



4.5 ± Acres on Browns Bridge Rd

Offering Summary

Sale Price:

[Inquire](#)

Property Highlights

- 4.5 ± Acre Site (subject to new survey)
- 27,000 VPD
- Ample Parking
- Great Visibility
- Prime site for Retail/Industrial uses
- All utilities available (subject to verification)

Get more information

Russell D. Dye, CCIM

Senior Vice President

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Executive Summary

This commercial property, located in the City of Gainesville on Browns Bridge Rd, presents a compelling investment opportunity. The property is approximately 4.5 ± Acres, equipped with all utilities available, and is strategically zoned for commercial use in the City of Gainesville.

The property site in a prime location with high traffic counts, ideal for businesses seeking maximum visibility and accessibility. The property has been operating as a car dealership, and features a fully developed and paved infrastructure. Access features easy Ingress and Egress access points, enhancing convenience for both customers and employees.

The site includes an existing 6,000 SF Industrial/Automotive building, currently generating income, with opportunity for phased development.

This commercially zoned property presents a opportunity to acquire a well-positioned and fully-equipped site in the city of Gainesville. With its prime location, existing infrastructure, and income, it is an ideal location for businesses seeking a strategic foothold in The City of Gainesville.



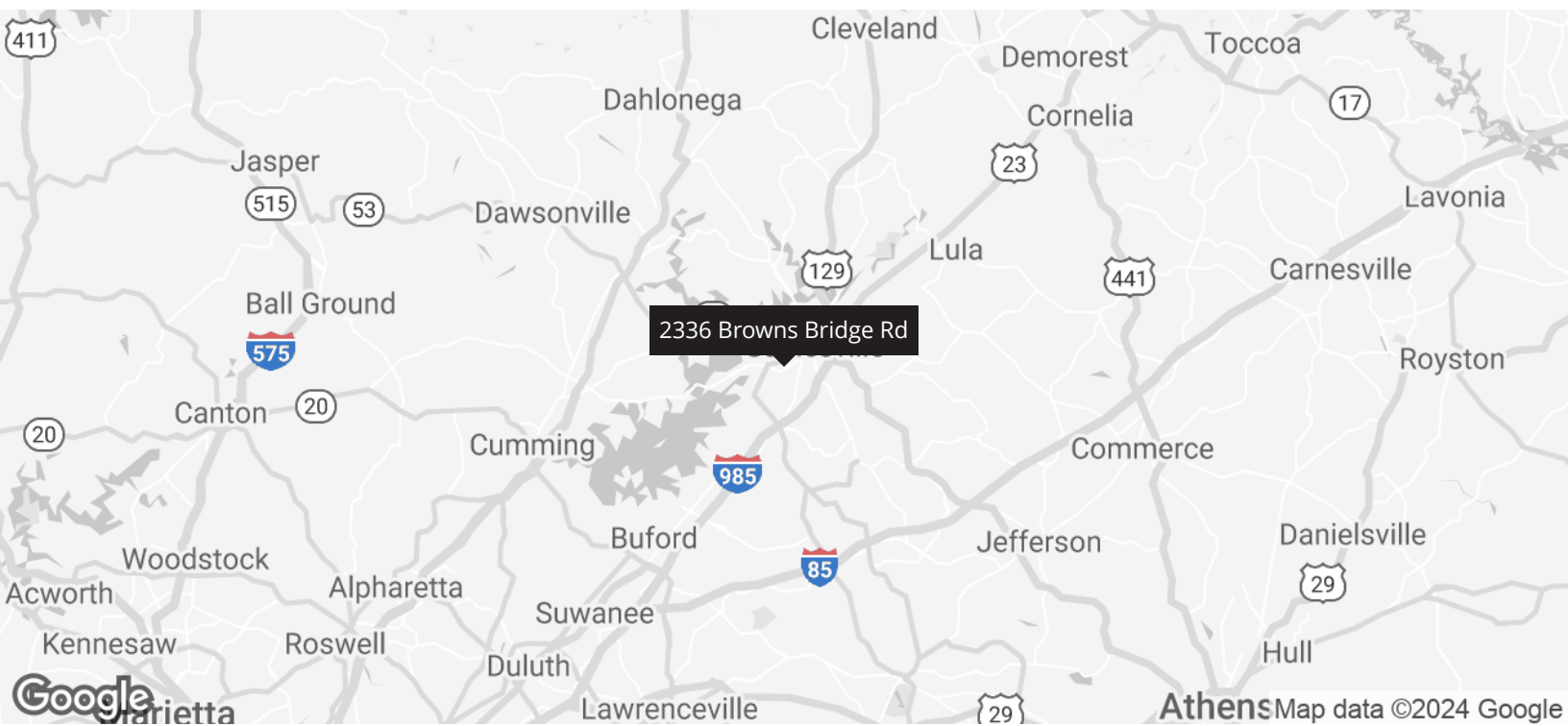
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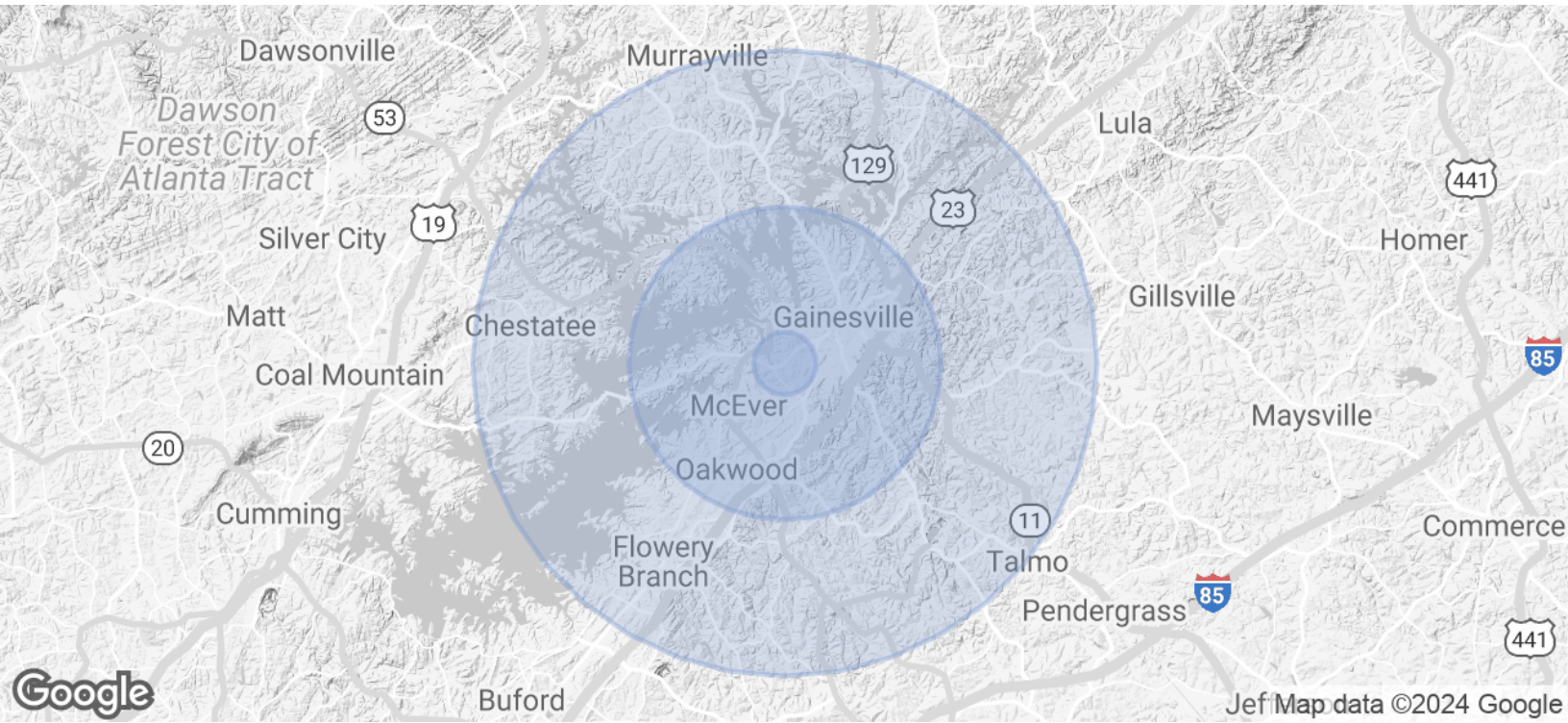
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Population	1 Mile	5 Miles	10 Miles
Total Population	7,817	78,829	183,936
Average Age	27.1	34.0	37.8
Average Age (Male)	25.5	33.2	37.0
Average Age (Female)	34.3	36.1	38.9
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,222	28,364	68,066
# of Persons per HH	3.5	2.8	2.7
Average HH Income	\$52,989	\$66,619	\$78,748
Average House Value	\$176,308	\$201,665	\$239,557

* Demographic data derived from 2020 ACS - US Census

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Let's talk.

square Apts.



SITE

Shorkey Cadillac/Mazda

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