

6240 NW 23rd St, Gainesville, FL 32653

PROPERTY FOR SALE

UNDEFINED PRICE

LAND: 0.91 AC  
 MU-2 ZONING  
 300 LINEAR FT OF FRONTAGE



**PROPERTY HIGHLIGHTS**

This 0.91 acre MU-2 (Medium Intensity Mixed Use) Parcel is superbly positioned off of HWY 441 seeing over 23,000 AADT (AVERAGE ANNUAL DAILY TRAFFIC), and sits amongst a multitude of highly prestigious national retailers such as Walmart, Popeyes, Advanced Auto, Mavis Tire, Dunkin Donuts, ABC Liquors, Dollar Tree, and more.

Flat and dry, this vast, high-visibility parcel has nearly 300 linear FT of frontage on NW 23rd St. and is primed for a free standing retail, strip plaza, or even a drive through restaurant development.

Contact our listing agents' Teresa Callen or Caleb Noble today for more info on this opportunity.

LISTING AGENT



**TERESA CALLEN**  
 TERESA@PORTALGAINESVILLE.COM  
 352.871.5865





# PROPERTY SUMMARY



**Income**  
Median Household Income  
\$45,583



**Housing**  
Total Housing Units  
6,639



**Families & Living Arrangements**  
Total Households  
5,694



**Populations and People**  
Total Population  
13,159



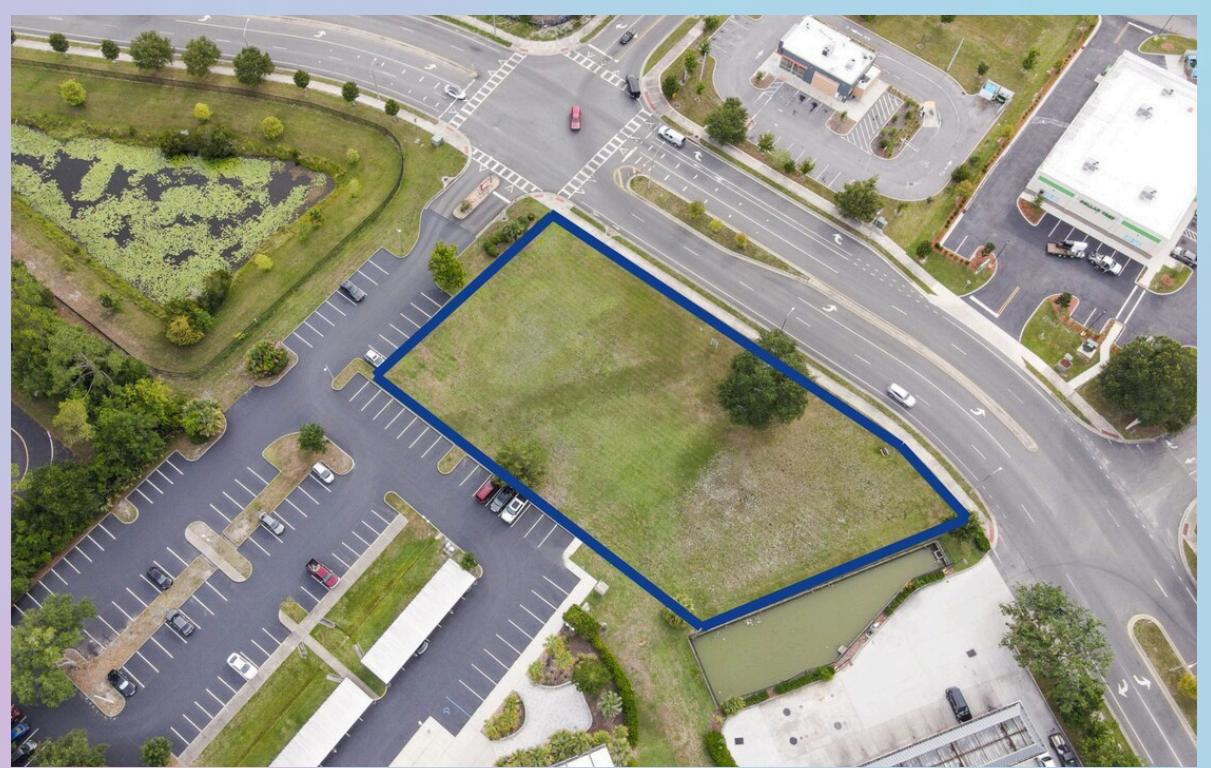
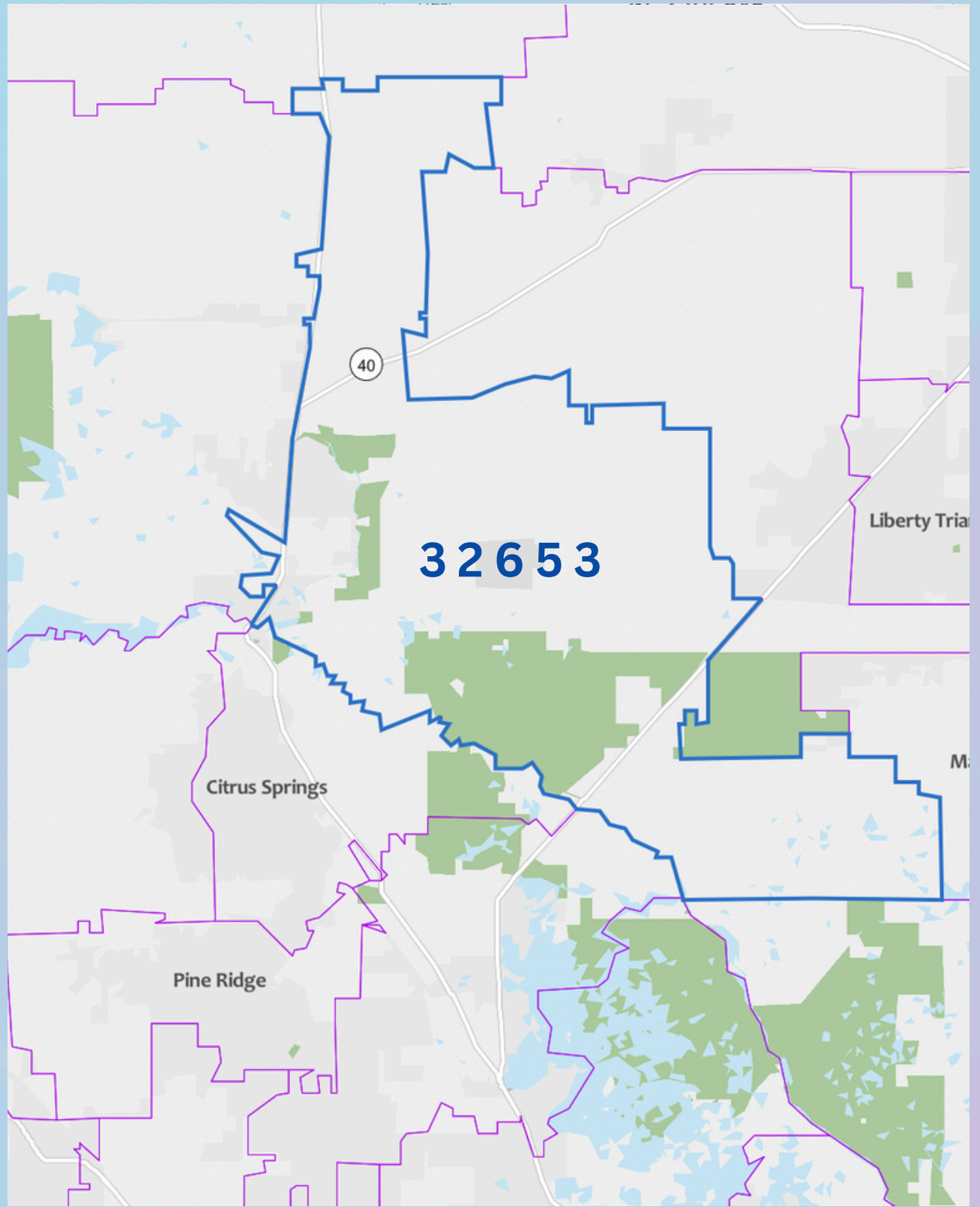
**Median Age**  
Populations & People  
55.9



**Business and Economy**  
Total Employer Establishments  
228



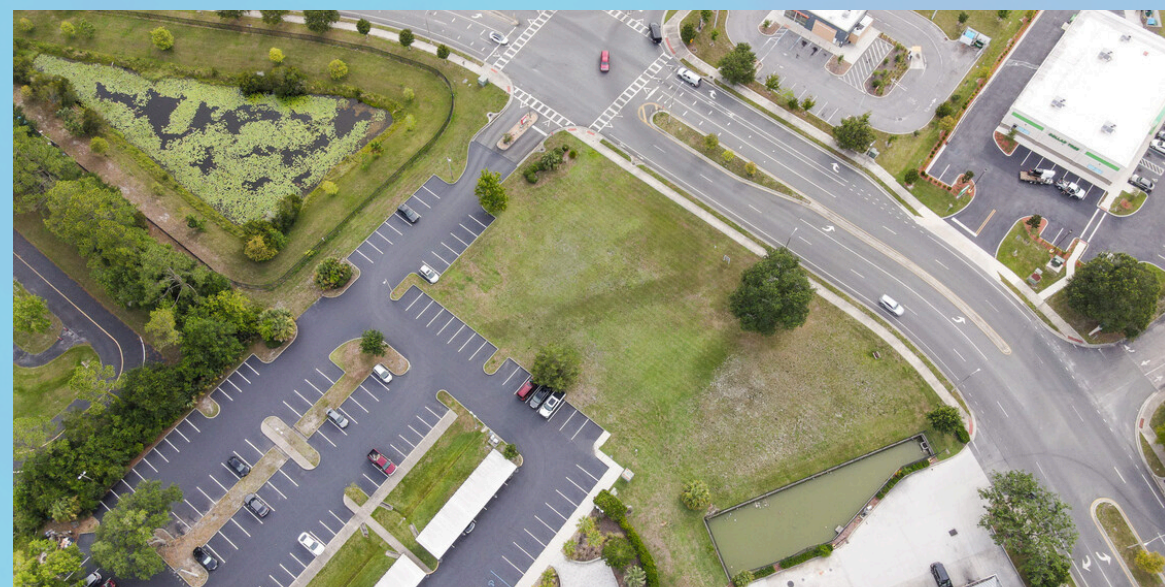
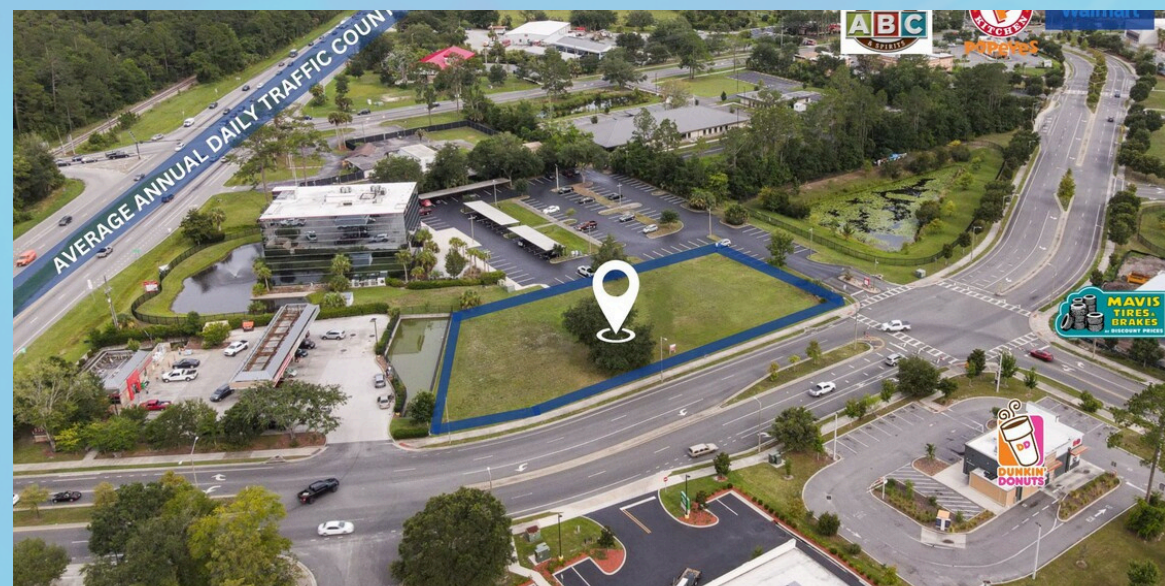
**TERESA CALLEN**  
352.871.5865



DISCLAIMER: This document has been prepared by the Portal Realty for advertising and general information only. Portal Realty and its affiliates make no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to; warranties of content, accuracy, and reliability. Any interested party should perform their own diligence as to the accuracy of the information. Portal Realty excludes unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and excludes all liability for loss and damages arising there from.



# PROPERTY PHOTOS





## GAINESVILLE OVERVIEW



### DOWNTOWN GAINESVILLE

Gainesville's Downtown is the symbolic heart of the city. A quintessentially quaint tight-knit gathering of shops, restaurants, theatres and parks it somehow pulls off always feeling lively, yet open and personal at the same time. By day, walk down tree-lined streets. Take in the sounds of live music as it bounces off the buildings surrounding the Bo Diddley Plaza.

Fulfill your quest for knowledge at the Alachua County Library District Headquarters and browse books, music, movies and attend educational events and programs. By night, take in a play or movie at the Hippodrome Theatre or wander by the one-of-a-kind shops and fun boutiques around Union Street Station before sitting down to dinner at a mouth-watering restaurant and enjoy a pint of local craft beer. Just like downtown itself, there's something for everyone.



### INNOVATION DISTRICT

Nestled between downtown and the University of Florida, the Gainesville Innovation District is home to more than 80 thriving businesses. Join the vibrant and active community for a concert on the lawn at Midpoint Park and Eatery or attend professional networking events at The Hub. There's always something to do in district.



### UNIVERSITY OF FLORIDA

The University of Florida (UF), located in Gainesville, is a top-tier public research university renowned for its academic excellence and vibrant campus life. Established in 1853, UF is one of the largest universities in the United States, serving over 56,000 students across diverse undergraduate, graduate, and professional programs. As a member of the prestigious Association of American Universities, UF is committed to advancing research, with robust programs in fields such as agriculture, engineering, business, and health sciences. The university boasts a dynamic community, rich in traditions and opportunities, where students engage in a multitude of extracurricular activities, sports, and leadership roles. With a strong emphasis on innovation and a global perspective, the University of Florida is dedicated to preparing students for success in a rapidly evolving world.