

# NORTH GAINESVILLE DEVELOPMENT OPPORTUNITY

Gainesville, Florida



## 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: 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
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
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

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