

# GAINESVILLE COMMERCIAL LAND

104 NE Waldo Rd | Gainesville, FL 32641

Land For Sale or Ground Lease



**LQ Commercial**  
REAL ESTATE SERVICES

**LQCRE.COM**



**CALL FOR  
PRICING**



**0.86  
ACRES**



**U7  
ZONING**

- 0.86 AC commercial land for sale or ground lease.
- Densely populated, up-and-coming neighborhood with a youthful demographic.
- Close proximity to the University of Florida (52,000 students), UF Health (22,000 employees), as well as Gainesville Regional Airport (531,246 annual travelers).
- Waldo Road corridor serves as a commuter route and key route to Jacksonville.
- Surrounded by 4,000+ households within a 1-mile radius.
- Potential uses include food, office, C-store, etc.



**5-MILE POPULATION**

**131,262**



**5-MILE MEDIAN AGE**

**30.0**



**5-MILE HH INCOME**

**\$73,829**



**5-MILE EMPLOYEES**

**55,818**

[PROPERTIES.LQCRE.COM/GAINESVILLE-COMMERCIAL-LAND](https://properties.lqcre.com/gainesville-commercial-land)



5601 Mariner St #220

Tampa, FL 33609

**LQCRE.COM**

**Tyler Roberts**

Senior Associate

D: 813.288.0020 x125

C: 813.545.1350

[troberts@lqcre.com](mailto:troberts@lqcre.com)

**Kelly Franzino**

Senior Broker Associate

D: 813.288.0020 x129

C: 407.432.2059

[kfranzino@lqcre.com](mailto:kfranzino@lqcre.com)

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.



# GAINESVILLE COMMERCIAL LAND

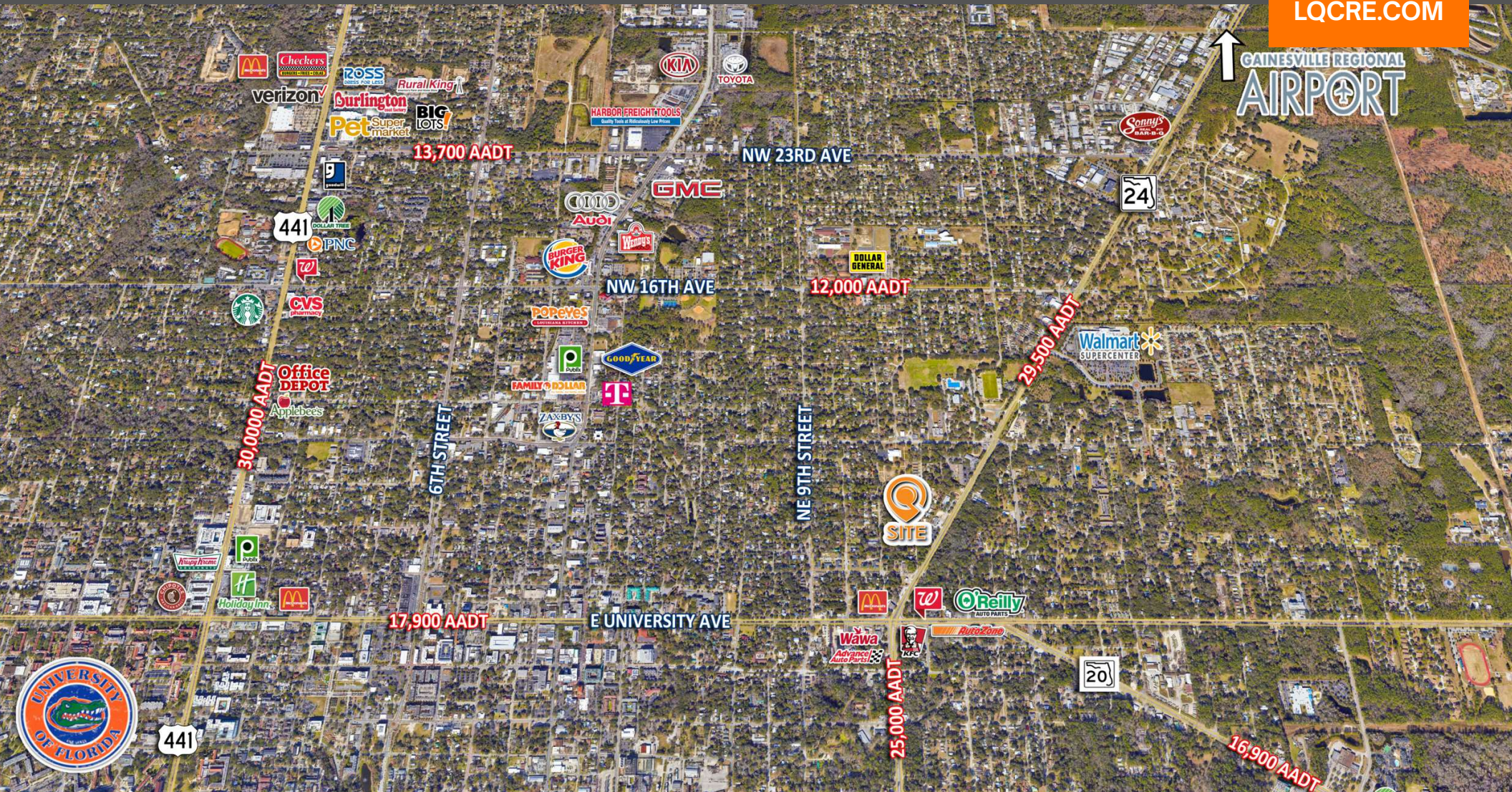
104 NE Waldo Rd | Gainesville, FL 32641

Land For Sale or Ground Lease



**LQ Commercial**  
REAL ESTATE SERVICES

**LQCRE.COM**



5601 Mariner St #220

Tampa, FL 33609

**LQCRE.COM**

**Tyler Roberts**

Senior Associate

D: 813.288.0020 x125

C: 813.545.1350

[troberts@lqcre.com](mailto:troberts@lqcre.com)

**Kelly Franzino**

Senior Broker Associate

D: 813.288.0020 x129

C: 407.432.2059

[kfranzino@lqcre.com](mailto:kfranzino@lqcre.com)

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.