

Prime Commercial Lots for Sale

Duval Renaissance Plaza

NE Waldo Road & NE 12th Avenue, Gainesville, FL 32601

Five parcels best suited for C-store with gas, QSR, vehicle service center, financial institutions

Priced from \$749,000 to \$1,250,000

WAL★MART®
SUPERCENTER
220,000± SF

PENDING
City of Gainesville
Sports Complex
35± Acres

NE State Rd 24

Developer Installed Frontage Road

NE 12th Ave Connection

Waldo Rd Connection

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104 SW 6th Street

Gainesville, FL 32601

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Property Details

Outstanding commercial development opportunity located just off the signalized intersection of NE Waldo Road and NE 12th Avenue in Gainesville, Florida. This offering includes five parcels situated directly adjacent to the Walmart Supercenter, benefiting from high visibility and signage potential to more than 29,500 AADT on Waldo Road.

These parcels will enjoy excellent connectivity via NE 12th Avenue and NE Waldo Road. The developer installed internal roadway network with on-street parking and central utilities plus off-site stormwater management facilities will provide net usable and ready for development parcels.

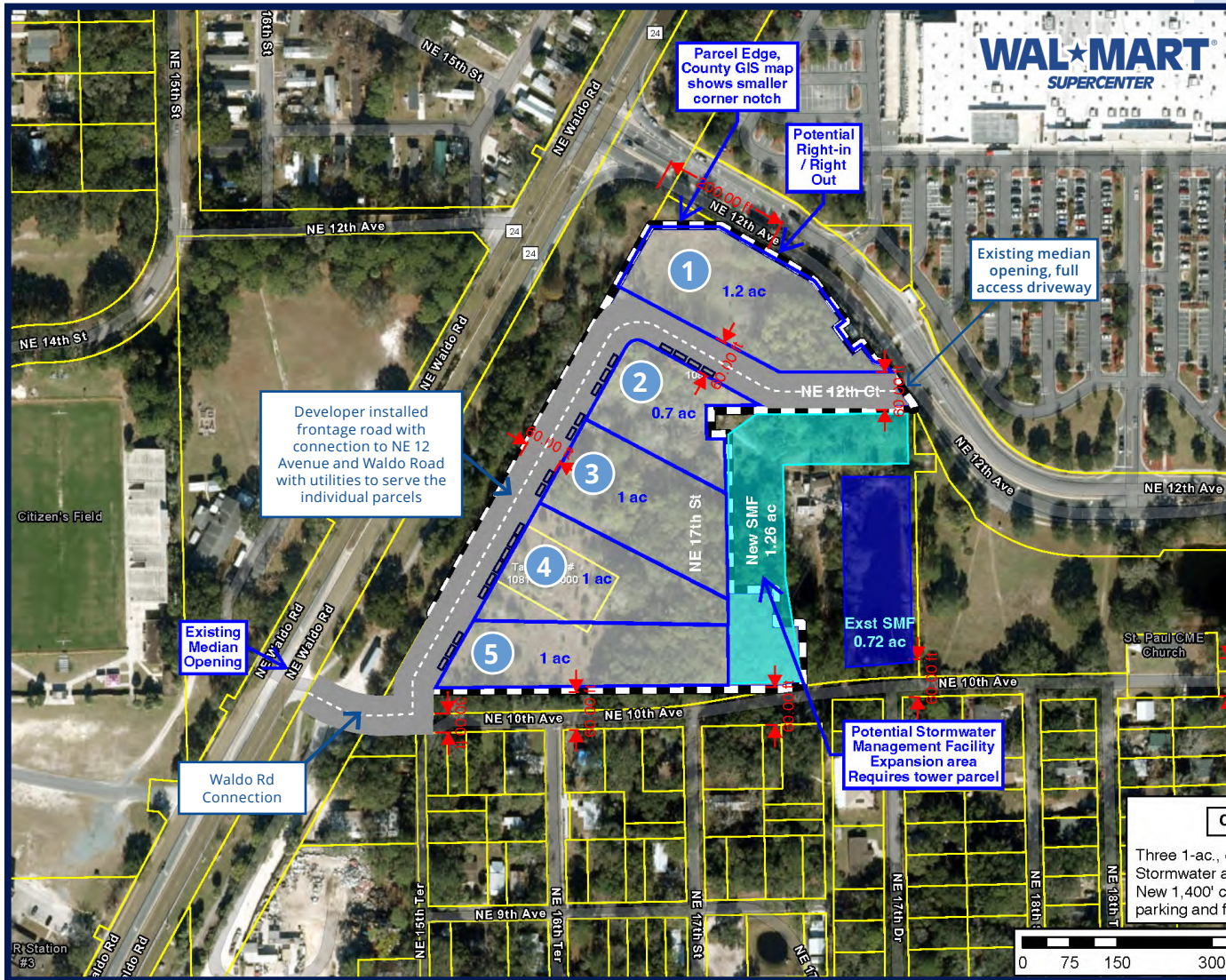
Property Highlights

- Pricing: \$749,000 to \$1,250,000 per lot (based on location)
- Zoned MU2 (Mixed Use Low Intensity)
- Ideal for:
 - > Convenience store with gas
 - > Quick-service restaurants
 - > Auto/tire service businesses
 - > Financial institutions
 - > Medical, retail or office use
 - > Flexible lot sizes allow for phased or multi-tenant development
- Excellent signage visibility from NE Waldo Road despite no direct ingress/egress
- Signalized intersection for safe and efficient traffic flow
- Directly across from Citizens Field and connected to the Rails-to-Trails network
- Only 2.6 miles to Gainesville Regional Airport, 6.5 miles to the University of Florida main campus, 1.7 miles to Santa Fe College Blount Center and 0.6 miles to University of Florida East Campus



Availability

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- 1 **Lot 1**
Size: 1.2± AC
Price: \$1,250,000
- 2 **Lot 2**
Size: .70± AC
Price: \$749,000
- 3 **Lot 3**
Size: 1.0± AC
Price: \$849,000
- 4 **Lot 4**
Size: 1.0± AC
Price: \$899,000
- 5 **Lot 5**
Size: 1.0± AC
Price: \$949,000

A Strategic Location



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Contact Us

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Area Demographics

Source: ESRI Business Analyst, 2024



**Population
(2024)**



**Average
Household
Income (2024)**

1 Mile

8,306

\$71,380

3 Mile

61,156

\$56,906

5 Mile

116,575

\$67,888

These parcels sit in the heart of a growing Gainesville corridor, with Walmart driving consistent consumer traffic and strong visibility to a wide trade area. The MU2 zoning provides a rare level of flexibility for developers seeking to deliver high-demand uses in a well-positioned infill location.

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