

SALE / LEASE

4820 NORTHWEST 13TH STREET
4820 Northwest 13th Street Gainesville, FL 32609



PROPERTY DESCRIPTION

9250 SF of high traffic frontage and excellent left turn access. 2.92 acres of desirable BA zoning which allows for redevelopment options including retail, exterior storage, or drive thru. Building has large showroom, storage, and warehouse area with bay door access and fenced yard.

OFFERING SUMMARY

Sale Price:	BRING OFFERS
Lease Rate:	\$17.52 SF/yr (NNN)
Available SF:	9,250 SF
Lot Size:	2.92 Acres
Building Size:	9,250 SF
Parcel #:	07895-001-000
Zoning:	BA
Traffic Count:	16300 AADT

PROPERTY HIGHLIGHTS

- Prime 9,250 SF retail building
- Desirable BA zoning
- Located in thriving Gainesville area
- High-traffic location
- Ideal for retail or street retail investor
- Spacious interior for versatile use
- Attracts diverse customer base
- High-visibility location
- Ample parking for customers
- Proximity to major roadways
- Strong demographics in surrounding area
- High foot traffic
- Close to popular amenities

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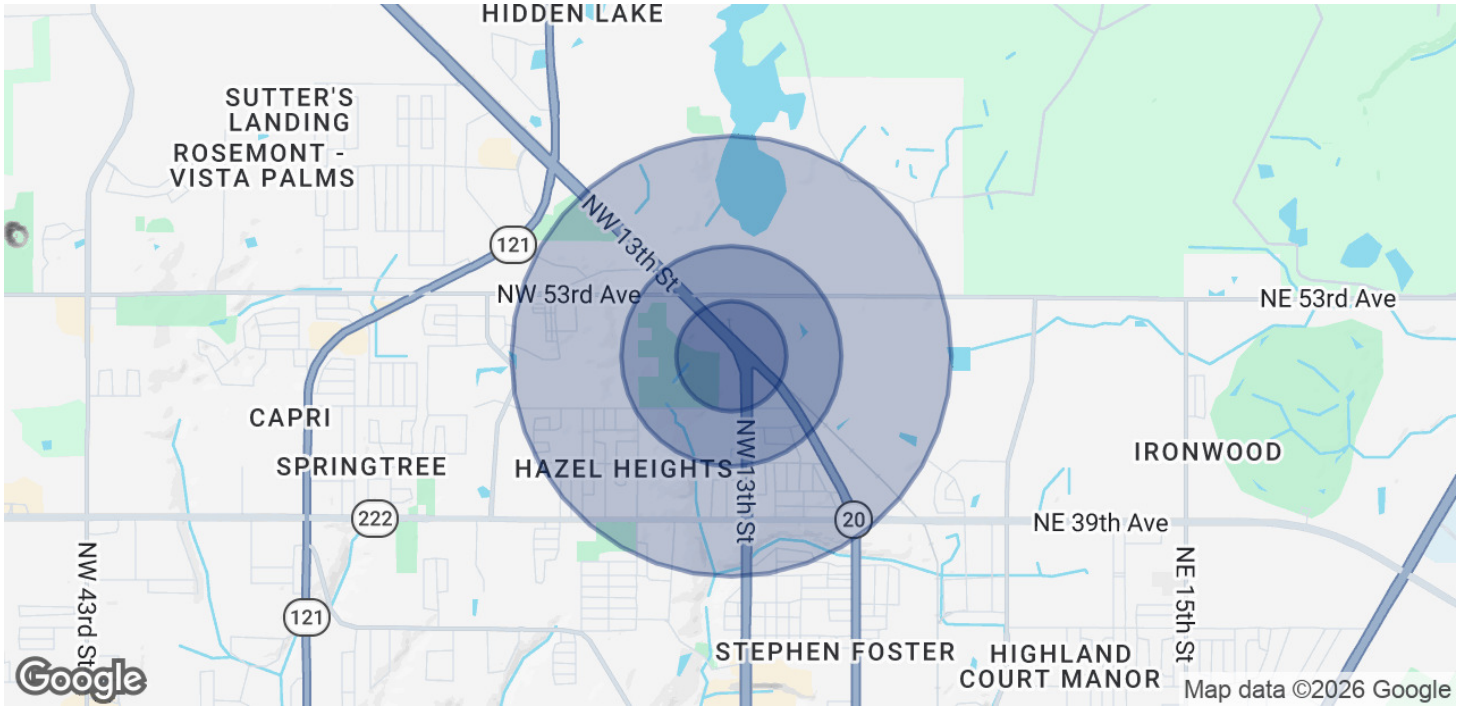
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**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	435	1,509	5,764
Average Age	34.1	34.1	34.7
Average Age (Male)	31.8	31.9	32.2
Average Age (Female)	39.5	39	38.7

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	196	683	2,537
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$64,895	\$70,237	\$90,925
Average House Value	\$201,002	\$205,197	\$215,645

2023 American Community Survey (ACS)

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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!

