

# SALE

## REDEVELOPMENT OPPORTUNITY AT SIGNALIZED CORNER

2301 NW 6th St Gainesville, FL 32609



### PROPERTY DESCRIPTION

Located at the signalized intersection of NW 6th Street and NW 23rd Avenue, this rare infill assemblage offers  $\pm 5.76$  acres of contiguous, high-visibility land within Gainesville's urban core. The property features approximately 400 feet of frontage on NW 6th Street and 300 feet on NW 23rd Avenue, with U6 Urban Mixed Use zoning that supports a wide range of development options including retail, office, medical, or multi-family.

This strategic corner location is surrounded by established commercial users and dense residential neighborhoods, with traffic counts exceeding 31,000 VPD on 6th Street and 18,600 VPD on 23rd Avenue. All utilities are available.

### PROPERTY HIGHLIGHTS

- $\pm 5.76$  acres
- U6 Urban Mixed Use zoning – flexible redevelopment potential
- $\pm 400'$  frontage on NW 6th St /  $\pm 300'$  on NW 23rd Ave
- Signalized hard-corner intersection
- 31K VPD (NW 6th St) | 18.6K VPD (NW 23rd Ave)
- Central Gainesville location – minutes to UF, UF Health, Downtown

Sale Price:	\$1,600,000
Lot Size:	111,315 SF
Building Size:	5,865 SF

**Shasta Schoellhorn**  
(352) 922-0048

**Perry Pursell**  
(352) 665-9731



**COLDWELL BANKER  
COMMERCIAL**  
M.M. PARRISH REALTORS

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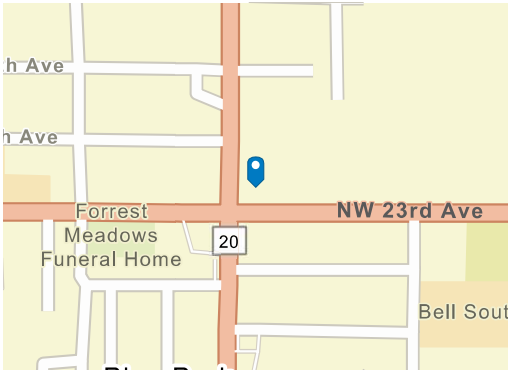
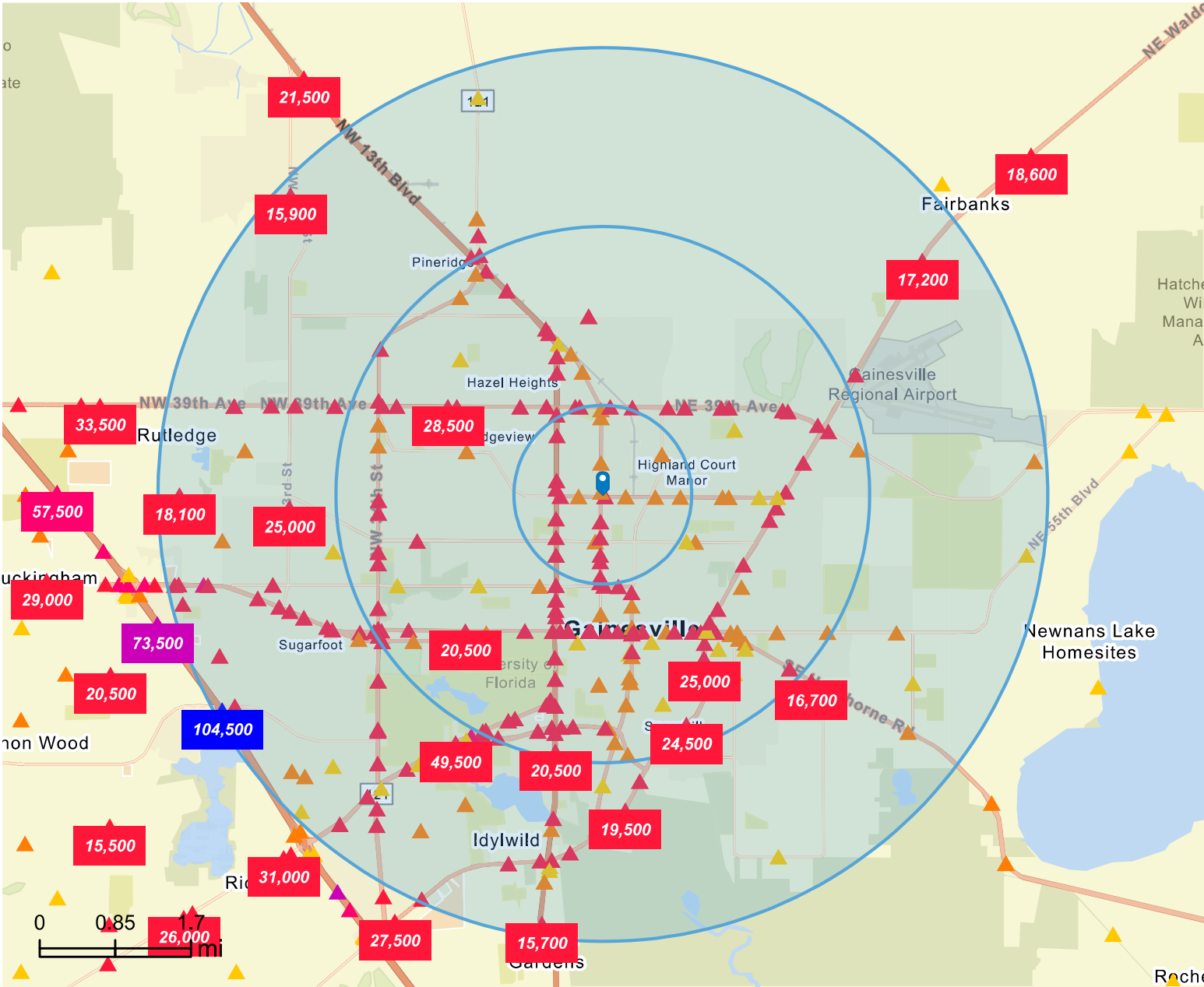
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# Traffic Count Map

2301 NW 6th St, Gainesville, Florida, 32609

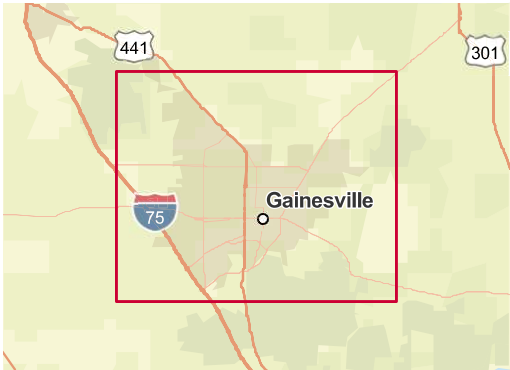


Rings: 1, 3, 5 mile radii



### Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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### SHASTA SCHOELLHORN

Commercial Sales Associate

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