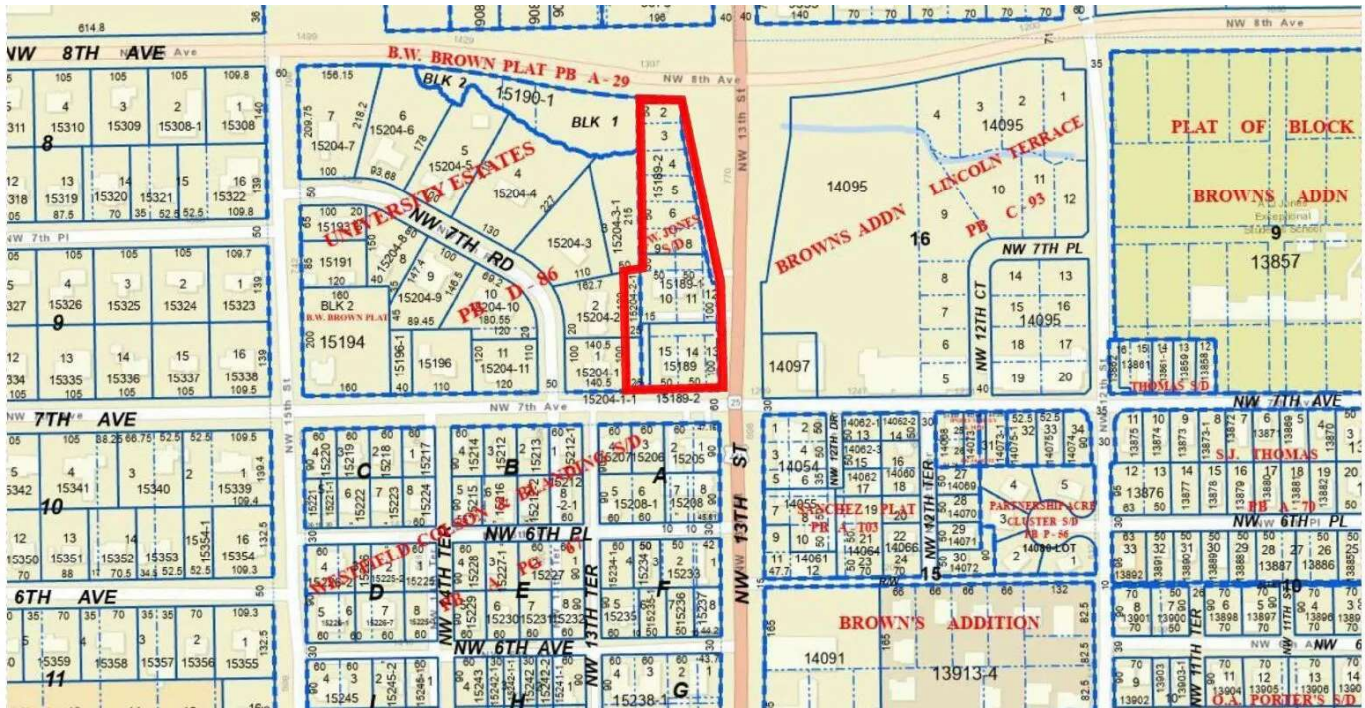


SALE

706/720 NW 13TH STREET
706/720 NW 13th Street Gainesville, FL 32601



PROPERTY DESCRIPTION

The NW 13th Street corridor has been GOING VERTICAL - this property is one of the last remaining opportunities to be a part of the truly impressive wave of redevelopment in the area. With excellent zoning, exposure and a prized hard-corner location, this property awaits a sophisticated investor who understands the value of high-density luxury redevelopment in the area.

This commercial property assemblage is 5 parcels totaling 1.51 acres on a major north/south thoroughfare, US Highway 441/NW 13th St. Property frontage and access is directly from NW 13th St. It is steps from the University of Florida campus and close to downtown Gainesville. Two buildings on the property are leased; one by All-Star Automotive (1308 SF) and the other by Metro by T-Mobile (2047 SF). Property is ideal for mixed use and multifamily development.

PROPERTY HIGHLIGHTS

- 5 parcels
- 1.51 acres
- Zoned U6
- Prime location in Gainesville
- Walking distance to University of Florida
- Ideal for retail/street retail investor
- High visibility and foot traffic
- Excellent signage opportunities
- Potential for diverse commercial uses

OFFERING SUMMARY

Sale Price: **\$1,800,000**

Lot Size: **1.51 Acres**

Parcel #:
15189-000-000
15189-001-000
15189-002-000
15204-002-001
15204-001-001

Zoning: **U6**

Dean R. Cheshire
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ccarter@mmparrish.com

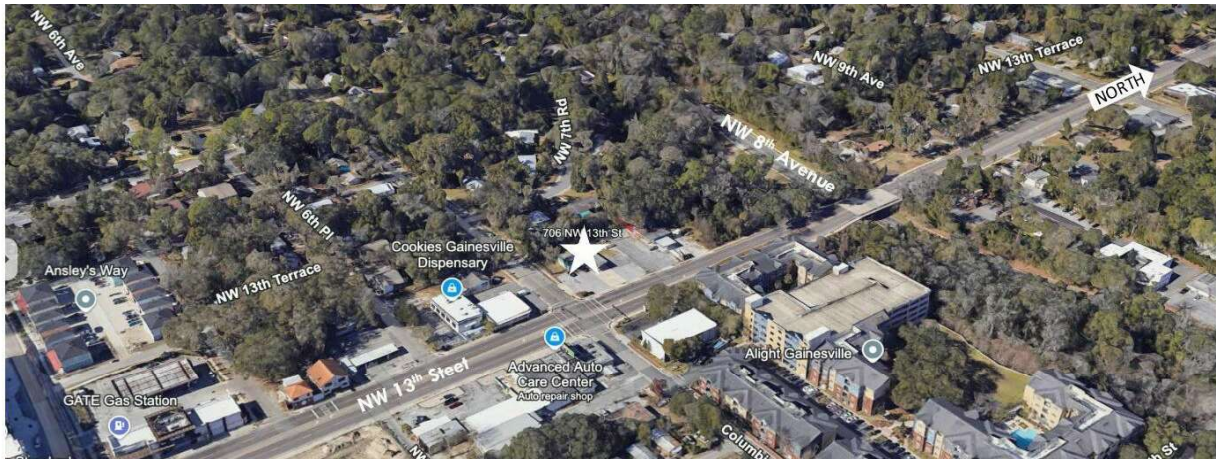
Michelle Carter
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**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

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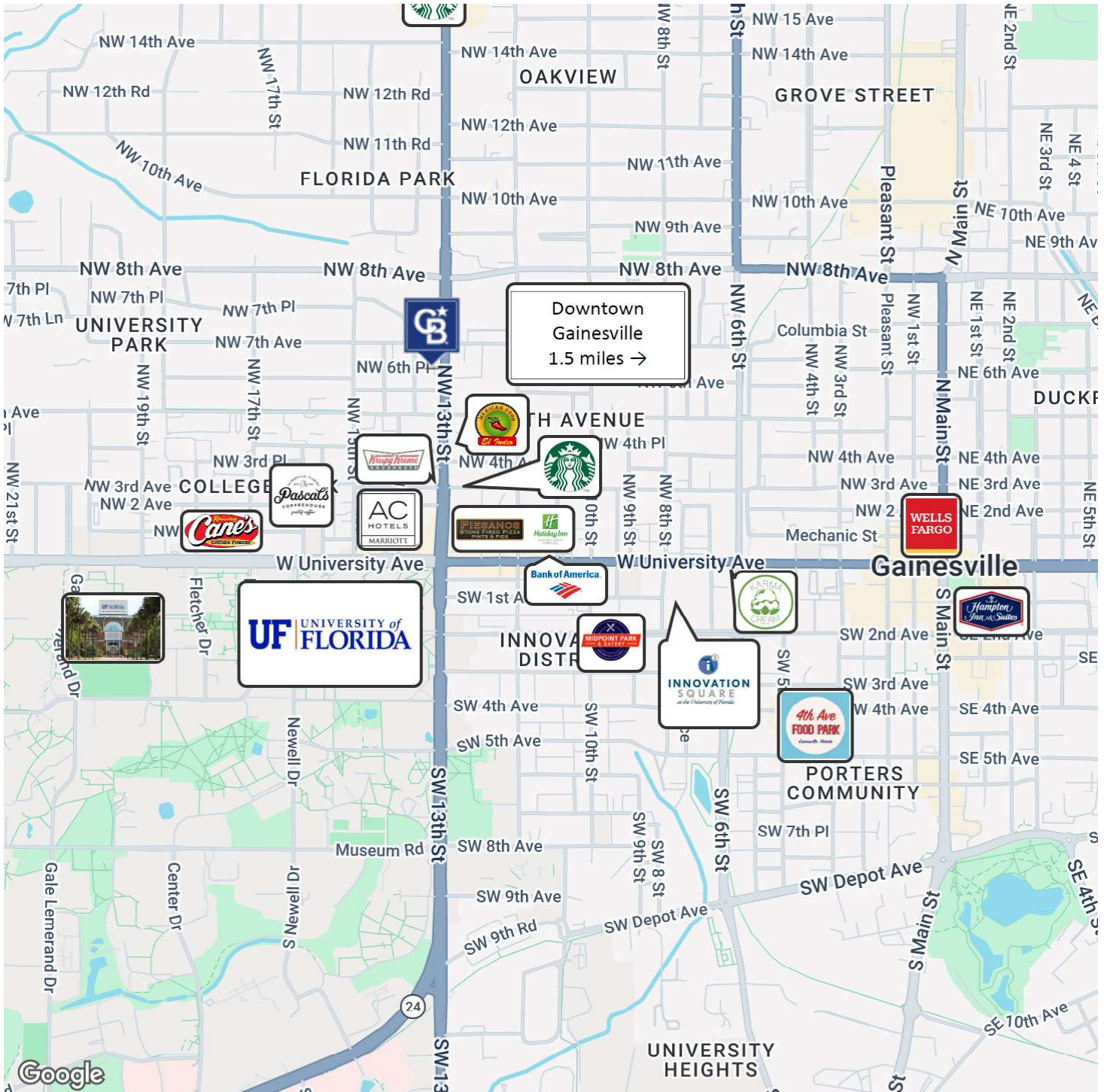


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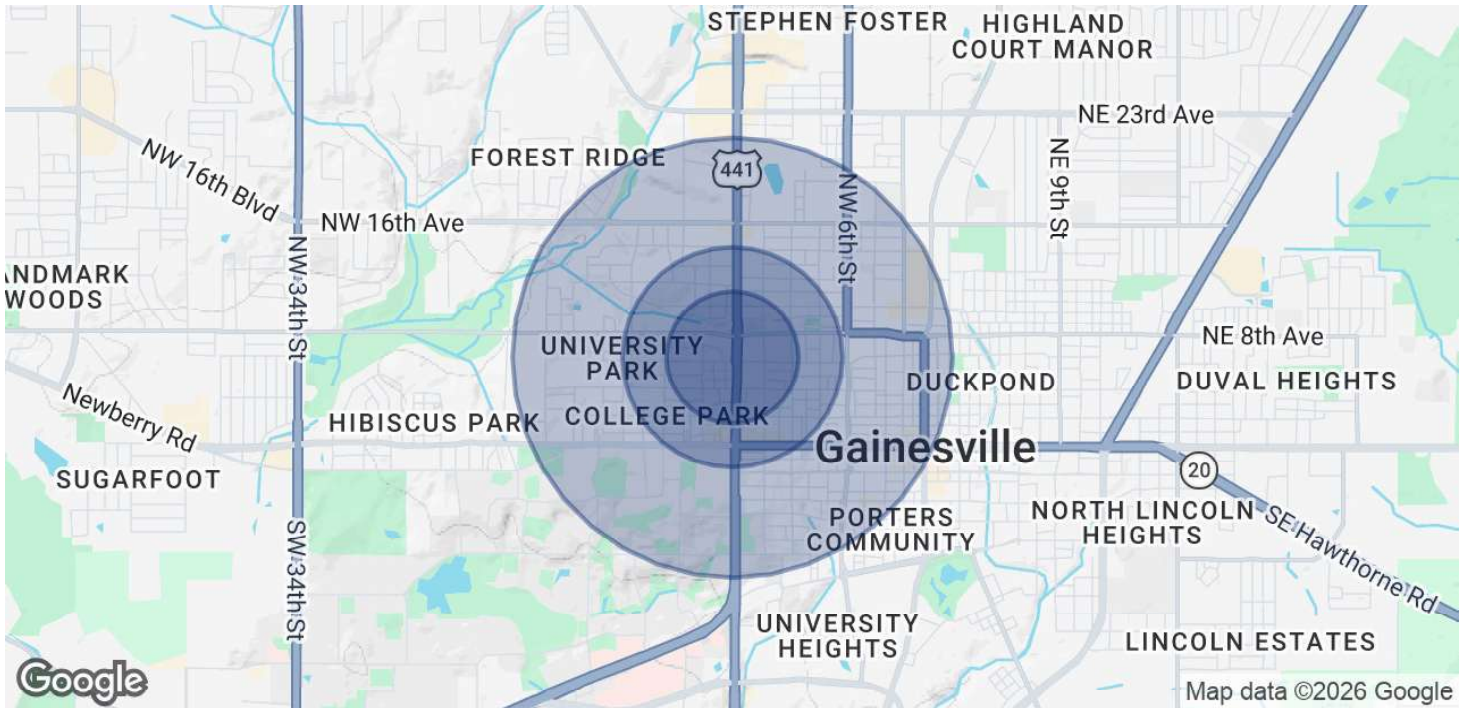


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,332	6,645	23,620
Average Age	29	27	28
Average Age (Male)	29	28	28
Average Age (Female)	29	27	28

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	540	2,963	8,574
# of Persons per HH	2.5	2.2	2.8
Average HH Income	\$51,706	\$43,787	\$45,149
Average House Value	\$273,807	\$290,017	\$267,806

TRAFFIC COUNTS

25,500/day

2020 American Community Survey (ACS)

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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County for many years, which gives them insight into local laws and code requirements, relationships with folks within the industry, and a deep understanding of the needs of businesses and investors.

- **Highly Specialized:** 100% of their focus is commercial real estate.
- **Consistent Producers:** Awarded “Top Two” status for being in the top 2% of Coldwell Banker Commercial Realtors nationwide in 2023, with multi-million-dollar production year after year.
- **Global Resources:** The Team has the backing and longevity (since 1906) of Coldwell Banker Commercial agents and database assets around the U.S. and the world. Their brokerage, M.M. Parrish Realtors, who have been in our community since 1911, gives the CRE Pro Team local knowledge and global influence to make them a force in the commercial real estate market.
- **In-the-Know:** As members of the largest MLS in the state of Florida, the Team deploys listings on all the major commercial sites, including Loopnet/Costar, Crexi, CBC Worldwide, and more. Their strength in networking and regional relationships can bring off-market deals to their clients.
- **Anticipating Needs and Fixing Problems:** The Team identifies potential roadblocks before they become your problem and harnesses their resources to bring your deal to completion.

Call to see what the CRE Pro Team can do for you!

