



0.78 ACRE PARCEL AVAILABLE

NEC of N Main St and NE 16th Ave, Gainesville, FL 32609
1601 N Main St | Gainesville, FL 32609

Property Highlights

- ▶ 0.78 Acres available
- ▶ Signalized intersection with a combined traffic count of 27,500 AADT
- ▶ Surrounding retailers include Publix, Circle K, Burger King, T-Mobie, UF Health, Wendys, Popeyes, PNC, Family Dollar, Capital City Bank, and Good Year
- ▶ Less than 2 miles North of University of Florida main campus - 50,000+ students
- ▶ Population of 151,080 within a 5-mile radius of subject site
- ▶ Demographics include an average income of more than \$75,000 within a 5-mile radius

DEMOGRAPHICS

Population



1 Mile	9,415
3 Mile	74,124
5 Mile	151,080

Households



1 Mile	4,656
3 Mile	29,020
5 Mile	61,890

Household Income



1 Mile	\$80,686
3 Mile	\$70,966
5 Mile	\$75,668

Traffic Counts



N Main St	15,500
NE 16th Ave	12,000

Daytime Demos



Businesses	Employees	Daytime Population
1 Mile 1,009	1 Mile 8,285	1 Mile 10,692
3 Mile 3,855	3 Mile 37,132	3 Mile 66,462
5 Mile 7,213	5 Mile 63,401	5 Mile 118,420

CALL FOR DETAILS 813-712-3068

0.78 ACRE PARCEL AVAILABLE

NEC of N Main St and NE 16th Ave | Gainesville, FL 32609



Site Map



All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. **UPDATED:031126**

Brandon Eggleston
813 712 3068
brandon@rmcp.com

8902 N Dale Mabry Hwy
Tampa, FL 33614
800 728 5379
www.RMCPG.com