



NORTH GAINESVILLE DEVELOPMENT OPPORTUNITY

Gainesville, Florida



HIGHLIGHTS

- Rare new development opportunity near the high-traffic intersection of NW 13th Street & NW 23rd Avenue. Existing vacant land and Rural King's parking field (to be downsized) with cross access to Gainesville Plaza (Ross, Burlington, Five Below, and more).
- Join successful Rural King store as well as area retailers, including Lowe's, Burlington, Ross Dress for Less, Winn Dixie, Five Below, Wendy's,

McDonald's, Checkers, Chipotle, Taco Bell, and more

- Over 33,000 vehicles pass the site daily on NW 13th Street (US-441)
- Population of over 150,000 within 5 miles, with average household incomes above \$65,000
- 2.5 miles from University of Florida (over 60,000 students)
- **AVAILABLE: 4.5 AC**

DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2029 Projection	151,541	238,520	269,705	322,452	461,773
2024 Estimate	152,276	234,164	263,141	311,256	444,743
INCOME	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2024 Average	\$66,959	\$77,472	\$78,379	\$77,595	\$73,681
2024 Median	\$45,606	\$53,334	\$54,451	\$55,016	\$52,443
DAYTIME POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2024 Employees	86,917	107,944	114,178	120,515	139,753

LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

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