

DOWNTOWN BAR INVESTMENT OPPORTUNITY

223 S. Main Street | Gainesville, FL 32601



FOR SALE

FOR MORE INFORMATION:



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BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

DOWNTOWN BAR INVESTMENT OPPORTUNITY

EXECUTIVE SUMMARY

223 S. Main Street | Gainesville, FL 32601



OFFERING SUMMARY

Sale Price:	\$600,000
Building Size:	1,571 SF
Lot Size:	0.1 Acres
Price / SF:	\$381.92
Year Built:	1950
Renovated:	2023
Zoning:	DT
Market:	Downtown

PROPERTY OVERVIEW

Bosshardt Realty Services is proud to present this rare investment opportunity. Opening in the next few months, The Patio will be a full-service cabana-themed bar with a food truck directly on the premises with provided outdoor seating. Directly adjacent to the new Hyatt Hotel location, Alachua County Court House, and several prominent bars & restaurants including Downtown Fats, Dragonfly Sushi, and more. Business & lease are for sale, property does not convey. Due to the nature of this investment, the property features a distinctive dynamic pricing structure whereby as construction phases are completed, the sales price will increase. Full site plans available.

PROPERTY HIGHLIGHTS

- Rare Downtown Corner Lot Investment Opportunity
- High Visibility - Combined AADT 15,000+
- Business & Lease (Exp. 2026) are for Sale
- For lease rates and other financial information, please contact listing agent for NDA.

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LOCATION OVERVIEW

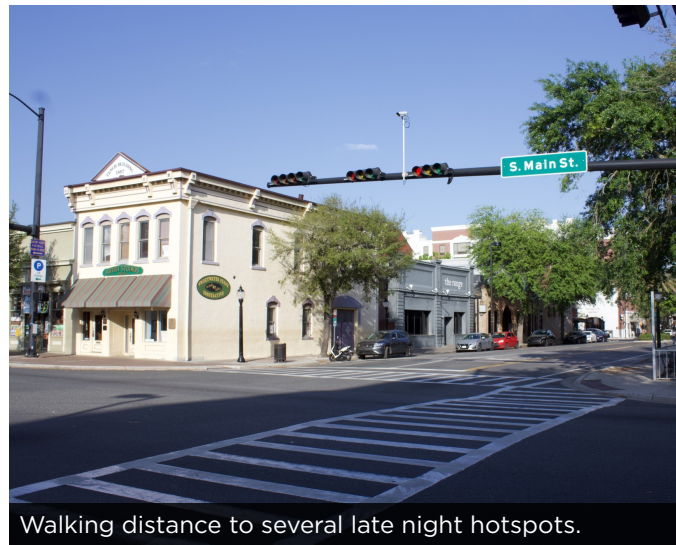
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PRIME DOWNTOWN LOCATION

Directly adjacent to the new Hyatt Place hotel, The Patio will serve as a modern late night spot to residents in Downtown Gainesville. With surrounding average age of 26.2 and a population of over 15,000 in the immediate mile radius, this is a prime downtown location that will generate high levels of foot traffic for any business or restaurant.

- High visibility with combined 15,000+ AADT
- 20 minute walk to the University of Florida
- Active nightlife with several late night hotspots nearby



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UNIVERSITY OF FLORIDA

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UNIVERSITY OF FLORIDA (UF) OVERVIEW

Established in 1853, the University of Florida is a prestigious public research institution that stands as a prominent academic hub nestled in the heart of Gainesville. Boasting a vibrant campus community, this renowned university features a comprehensive range of programs, state-of-the-art facilities, and distinguished faculty on its 2,000-acre campus with over 1,000 buildings.

UF consistently ranks among the top institutions in the country, placing in the **top 5 for national public universities** and #29 nationally overall.

THE FLORIDA GATORS FOOTBALL STADIUM

- Ben Hill Griffin Stadium, known as "the swamp," is home to the Florida Gators, UF's premier football team in the Southeastern Conference (SEC)
- An impressive capacity of nearly 90,000, making it the largest stadium in the state of Florida
- During the 2022 season, the Florida Gators had an **average of 87,180 in attendance**, placing UF in the top 10 for national game-day attendance
- The stadium was recently approved for a \$400 million makeover project.

UF DEMOGRAPHIC & ECONOMIC DATA

- **Over 60,000 students enrolled (41,000+ Undergraduate Students)**
- 26 Undergraduate Residence Halls: 8,000+ living in campus dorms, including 70%+ of Freshman Undergraduates
- 15% of Students involved in UF's 60+ fraternities and sororities
- UF Economic Impact: \$16.9 billion in sales revenue and \$10.4 billion in contribution to State Gross Domestic product - putting UF's contributions on par with the direct activity of all hotels & motels in the state of Florida

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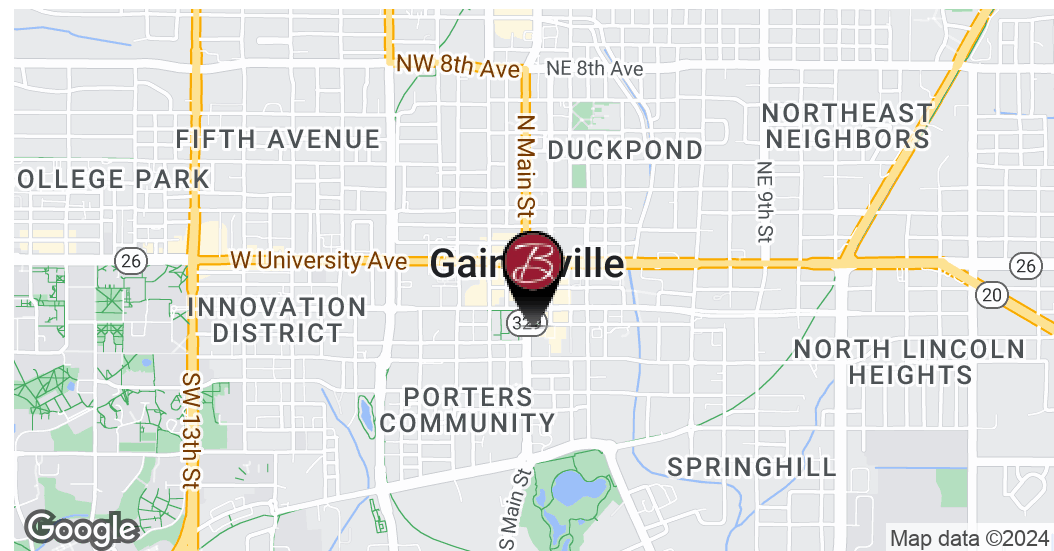
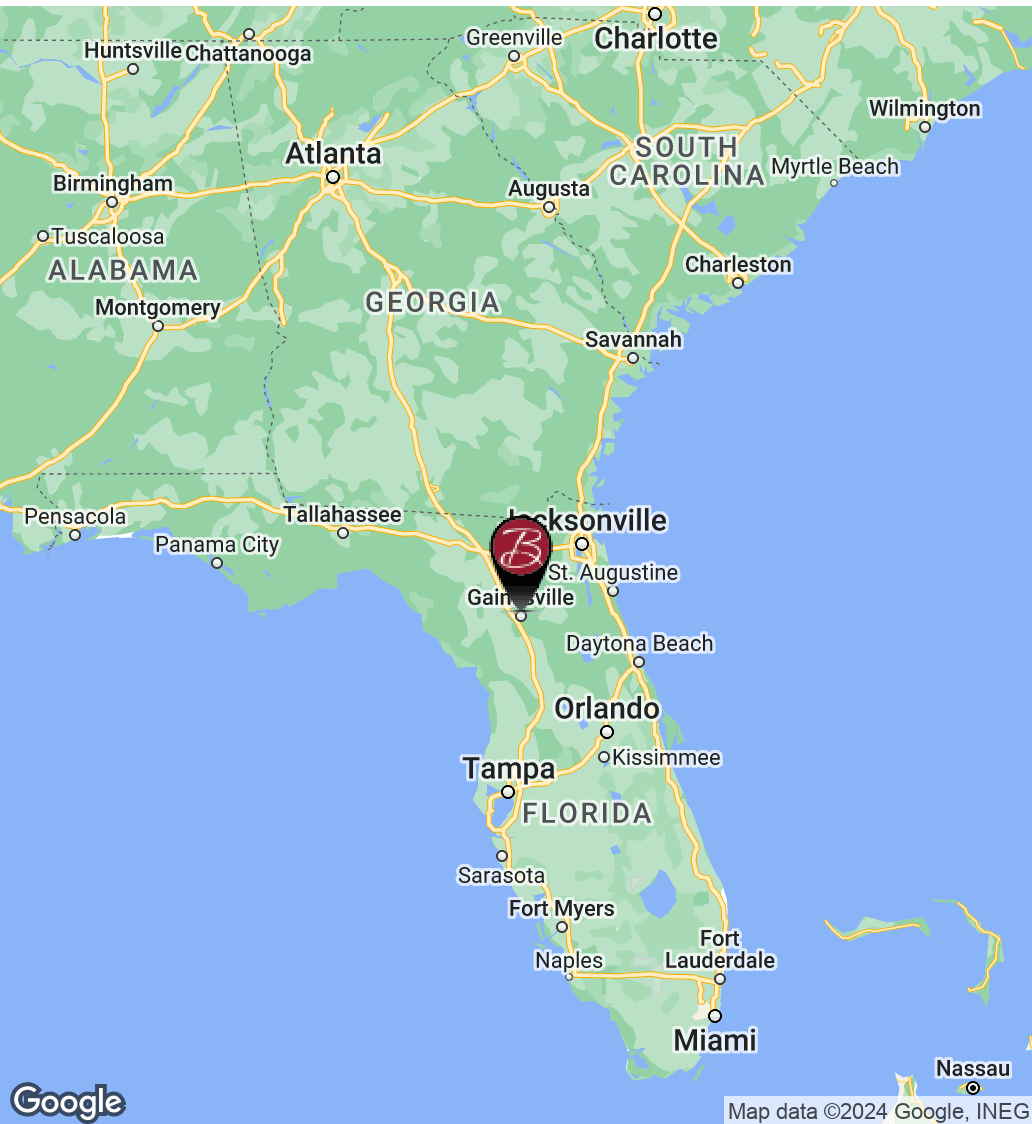
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LOCATION OVERVIEW

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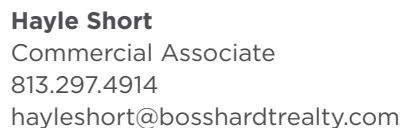
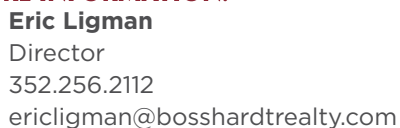
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LOCAL BUS ROUTES

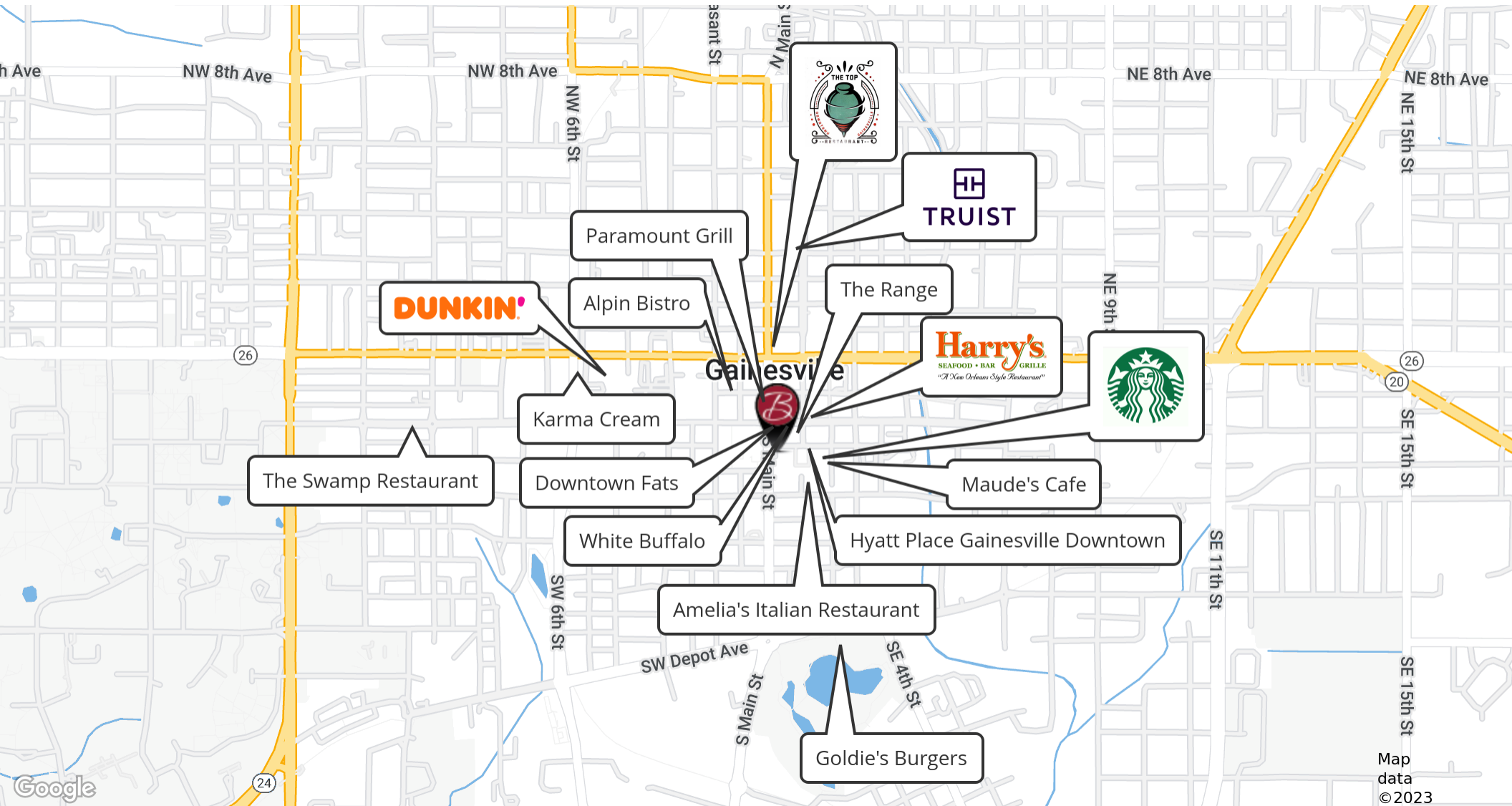
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DOWNTOWN BAR INVESTMENT OPPORTUNITY

RETAILER MAP

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MAIN ST. FRONTAGE

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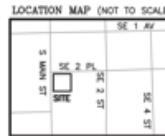
DOWNTOWN BAR INVESTMENT OPPORTUNITY

BOUNDARY SURVEY

223 S. Main Street | Gainesville, FL 32601



BOUNDARY SURVEY
TAX PARCEL #12840-000-000
223 SOUTH MAIN STREET
GAINESVILLE, FLORIDA 32601
SECTION 05, TOWNSHIP 10 SOUTH, RANGE 20 EAST
ALACHUA COUNTY, FLORIDA



LAND DESCRIPTION: (FIDELITY NATIONAL TITLE INSURANCE COMPANY; ORDER NO.: 6283966, CUSTOMER REFERENCE: RMB REALTY, LLC, EFFECTIVE DATE: MARCH 10, 2017 AT 8:00 AM)

PARCEL 5:

LOT 5 OF ROPER'S OAK HALL ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DEED BOOK "Q", PAGES 342 AND 343, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LESS AND EXCEPT RIGHT-OF-WAYS.

SURVEYOR'S NOTES:

1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AND ON "ROPER'S OAK HALL ADDITION" ("OAK HALL ESTATE") AS RECORDED IN DEED BOOK "Q", PAGES 342 AND 343 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND ON LAND DESCRIPTION AS FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY; ORDER NO.: 6283966, CUSTOMER REFERENCE: RMB REALTY, LLC, EFFECTIVE DATE: MARCH 10, 2017 AT 8:00 AM.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N00°09'01"W FOR THE EASTERLY RIGHT-OF-WAY OF SOUTH MAIN STREET.
3. VERTICAL DATUM IS BASED ON NGS VERTICAL CONTROL POINT "S 1" (PID: AR0459) AT ELEVATION 173.16 FEET USING CONVENTIONAL LEVELING PROCEDURES.
4. THE DIGITAL SIGNATURE AND SEAL AS SHOWN ON THIS SURVEY ARE ONLY VALID FOR THIS ELECTRONIC PDF SURVEY FILE.
5. THE PRINTED SURVEY AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. UNLESS NOTED, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED FOR THIS SURVEY.
7. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
8. ONLY ABOVE GROUND UTILITIES WERE LOCATED FOR THIS SURVEY.
9. NORTH ARROW IS BASED ON BEARING STRUCTURE.
10. CERTIFICATION IS NOT TRANSFERABLE.
11. THE PURPOSE OF THIS SURVEY IS TO SHOW BOUNDARY INFORMATION AND IMPROVEMENTS. IT IS NOT TO BE USED FOR ARCHITECTURAL, ENGINEERING, DESIGN OR CONSTRUCTION PURPOSES.
12. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
13. COPIES AND ELECTRONIC FILES OF THIS SURVEY ARE ONLY AVAILABLE TO THE CLIENT FOR 90 DAYS FROM THE DATE OF SIGNATURE. AFTER 90 DAYS, A MINIMUM FEE OF 50% OF THE ORIGINAL SURVEY COST WILL BE ASSESSED.
14. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

LINE TABLE	
LINE #	LINE BEARING AND DISTANCE
L1	S89°56'14"E 55.08'(F)
L2	71.23'(R)
L3	N00°09'01"W 74.82'(F)
L4	34.95'(R)
L5	N00°09'01"W 35.66'(F)

LEGEND:

- | | |
|----------------------------------------------|---------------------------|
| (R) RECORD MEASUREMENT | ● (RCF) REBAR & CAP FOUND |
| (F) FIELD MEASUREMENT | ○ (NDF) NAIL & DISK FOUND |
| ID. IDENTIFICATION | ⊙ (DHF) DRILL HOLE FOUND |
| R/W RIGHT-OF-WAY | ⊖ MONITORING WELL |
| SQ. FT. SQUARE FEET | ⊙ DRAIN |
| O.R.B. OFFICIAL RECORDS BOOK | ⊙ WOOD LIGHT POLE |
| P.B. PLAT BOOK | ⊙ WATER METER |
| MSB MINOR SUBDIVISION BOOK | ⊙ STORM WATER MANHOLE |
| W.D.K. WOOD DECK | ⊙ MONITORING WELL |
| NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988 | ⊙ CURB INLET/STORM GRATE |
| — FENCE LINES | |

FLOOD ZONE:

IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 314 OF 640, COMMUNITY PANEL No. "125107 0314 D" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.

DATE OF FIELD WORK: 04-27-2017
DATE OF ADDITIONAL FIELD WORK (TOPO): 12-10-2020

SCALE: 1" = 20'

BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST

PAGE 1 OF 1

DATE: 12-15-2020
DRAWN BY: JAT
FIELD BOOK: 345/41-43; 412/78



PROFESSIONAL SURVEYOR & MAPPER PLACER: 6946

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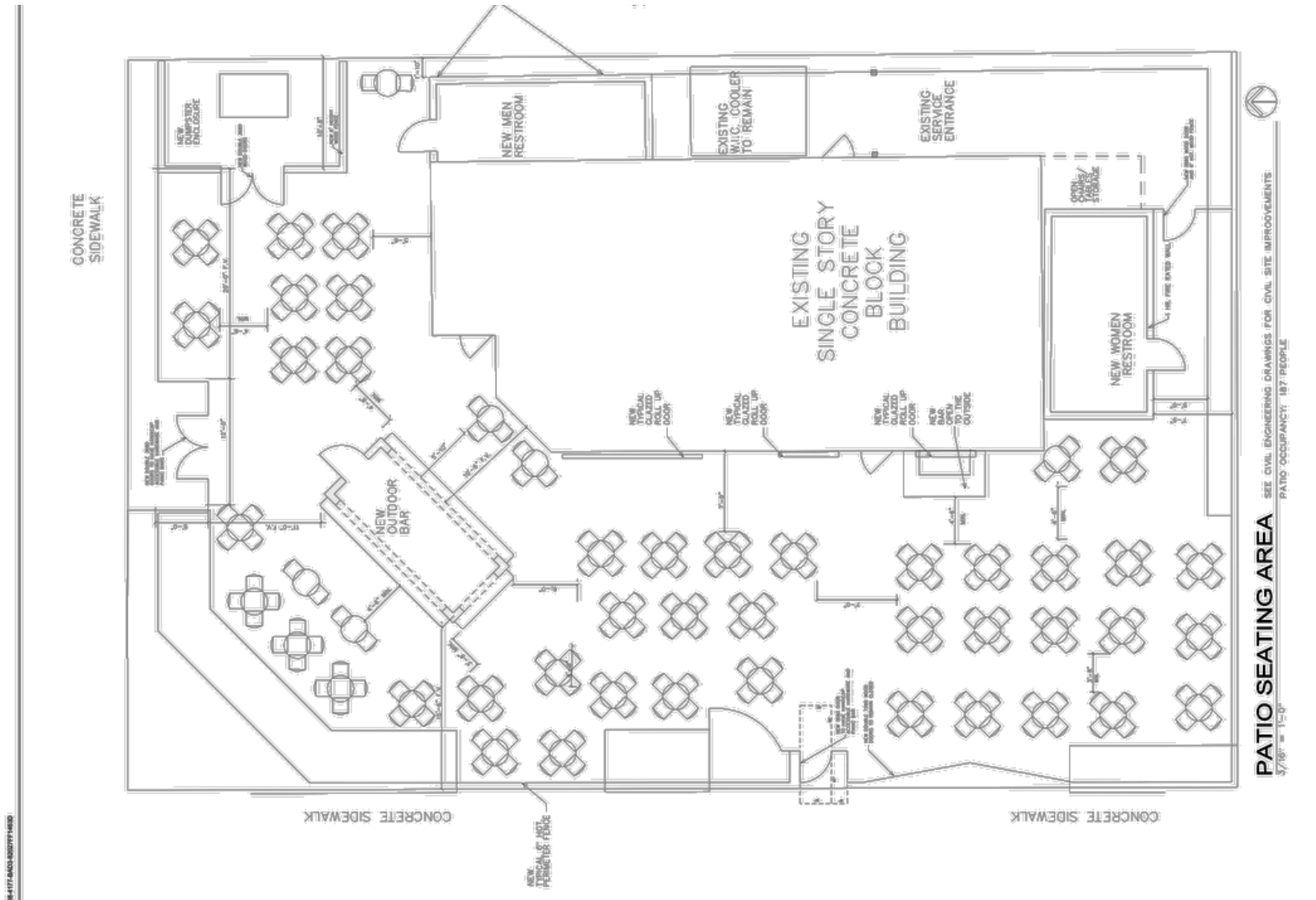
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OUTDOOR SEATING PLAN

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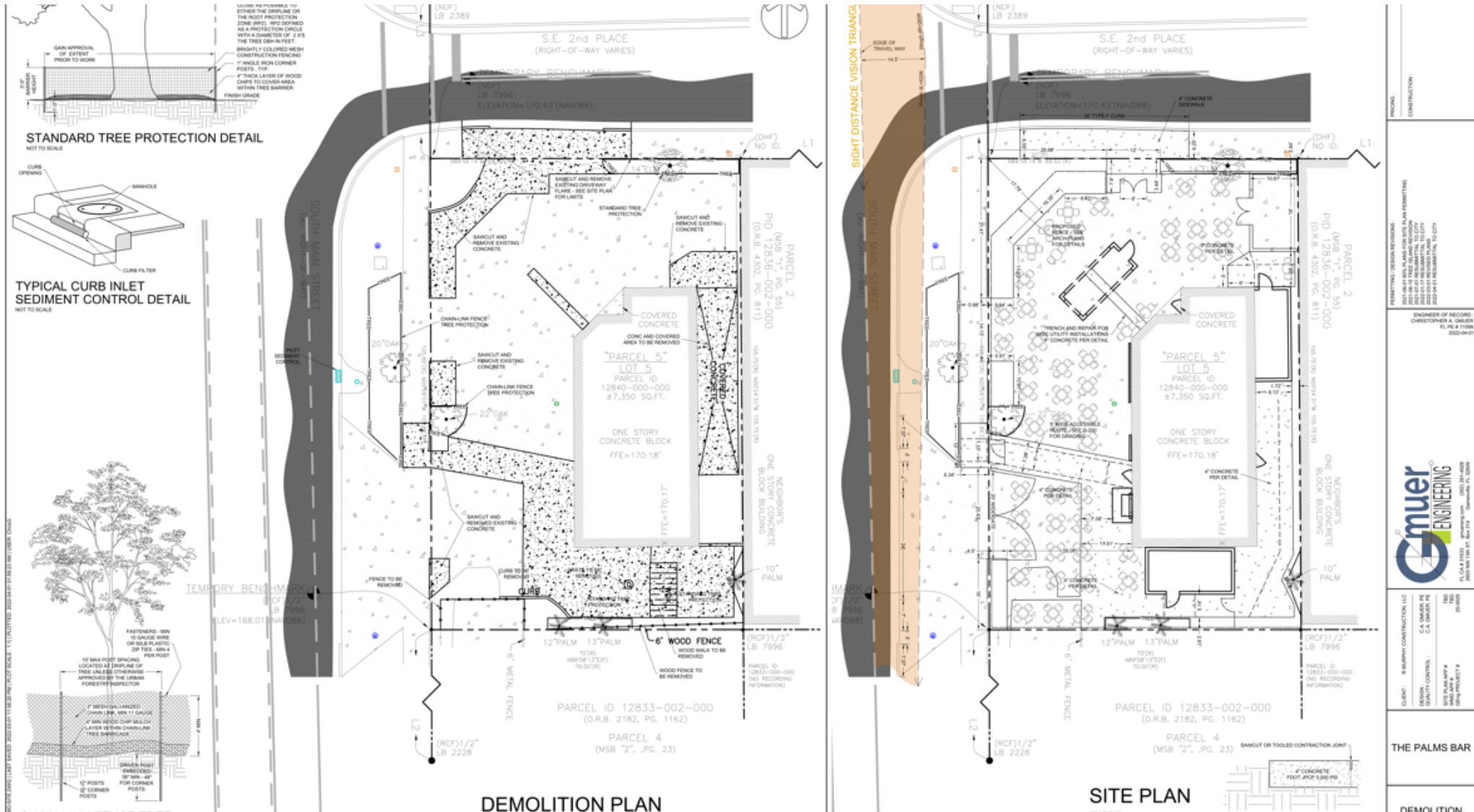
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SITE PLANS

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DEMOGRAPHICS MAP & REPORT

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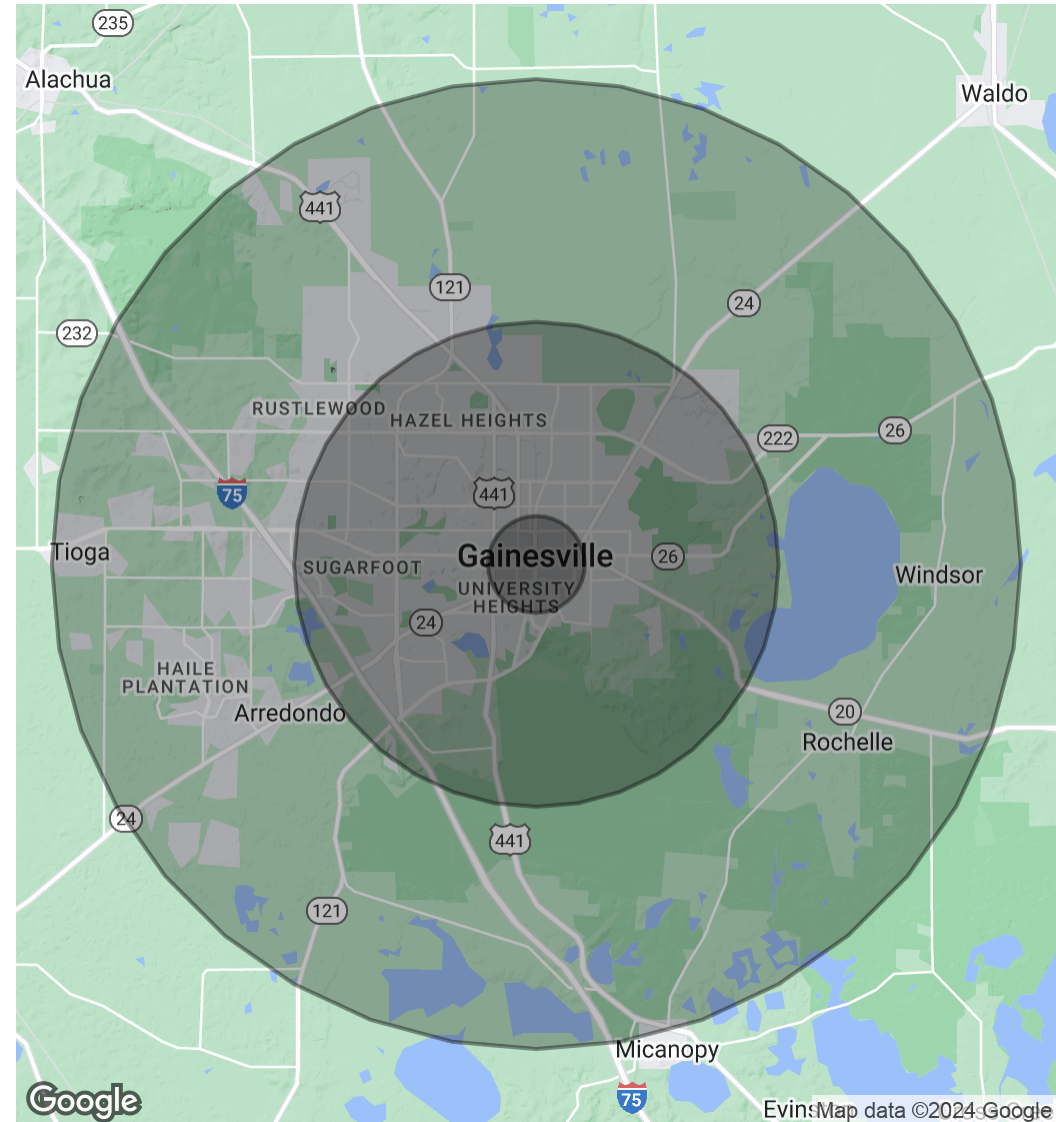
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	15,542	134,200	211,100
Average Age	26.1	31.4	34.4
Average Age (Male)	26.1	31.0	33.3
Average Age (Female)	26.1	32.5	35.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	7,667	60,259	94,700
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$30,597	\$48,206	\$60,342
Average House Value	\$200,642	\$155,958	\$182,637

** Demographic data derived from 2020 ACS - US Census*



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MEET THE TEAM

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