



## Development Opportunity: Ground Lease or Build-To-Suit

- 1.2 acres of vacant land ready for development available for sale or lease.
- The Property is zoned BUS with general uses like retail, offices, restaurants and more.
- Located off of NW 39th Avenue near N Main Street.

### For further information

**Nick Robinson, Senior Vice President**  
352 565 4517  
[nick.robinson@avisonyoung.com](mailto:nick.robinson@avisonyoung.com)

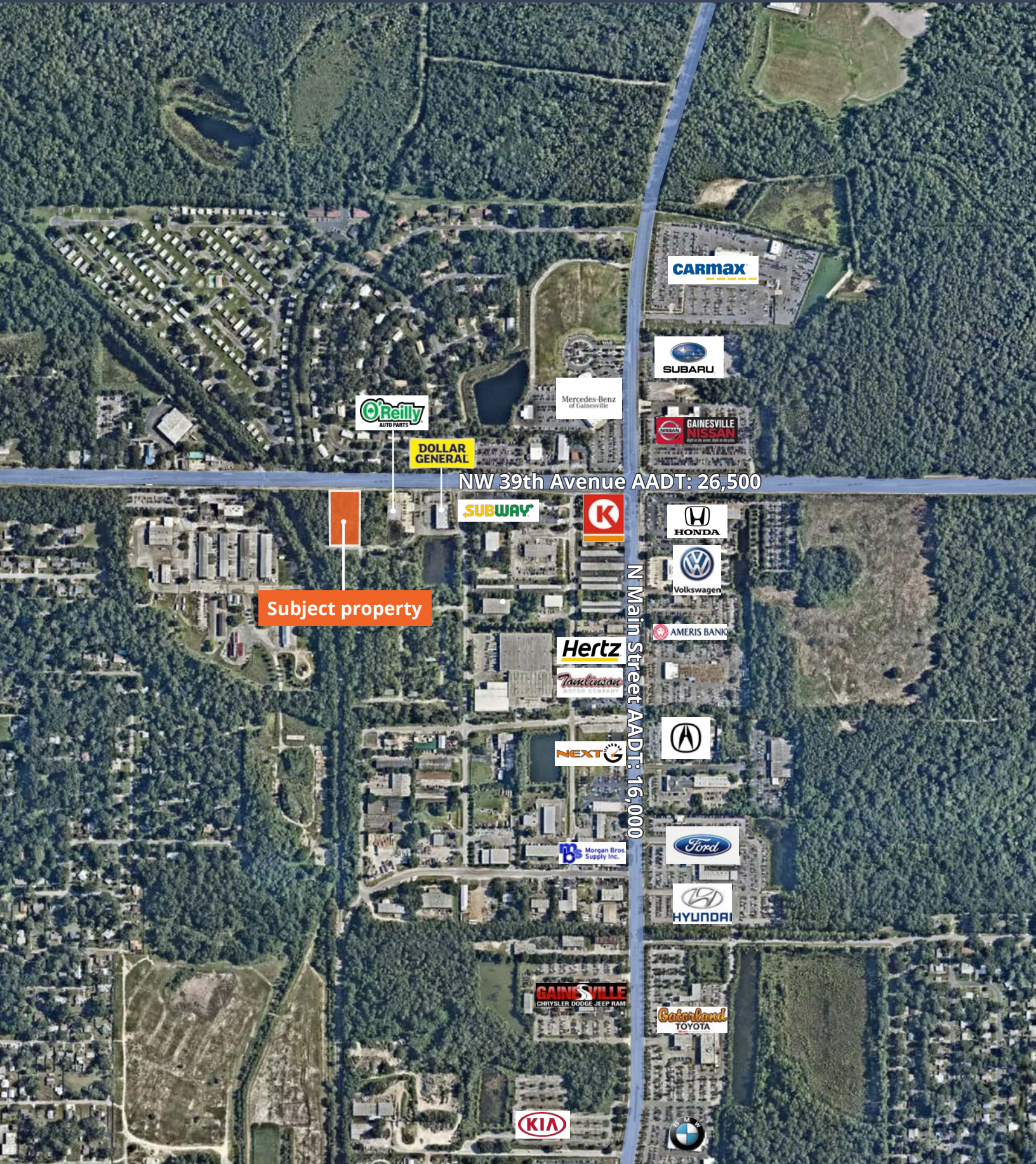
**Andrew Smith, Associate**  
361 244 3411  
[andrewd.smith@avisonyoung.com](mailto:andrewd.smith@avisonyoung.com)

[avisonyoung.com](http://avisonyoung.com)



# Aerial map

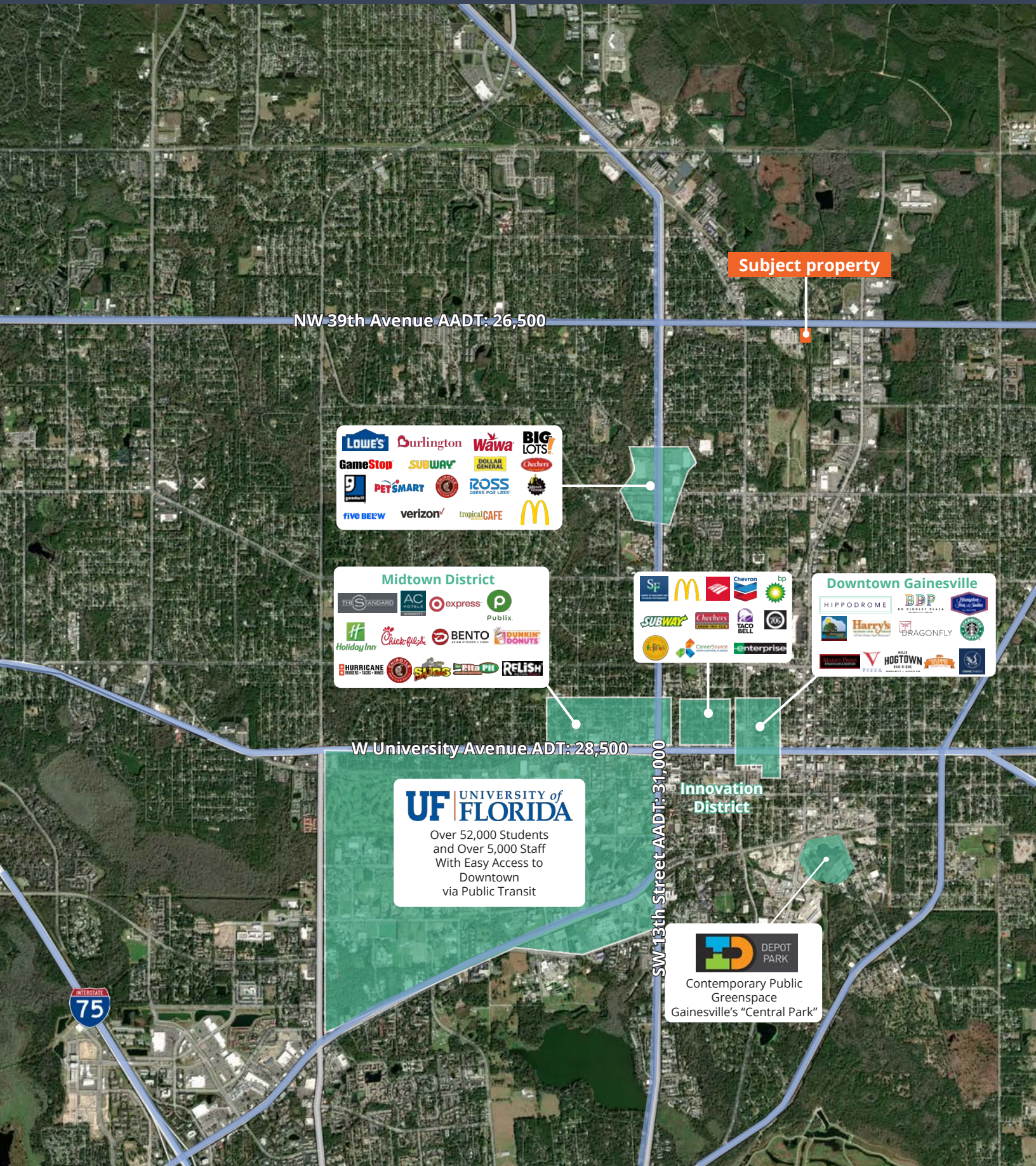
39 NW 39th Avenue  
Gainesville, Florida





# Aerial map

39 NW 39th Avenue  
Gainesville, Florida



Subject property

NW 39th Avenue AADT: 26,500



W University Avenue ADT: 28,500

**UF** UNIVERSITY of FLORIDA

Over 52,000 Students  
and Over 5,000 Staff  
With Easy Access to  
Downtown  
via Public Transit

Innovation  
District



Contemporary Public  
Greenspace  
Gainesville's "Central Park"

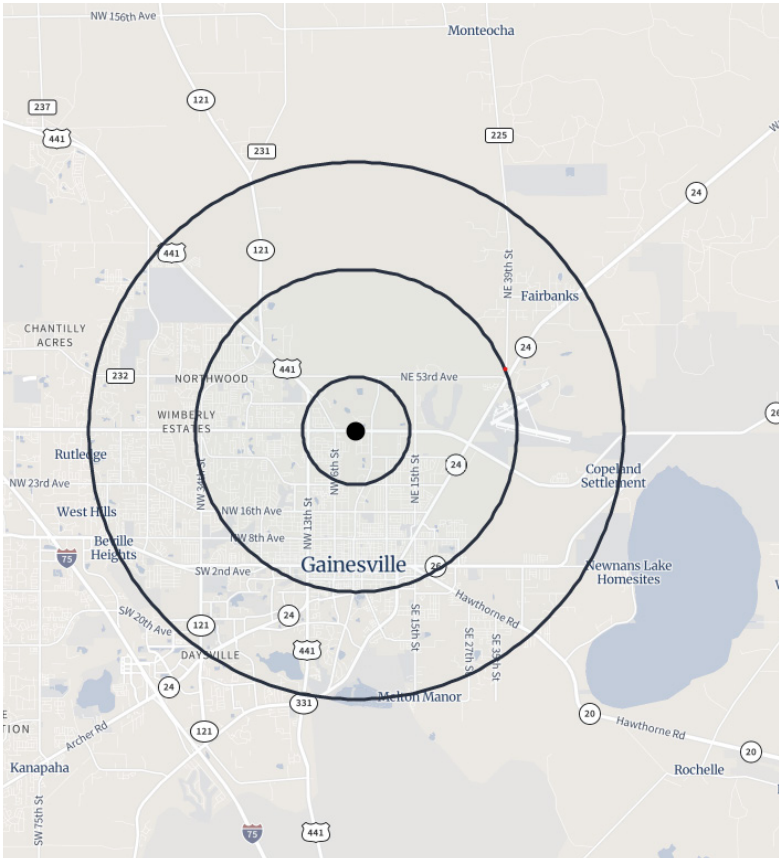
SW 13th Street AADT: 31,000

75



# Demographics

**39 NW 39th Avenue**  
Gainesville, Florida



**Population:** Over 119,000 people within a five mile radius.



**Density:** Over 48,00 households within a five mile radius.



**Income:** Average household income of \$89,057 within a five mile radius.



**Home Value:** Average home value of \$320,666 within a five mile radius.



**Employment:** Employment population of over 94,000 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
Total population	4,532	55,005	119,055
Median age	35.4	30.0	28.9
Median age (Male)	34.1	29.4	28.6
Median age (Female)	36.8	31.0	29.3
Households & Income	1 Miles	3 Miles	5 Miles
Total households	2,046	23,707	48,714
# of persons per HH	2.19	2.20	2.17
Average HH income	\$60,198	\$83,094	\$89,057
Average house value	\$303,222	\$321,194	\$320,666
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	447	3,364	6,019
Total employees	4,206	37,733	94,202

**If you would like to discuss this further,  
please get in touch.**

Nick Robinson, Senior Vice President  
352. 565. 4517  
[nick.robinson@avisonyoung.com](mailto:nick.robinson@avisonyoung.com)

Andrew Smith, Associate  
361. 244. 3411  
[nick.robinson@avisonyoung.com](mailto:nick.robinson@avisonyoung.com)

## **Visit us online**

[avisonyoung.com](http://avisonyoung.com)