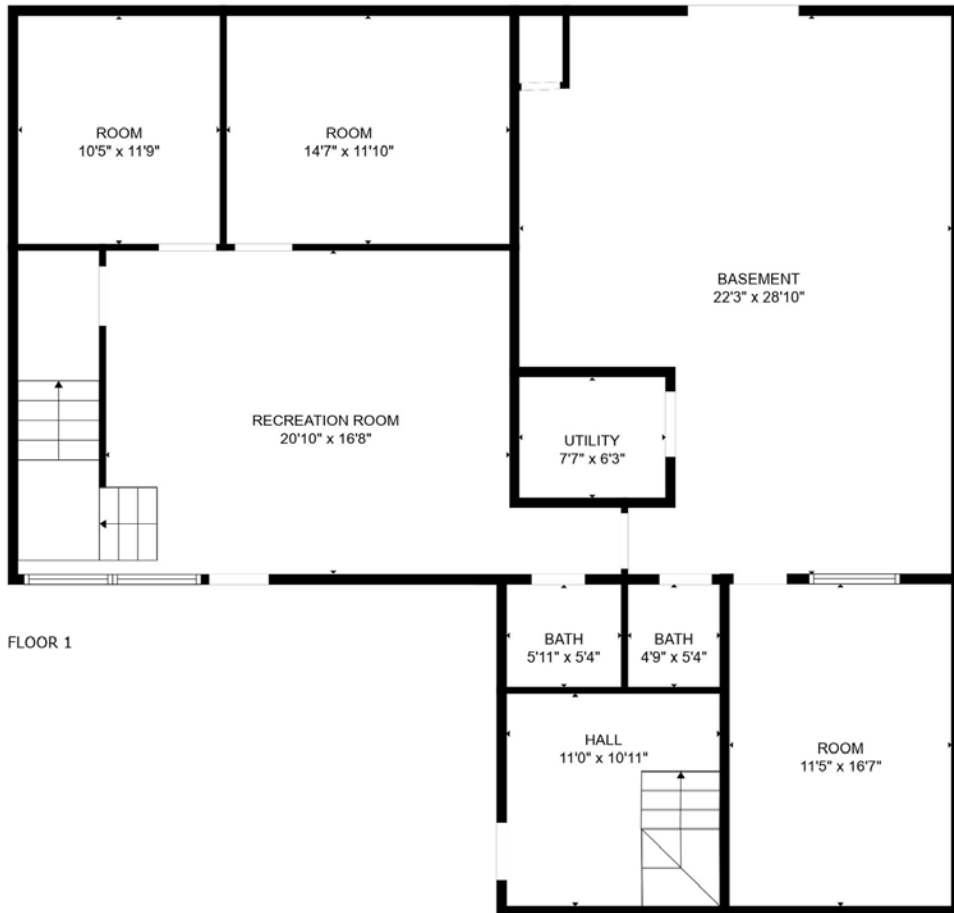
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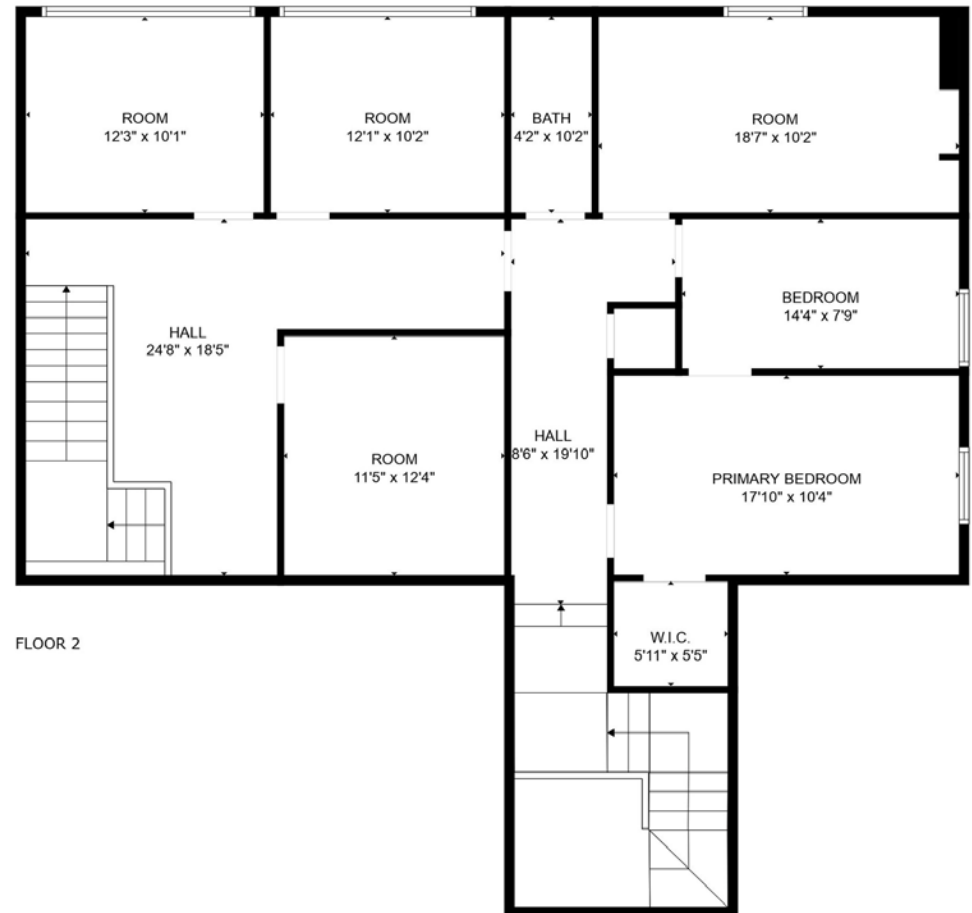








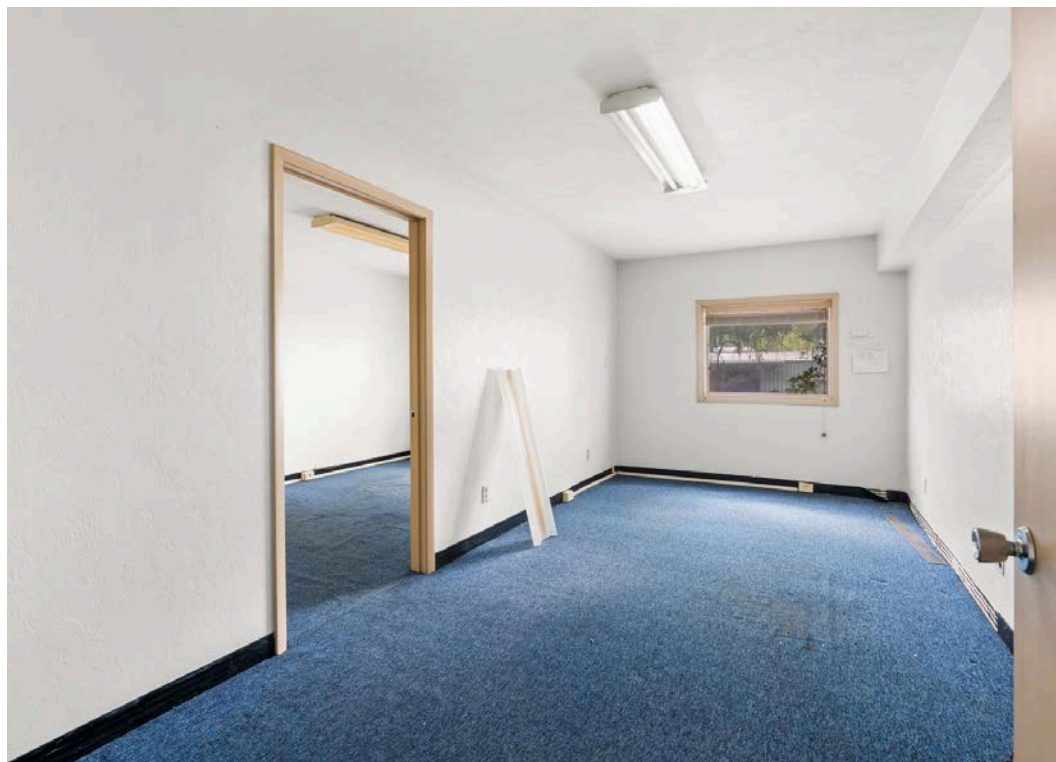
FLOOR 1



FLOOR 2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.











# Key Businesses & Retailers

1001 NE Waldo Road, Gainesville, FL 32609



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**NORTHSIDE SHOPPING CENTER**  
**HARBOR FREIGHT**  
QUALITY TOOLS    LOWEST PRICES  
**OLLIE'S**  
GOOD STUFF CHEAP

**SONNY'S**  
BBQ  
LOCAL PITMASTERS SINCE 1968

**SACHEL'S**  
PIZZA



SUBJECT PROPERTY

**JENKINS**  
Kia of Gainesville

**Ford**

**Gettel**  
TOYOTA GAINESVILLE

**BURGER KING**  
Wendy's

**Ward's**  
Supermarket

**LOUISIANA KITCHEN**  
POPEYES

East End  
**E**  
Cafery

**Walmart**

**GAINESVILLE SHOPPING CENTER**  
**Publix**  
SUPER MARKETS

**McDonald's**

**WE'VE FRESHENED UP**  
HOOK  
FISH MARKET

**CHUN CHING MARKET**  
重庆超市  
Oriental Food & Fresh Produce

**THE TOP**

**Flaco's**

**WAFFLE HOUSE**

**Harry's**  
SEAFOOD • BAR • GRILLE  
"A New Orleans Style Restaurant"



# Demographic & Traffic Count Report

1001 NE Waldo Road, Gainesville, FL 32609



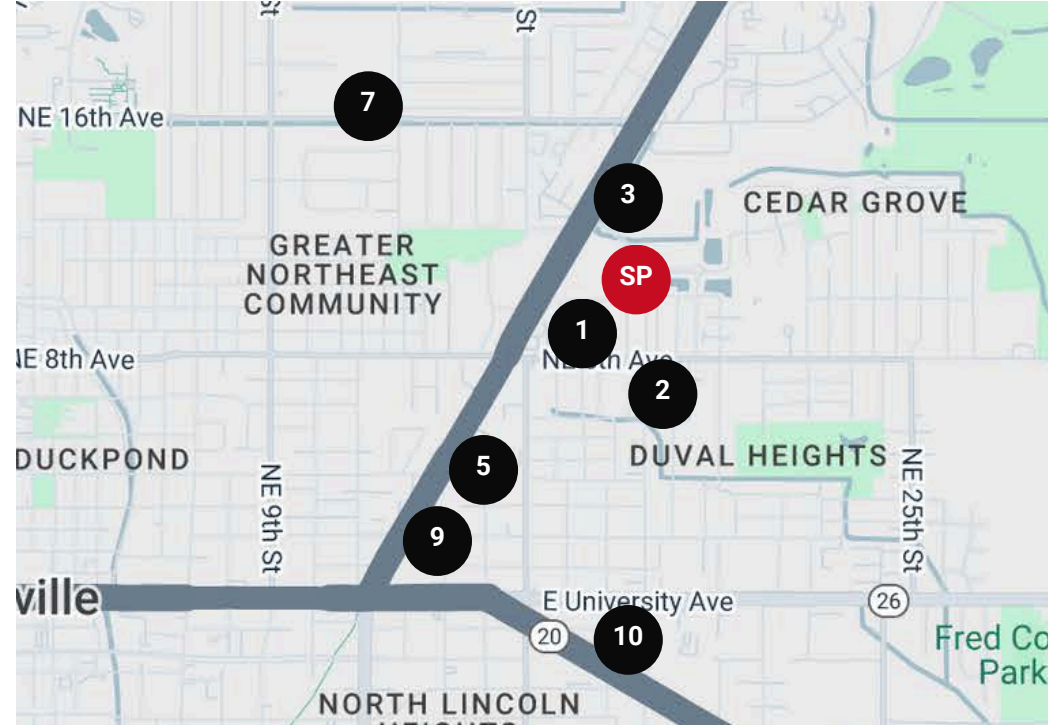
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# Demographic and Traffic Count Report

Category	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	10,650		66,130		125,401	
2024 Estimate	9,895		63,558		120,505	
2020 Census	8,689		62,210		118,883	
Growth 2024 - 2029	7.63%		4.05%		4.06%	
Growth 2020 - 2024	13.88%		2.17%		1.36%	
2024 Population by Hispanic Origin	631		6,872		14,441	
2024 Population	9,895		63,558		120,505	
White	3,084	31.17%	33,877	53.30%	69,360	57.56%
Black	5,762	58.23%	20,456	32.18%	29,232	24.26%
Am. Indian & Alaskan	17	0.17%	112	0.18%	213	0.18%
Asian	118	1.19%	2,207	3.47%	6,796	5.64%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	0	0.00%
Other	914	9.24%	6,906	10.87%	14,903	12.37%
U.S. Armed Forces	0		14		38	
Households						
2029 Projection	4,345		24,818		49,703	
2024 Estimate	4,053		23,809		47,720	
2020 Census	3,630		23,745		47,730	
Growth 2024 - 2029	7.20%		4.24%		4.16%	
Growth 2020 - 2024	11.65%		0.27%		-0.02%	
Owner Occupied	2,071	51.10%	8,137	34.18%	16,955	35.53%
Renter Occupied	1,982	48.90%	15,672	65.82%	30,765	64.47%
2024 Households by HH Income	4,053		23,809		47,720	
Income: <\$25,000	1,516	37.40%	9,098	38.21%	15,145	31.74%
Income: \$25,000 - \$50,000	792	19.54%	6,428	27.00%	12,989	27.22%
Income: \$50,000 - \$75,000	670	16.53%	2,770	11.63%	5,806	12.17%
Income: \$75,000 - \$100,000	453	11.18%	2,163	9.08%	4,560	9.56%
Income: \$100,000 - \$125,000	207	5.11%	1,541	6.47%	3,615	7.58%
Income: \$125,000 - \$150,000	153	3.77%	409	1.72%	1,279	2.68%
Income: \$150,000 - \$200,000	95	2.34%	665	2.79%	1,687	3.54%
Income: \$200,000+	167	4.12%	735	3.09%	2,639	5.53%
2024 Avg Household Income	\$60,036		\$53,716		\$65,414	
2024 Med Household Income	\$37,051		\$33,479		\$39,889	



No	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	NE Waldo Rd	NE 8th Ave	0.07 SW	2018	30,761	MPSI	0.09
2	Northeast 8th Avenue	15th Ter	0.01 W	2025	9,634	MPSI	0.12
3	Waldo Road	NE 12th Ave	0.02 N	2025	29,202	MPSI	0.14
4	Waldo Road	NE 5th Ave	0.00 NW	2025	27,052	MPSI	0.44
5	Waldo Road	NE 5th Ave	0.00 NW	2024	27,061	MPSI	0.44
6	Northeast 16th Avenue	NE 12th St	0.04 E	2020	9,139	MPSI	0.54
7	NE 16th Ave	NE 12th St	0.04 E	2024	9,172	MPSI	0.54
8	NE Waldo Rd	NE 3rd Ave	0.03 NE	2025	26,177	MPSI	0.62
9	NE Waldo Rd	NE 3rd Ave	0.03 NE	2024	26,189	MPSI	0.62
10	E University Ave	NE 15th St	0.03 W	2025	12,384	MPSI	0.63



# Discover Growth & Opportunity

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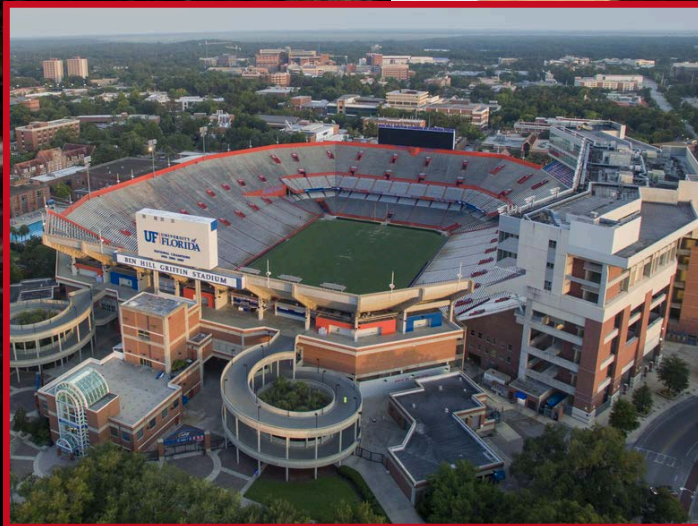




# About Gainesville, Florida

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"Gainesville, Florida, anchored by the prestigious University of Florida, presents a consistently dynamic and stable investment environment. The university's substantial presence not only fuels a diverse economy, driven by education, healthcare, and burgeoning technology sectors, but also cultivates a highly educated workforce and generates a consistent demand for housing, retail, and related services. This vibrant city, with its robust medical infrastructure led by UF Health and a growing startup ecosystem propelled by university research, attracts both residents and businesses seeking a high quality of life and significant opportunities for growth within a strategically located North Central Florida market. The area's blend of academic rigor, medical innovation, and expanding technological influence creates a resilient and promising landscape for investment. Furthermore, Gainesville's relatively affordable cost of living compared to other Florida metropolitan areas enhances its appeal, and the city's commitment to sustainable development and infrastructure improvements ensures long-term growth potential.





# Discover Gainesville's Growth and Opportunity

## Economic Expansion

- **Butler Plaza Development:** Located approximately 3 miles southeast of the address, Butler Plaza has expanded into one of Florida's largest retail power centers, featuring major retailers like Lowe's, Walmart, Target, Best Buy, Sam's Club, and Publix supermarkets. This expansion has significantly boosted local commerce and employment opportunities.
- **Newberry Village Proposal:** A mixed-use development plan is under review for an 87-acre property off West Newberry Road, adjacent to Newberry Square. The proposal includes approximately 730 residential units and 277,500 square feet of retail space, aiming to enhance the local economy by attracting new businesses and residents.

## Infrastructure and Transportation

- **Highway Expansion and Modernization:** Gainesville's economic growth has been supported by significant infrastructure investments, including the expansion of highways and modernization of public transportation systems, facilitating better connectivity and mobility in the area.
- **Regional Transit System (RTS) Enhancements:** The Gainesville Regional Transit System (RTS) continues to expand and improve services, providing increased access to public transportation and connecting residents to key employment and commercial areas.



<https://www.visitgainesville.com/things-to-do/attractions/butler-enterprises/>



<https://www.gainesville.com/story/news/local/2024/04/09/university-of-florida-bus-proposal-puts-gainesville-rtts-at-risk/73260932007/>



## Urban Revitalization and Development Projects

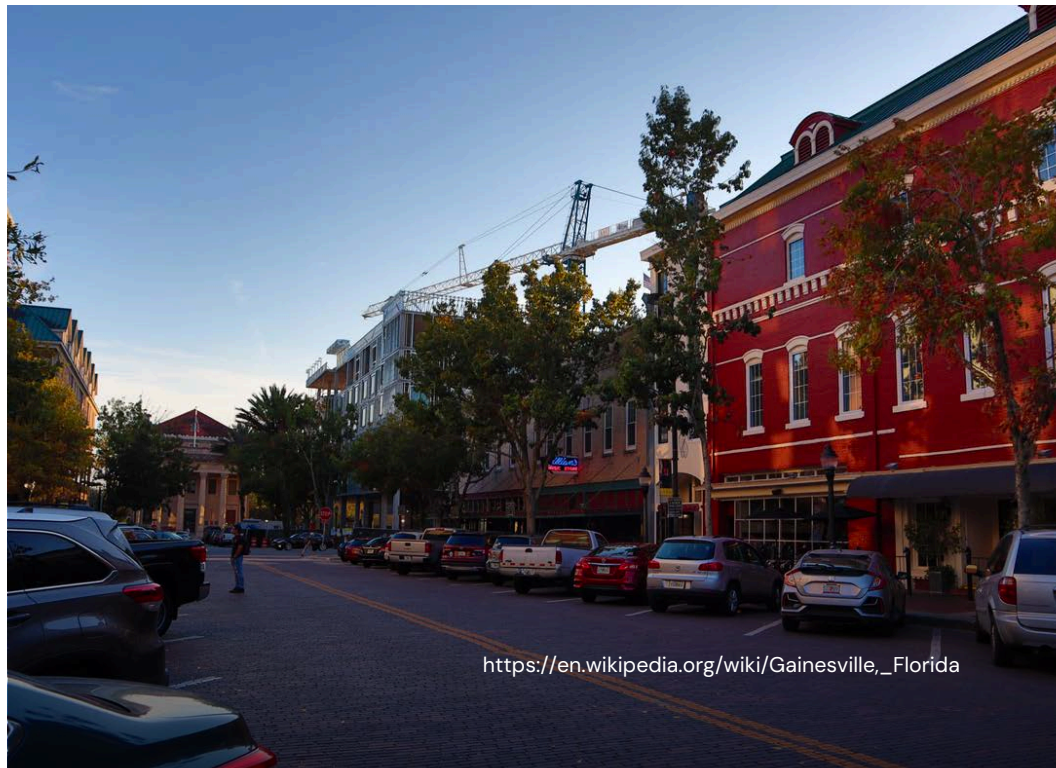
- **Blount Center Expansion:** The Charles L. Blount Center, a campus of Santa Fe College located in downtown Gainesville, has undergone several expansions to enhance educational facilities and community outreach. The recent addition of Blount Hall provides business incubation space and supports local entrepreneurship.
- **East Gainesville Initiatives:** Alachua County has invested millions in East Gainesville projects, including the East Gainesville Legacy Project, which focuses on developing housing and addressing community needs in Northeast Gainesville.



<https://www.sfcollge.edu/incubators/>

## Population Growth and Community Development

- **Regional Population Growth:** Florida has been home to some of the nation's fastest-growing metropolitan areas, reflecting a larger trend of population growth across the South. This trend underscores the increasing attractiveness of regions like Gainesville for new residents.
- **Housing and Affordability Efforts:** In response to the growing population, developers are introducing new residential communities and affordable housing projects in Gainesville, ensuring diverse housing options for families, students, and professionals.



[https://en.wikipedia.org/wiki/Gainesville,\\_Florida](https://en.wikipedia.org/wiki/Gainesville,_Florida)





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