

SALE

1210 NW 23RD AVE
1210 NW 23rd AVE Gainesville, FL 32609



PROPERTY DESCRIPTION

3,204 SF building located directly off NW 23rd AVE located next door to the new WAWA on NW 13th ST and NW 23rd AVE. Building has a designated parking lot. Close and convenient to many amenities, downtown Gainesville, and UF!

OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	0.37 Acres
Building Size:	3,204 SF
Parcel #:	08666-000-000
Traffic Count:	14700 AADT (23rd Ave) 26500 AADT (13th St)
Zoning:	U8



Craig Carter
(352)339-4038
ccarter@mmparrish.com

Dean R. Cheshire
(352)745-1883
Dean@mmparrish.com

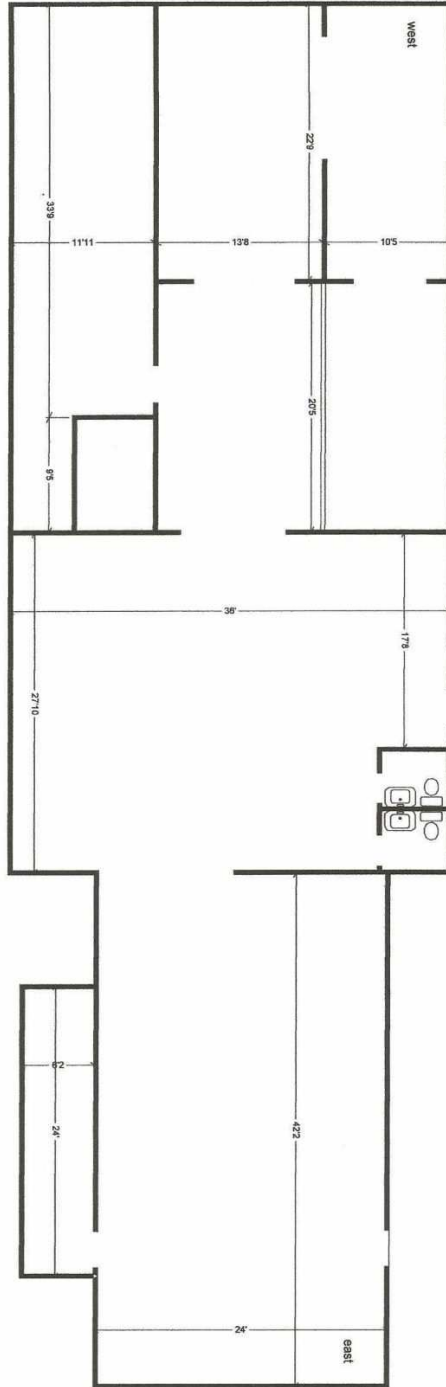
Michelle Carter
(352)339-5734
mcarter@mmparrish.com



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

SALE

1210 NW 23RD AVE
1210 NW 23rd AVE Gainesville, FL 32609



Craig Carter
(352)339-4038
ccarter@mmparrish.com

Dean R. Cheshire
(352)745-1883
Dean@mmparrish.com

Michelle Carter
(352)339-5734
mcarter@mmparrish.com



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

SALE

1210 NW 23RD AVE
1210 NW 23rd AVE Gainesville, FL 32609



Craig Carter
(352)339-4038
ccarter@mmparrish.com

Dean R. Cheshire
(352)745-1883
Dean@mmparrish.com

Michelle Carter
(352)339-5734
mcarter@mmparrish.com



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

SALE

1210 NW 23RD AVE
1210 NW 23rd AVE Gainesville, FL 32609



Craig Carter
(352)339-4038
ccarter@mmparrish.com

Dean R. Cheshire
(352)745-1883
Dean@mmparrish.com

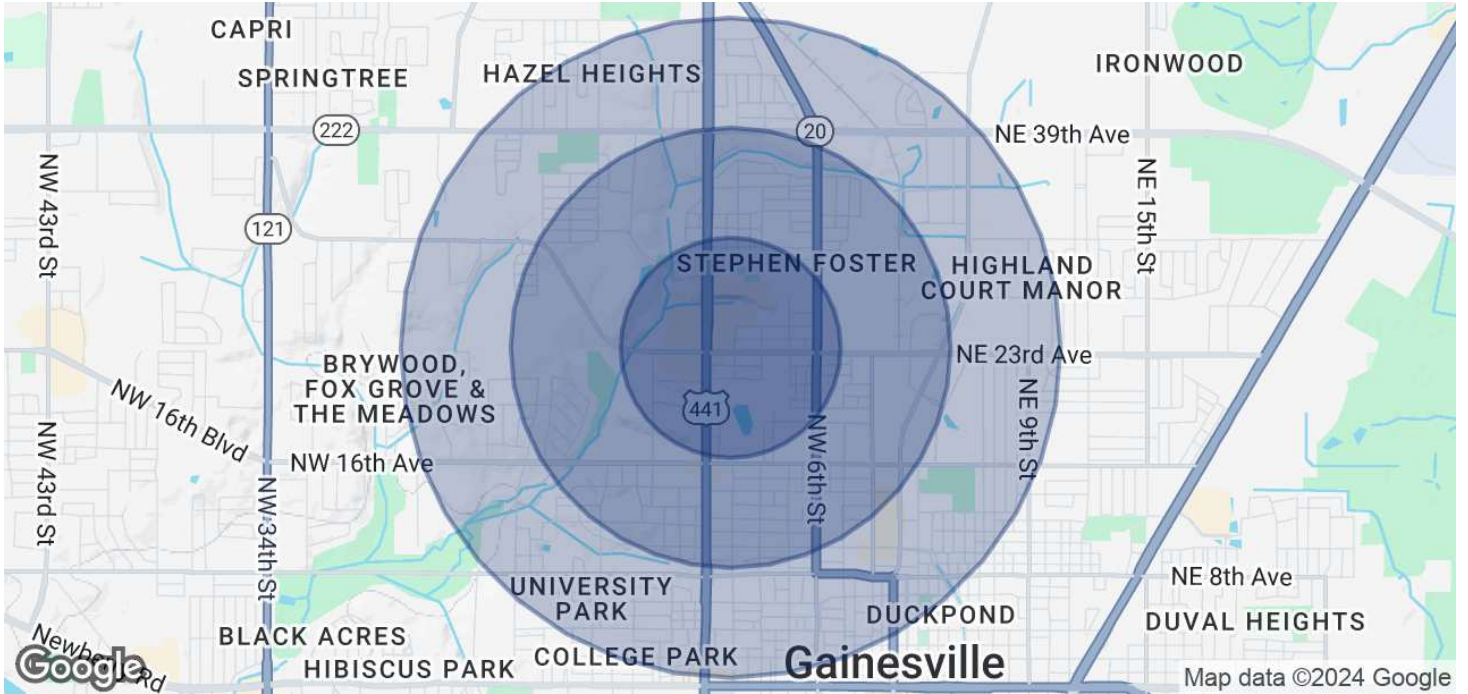
Michelle Carter
(352)339-5734
mcarter@mmparrish.com



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

SALE

1210 NW 23RD AVE
1210 NW 23rd AVE Gainesville, FL 32609



POPULATION

0.5 MILES

1 MILE

1.5 MILES

Total Population	1,959	7,991	20,607
Average Age	32.1	32.7	31.7
Average Age (Male)	30.4	32	30.6
Average Age (Female)	38	37.3	34.6

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

1.5 MILES

Total Households	1,144	4,299	10,525
# of Persons per HH	1.7	1.9	2
Average HH Income	\$42,255	\$53,557	\$55,460
Average House Value	\$197,065	\$194,799	\$169,813

* Demographic data derived from 2020 ACS - US Census

Craig Carter
(352)339-4038
ccarter@mmparrish.com

Dean R. Cheshire
(352)745-1883
Dean@mmparrish.com

Michelle Carter
(352)339-5734
mcarter@mmparrish.com



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



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!

