

OUTPARCELS

SW 20TH AVENUE & SW 52ND STREET

SW 20th Avenue & SW 52nd Street Gainesville, FL 32607



PROPERTY DESCRIPTION

Retail pad space available.

PROPERTY HIGHLIGHTS

- Ground lease or build-to-suit
- Located at signalized intersection
- Circle K gas station and convenience store on the property
- Less than 2 miles to the Oaks Mall, University of Florida and Butler Plaza
- High traffic location (19500+ AADT)
- Close proximity to multiple apartment complexes

VIDEO

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	0.84 - 1.04 Acres
Zoning:	MU-1

SPACES	LEASE RATE	SPACE SIZE
Lot 1	Negotiable	0.84 Acres
Lot 2	Negotiable	1.04 Acres

Craig Carter
(352) 339-4038
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Dean R. Cheshire
(352) 745-1883
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Michelle Carter
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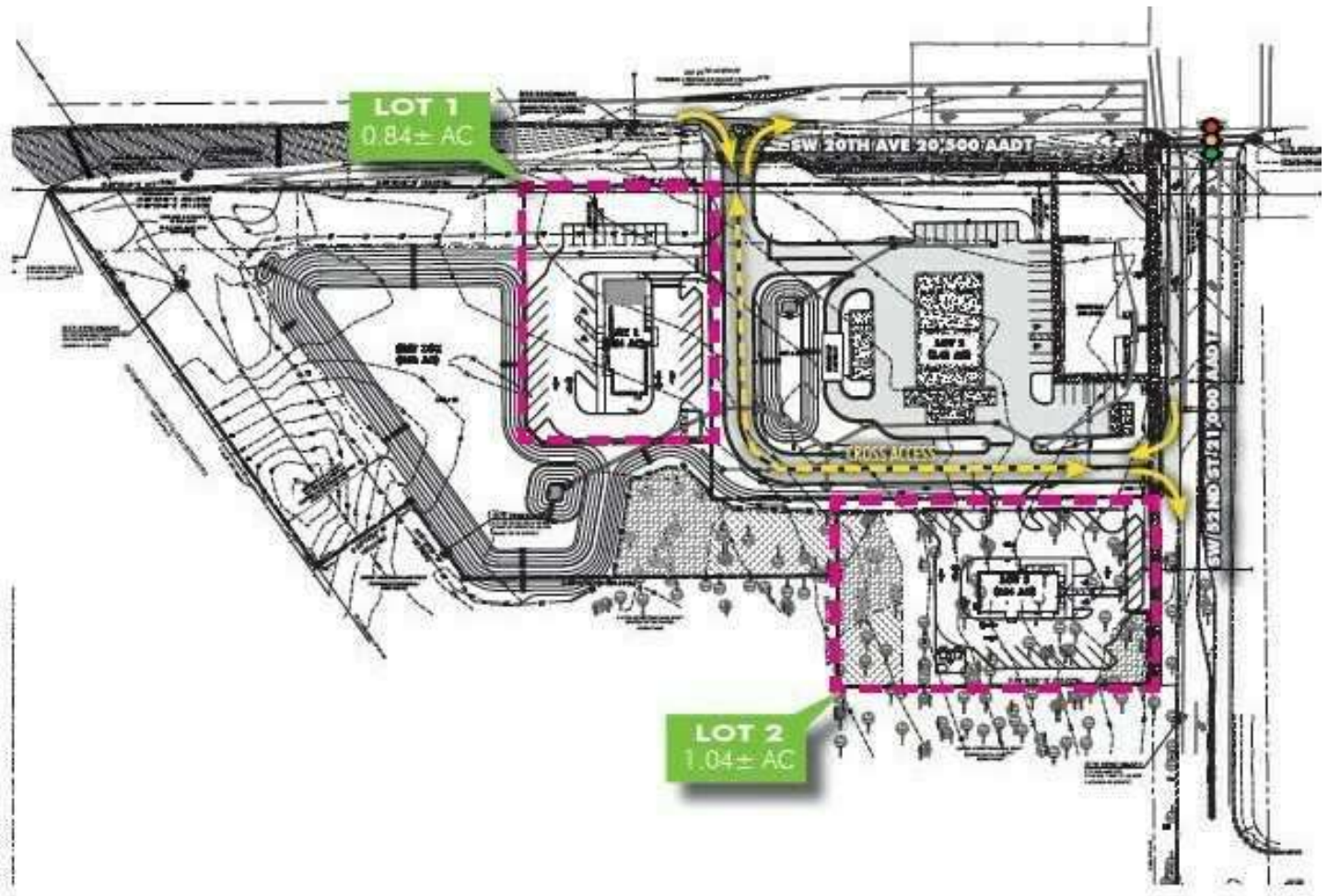


**COLDWELL BANKER
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M.M. PARRISH REALTORS

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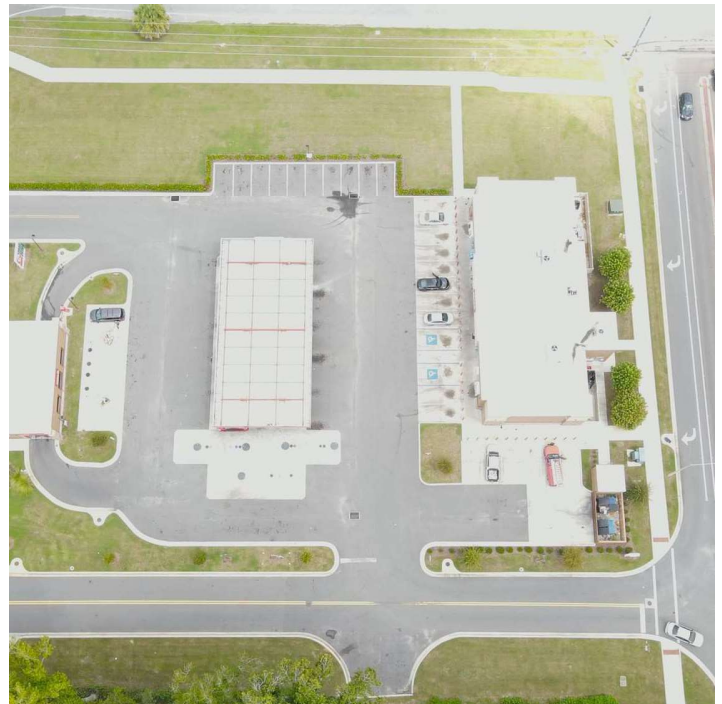


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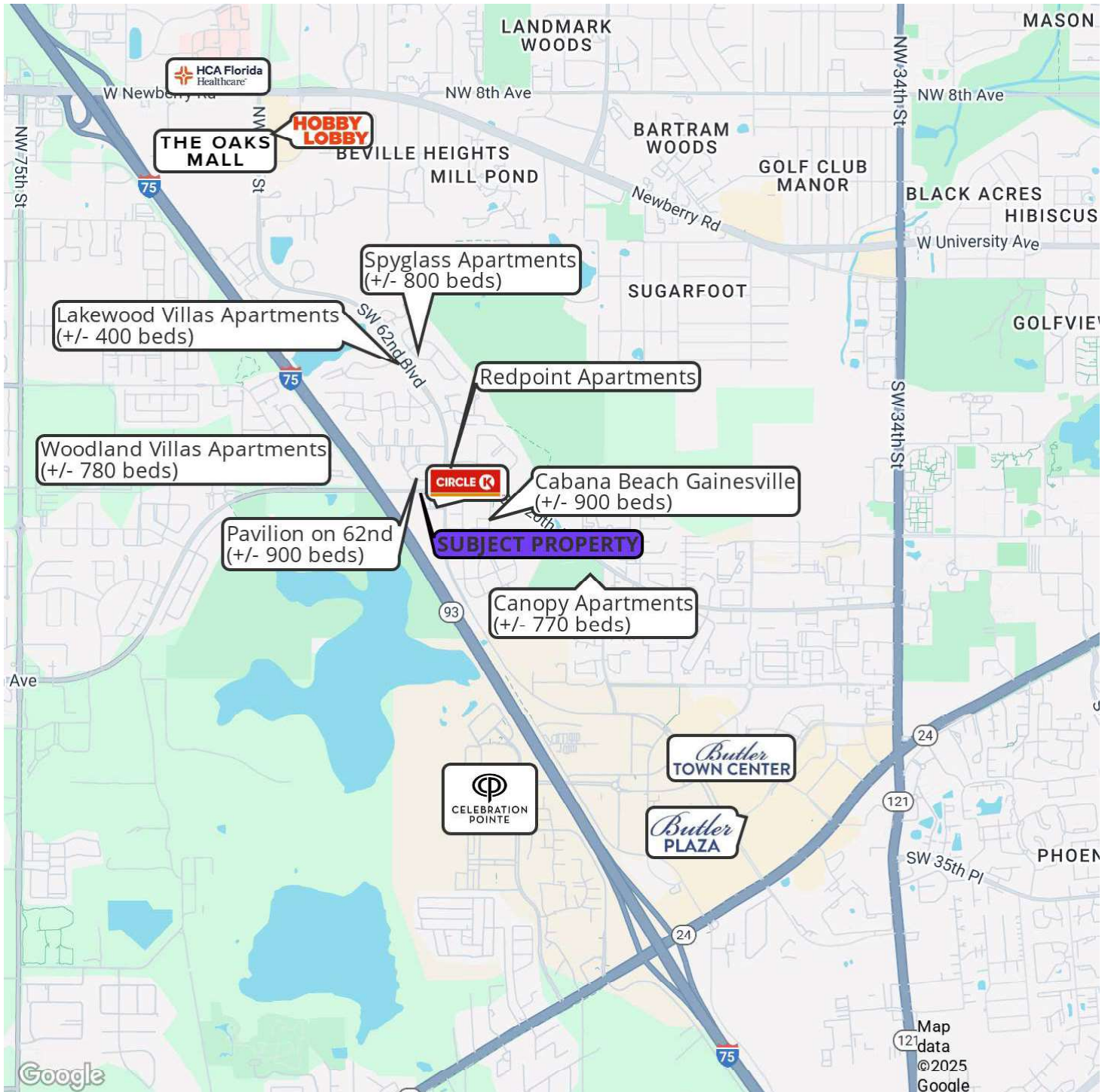


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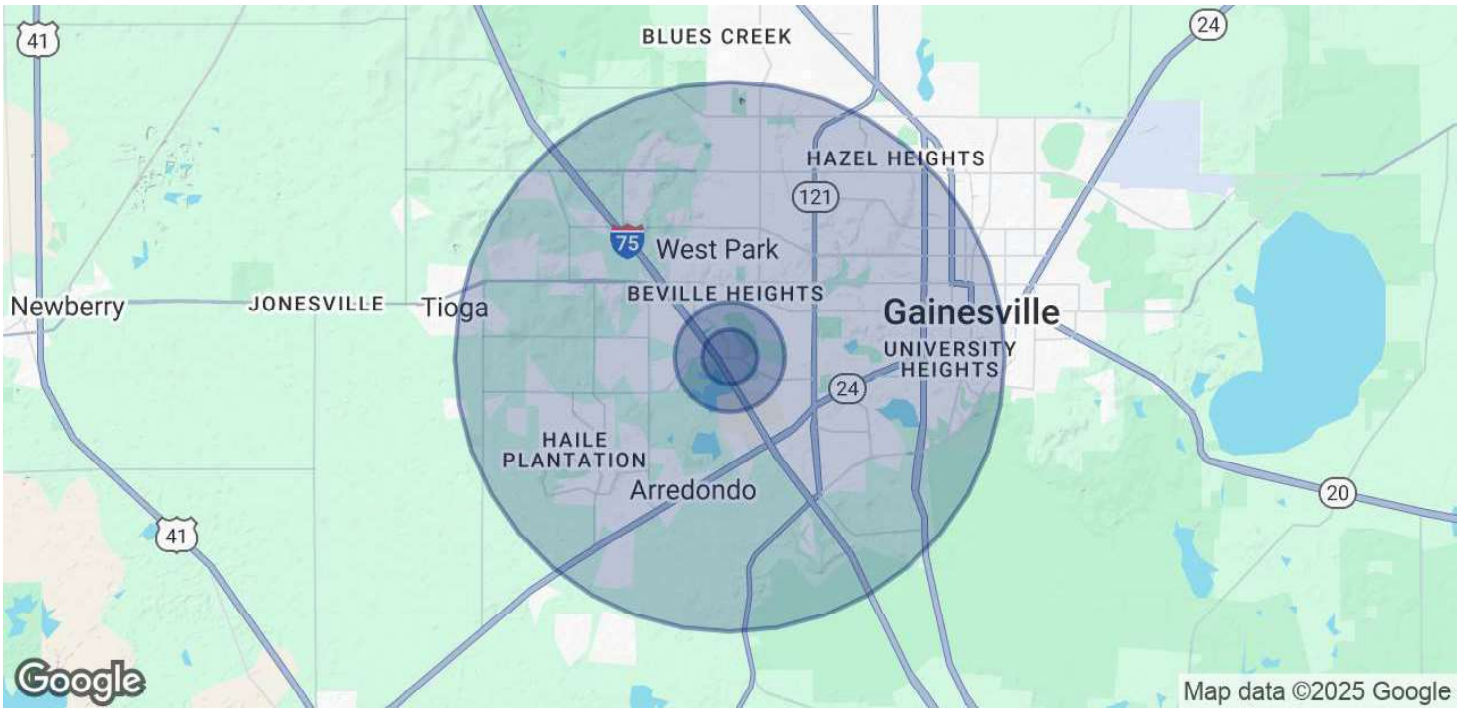


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POPULATION

	0.5 MILES	1 MILE	5 MILES
Total Population	5,681	12,466	176,738
Average Age	27	30	35
Average Age (Male)	27	30	35
Average Age (Female)	28	30	36

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	5 MILES
Total Households	2,070	5,154	71,795
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$51,103	\$57,247	\$93,965
Average House Value	\$198,477	\$209,001	\$313,607

TRAFFIC COUNTS

SW 52nd St	19,500/day
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Demographics data derived from AlphaMap

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DEAN R. CHESHIRE, MBA Licensed Real Estate Broker	MICHELLE CARTER Commercial Realtor*	CRAIG CARTER Commercial Realtor*
352.745.1883 dean@mmparrish.com	352.339.5734 mcarter@mmparrish.com	352.339.4038 ccarter@mmparrish.com

Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County for many years, which gives them insight into local laws and code requirements, relationships with folks within the industry, and a deep understanding of the needs of businesses and investors.

- **Highly Specialized:** 100% of their focus is commercial real estate.
- **Consistent Producers:** Awarded “Top Two” status for being in the top 2% of Coldwell Banker Commercial Realtors nationwide in 2023, with multi-million-dollar production year after year.
- **Global Resources:** The Team has the backing and longevity (since 1906) of Coldwell Banker Commercial agents and database assets around the U.S. and the world. Their brokerage, M.M. Parrish Realtors, who have been in our community since 1911, gives the CRE Pro Team local knowledge and global influence to make them a force in the commercial real estate market.
- **In-the-Know:** As members of the largest MLS in the state of Florida, the Team deploys listings on all the major commercial sites, including Loopnet/Costar, Crexi, CBC Worldwide, and more. Their strength in networking and regional relationships can bring off-market deals to their clients.
- **Anticipating Needs and Fixing Problems:** The Team identifies potential roadblocks before they become your problem and harnesses their resources to bring your deal to completion.

Call to see what the CRE Pro Team can do for you!

