

REDEVELOPMENT OPPORTUNITY

3838 NW 13TH STREET, GAINESVILLE, FL 32609

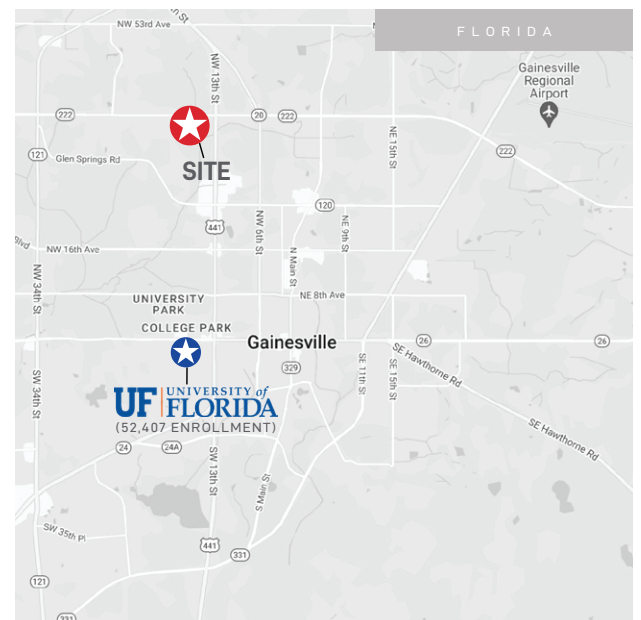


PROPERTY INFORMATION

- Build-to-suit or ground lease redevelopment opportunity with potential drive-throughs on 1.78+/- acres at a busy signalized intersection
- Prominent "Main & Main" outparcel to Publix shopping center with existing cross access
- One of the highest traffic intersections in Gainesville with over 60,000 vehicles per day
- The Gainesville MSA has seen a population increase of more than 10% in the past decade

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2020	9,093	68,424	139,206
Projected Population 2025	9,246	69,036	141,357
Average Household Income	\$63,025	\$67,574	\$60,415



CONTACT

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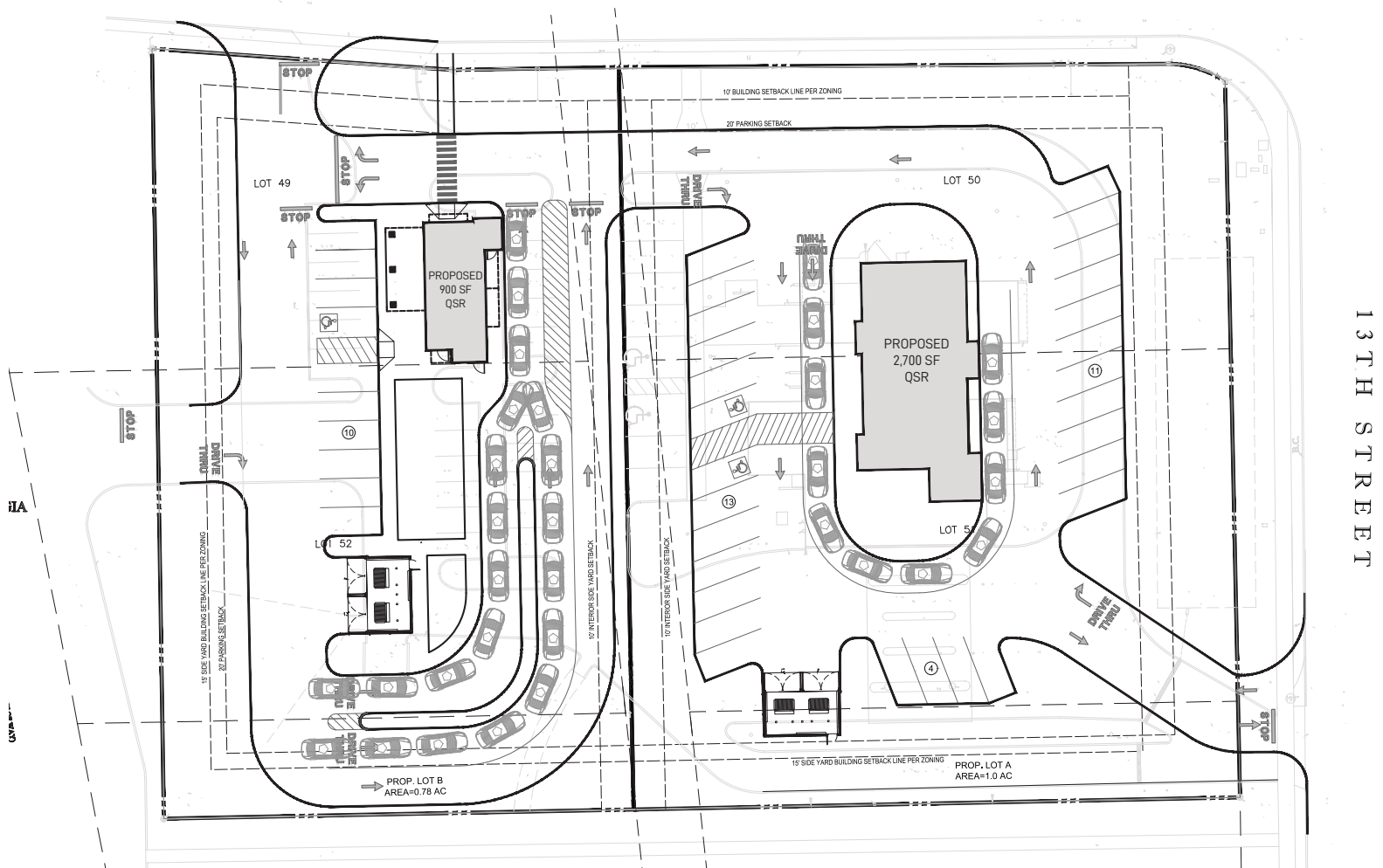
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N.W. 39TH AVENUE
(CAMELIA DRIVE)



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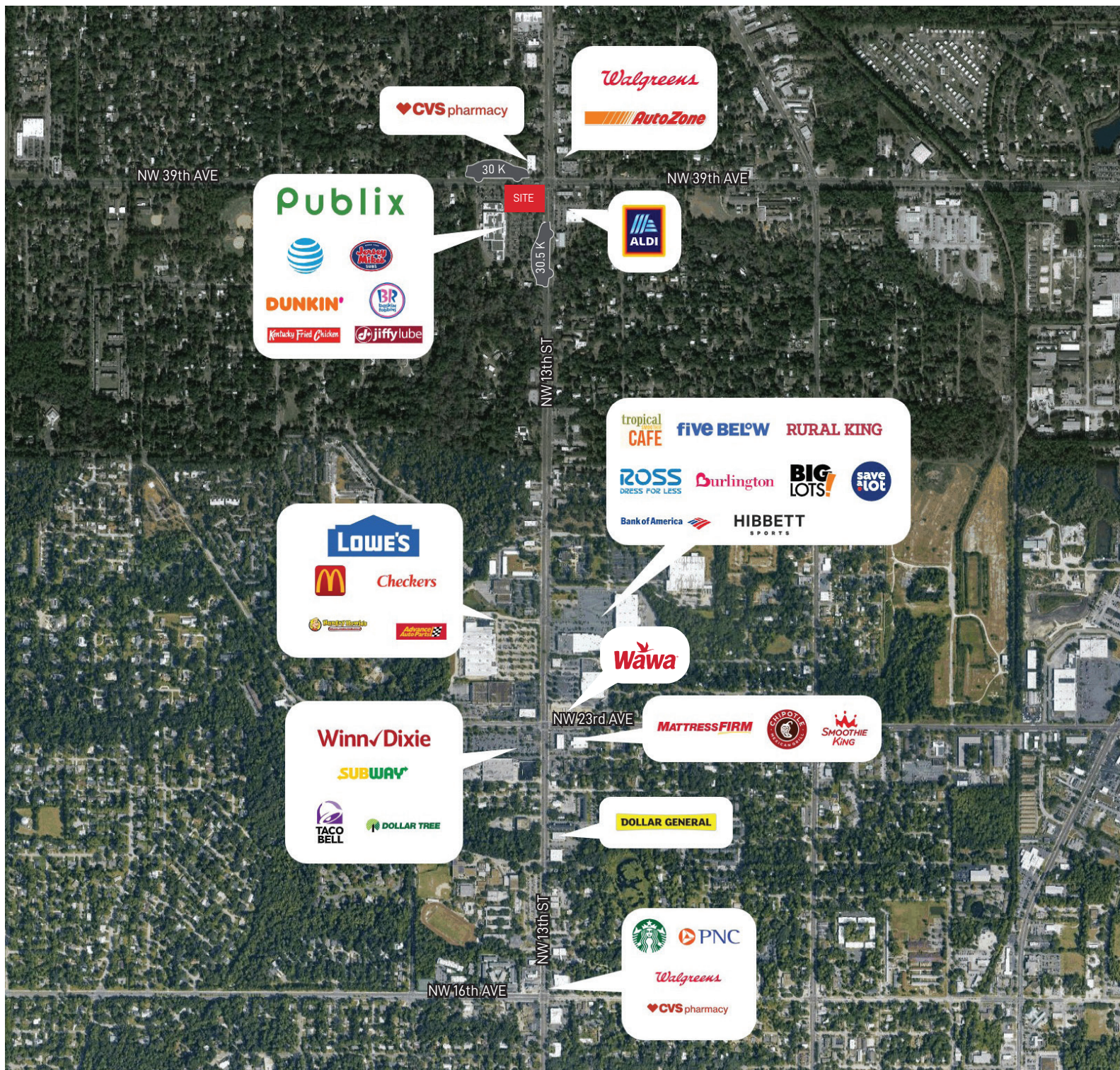
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