

# **NORTH GAINESVILLE DEVELOPMENT OPPORTUNITY**







# 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
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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
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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

# **ALEX JUSTICE**

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# **MAGGIE JONES**

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## **MAGGIE JONES**

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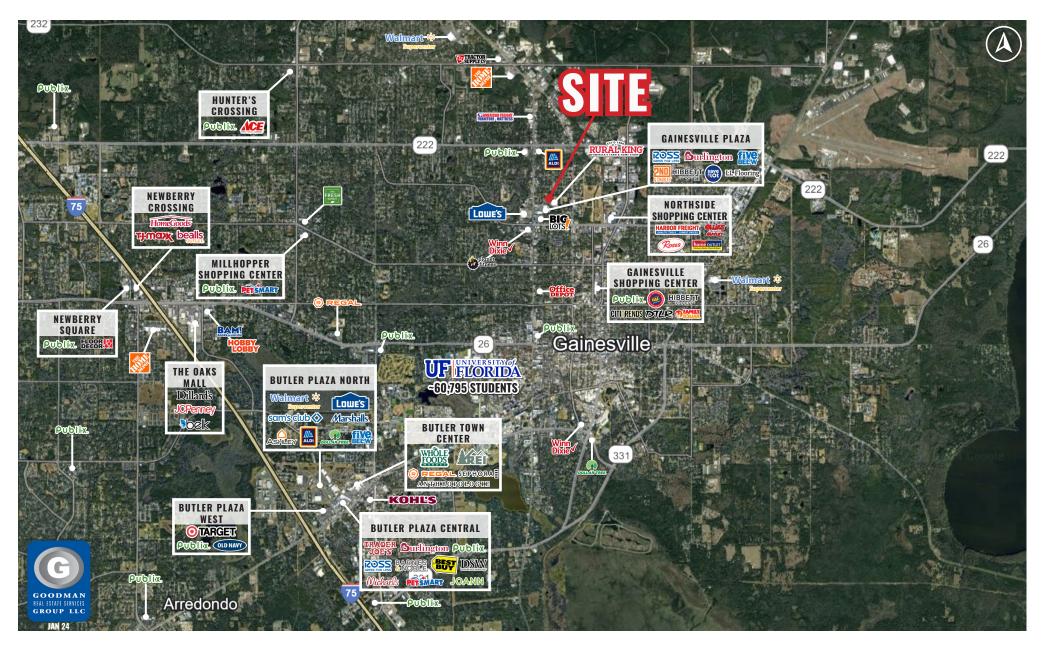
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INTERSTATE INTERSTATE DEVELOPMENT CO. 2151 Volunteer Parkway

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Gainesville, Florida





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