

DOWNTOWN BAR INVESTMENT OPPORTUNITY

5 SE 2nd Ave | Gainesville, FL 32601



FOR SALE

FOR MORE INFORMATION:



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BOSSHARDT

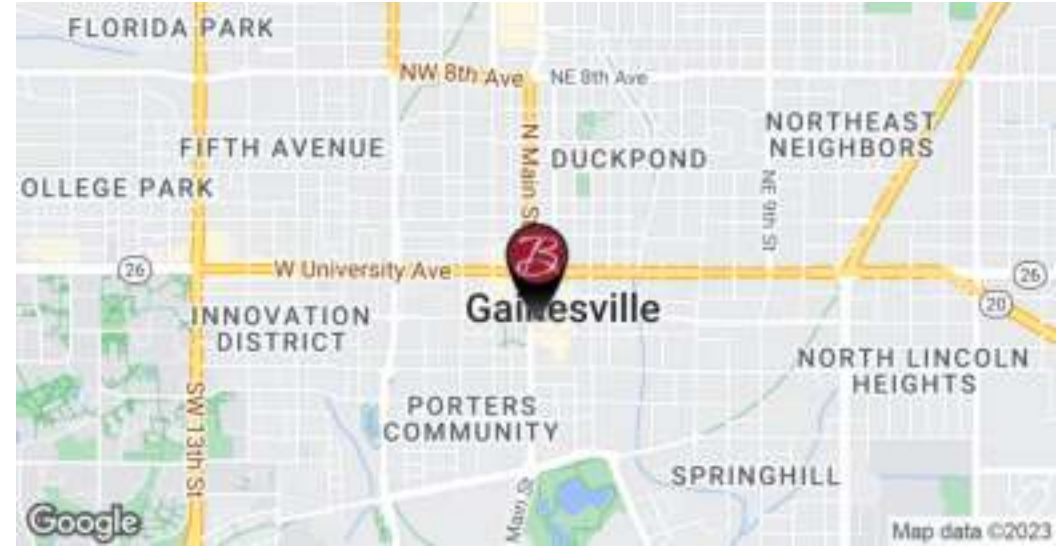
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

DOWNTOWN BAR INVESTMENT OPPORTUNITY

EXECUTIVE SUMMARY

5 SE 2nd Ave | Gainesville, FL 32601



OFFERING SUMMARY

Sale Price:	\$530,000
Building Size:	7,350 SF
Lot Size:	0.1 Acres
Price / SF:	\$72.11
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

5 SE 2nd Ave | Gainesville, FL 32601



Subject Property view from Main Street.

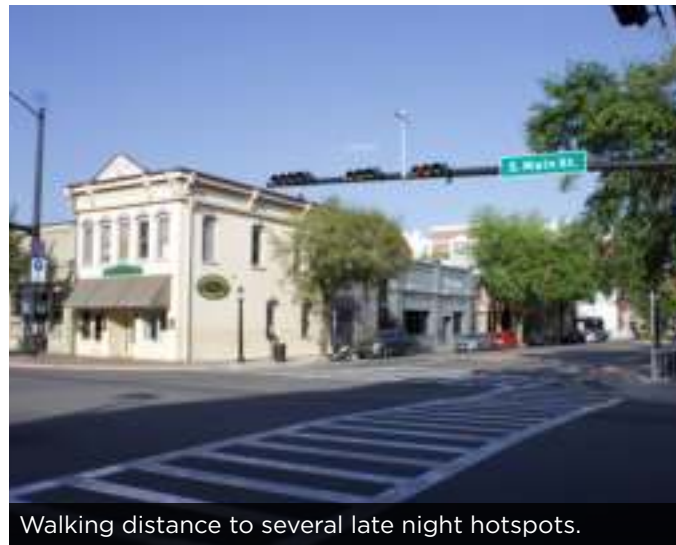
PRIME DOWNTOWN LOCATION

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



Directly across from Alachua County Court House.



Walking distance to several late night hotspots.



Adjacent to the newly developed Hyatt Hotel.

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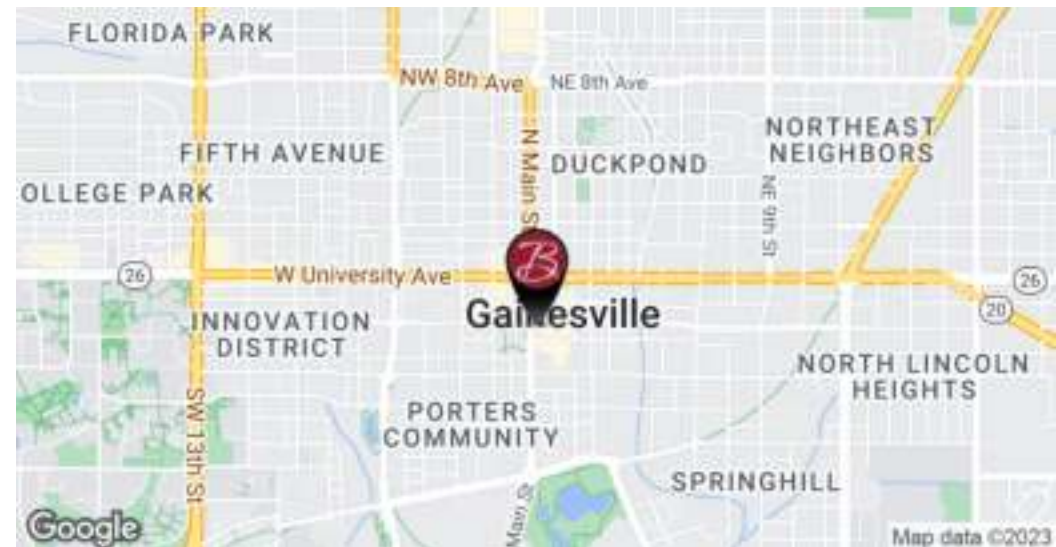
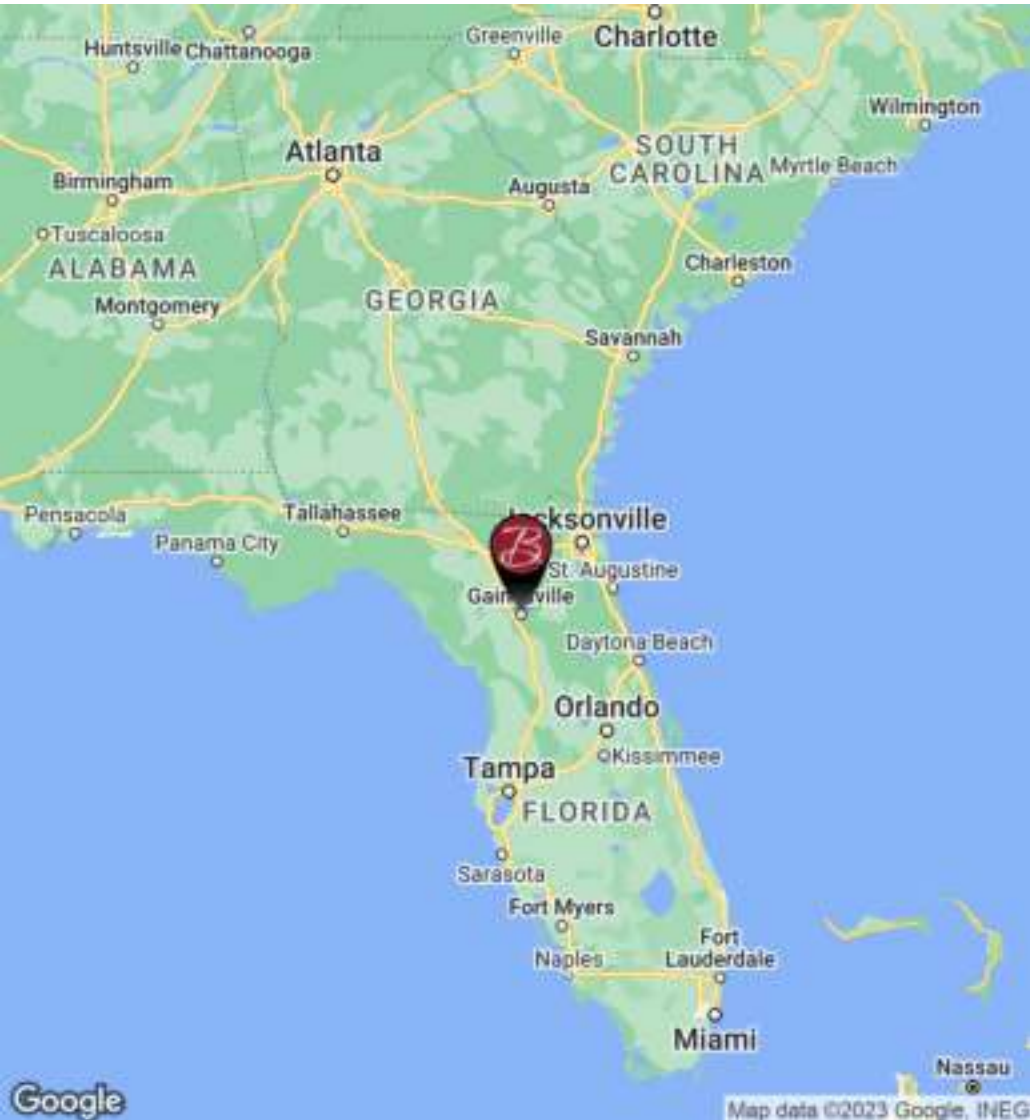
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LOCATION OVERVIEW

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DOWNTOWN BAR INVESTMENT OPPORTUNITY

RETAILER MAP

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DOWNTOWN BAR INVESTMENT OPPORTUNITY

MAIN ST. FRONTAGE

5 SE 2nd Ave | Gainesville, FL 32601



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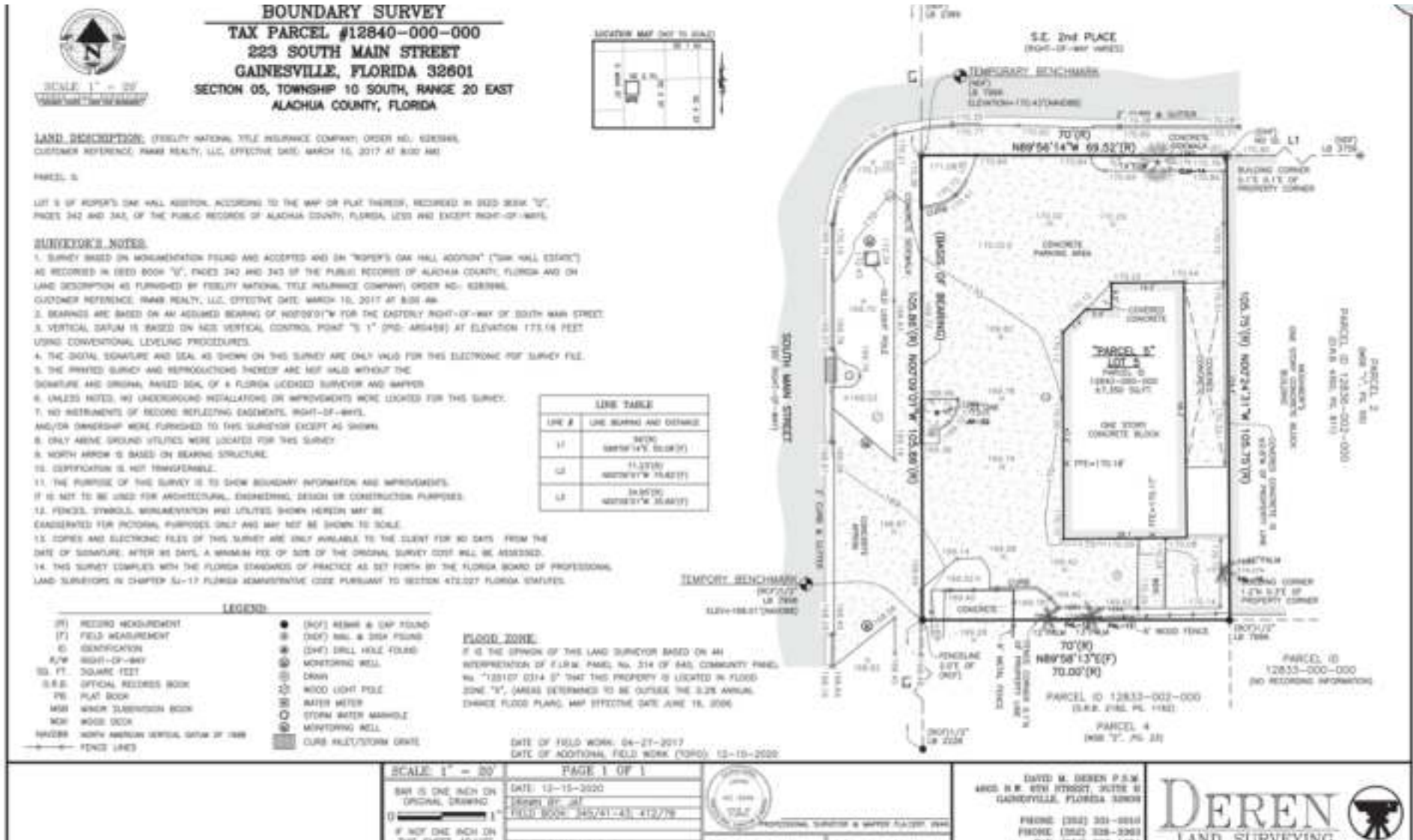
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DOWNTOWN BAR INVESTMENT OPPORTUNITY

BOUNDARY SURVEY

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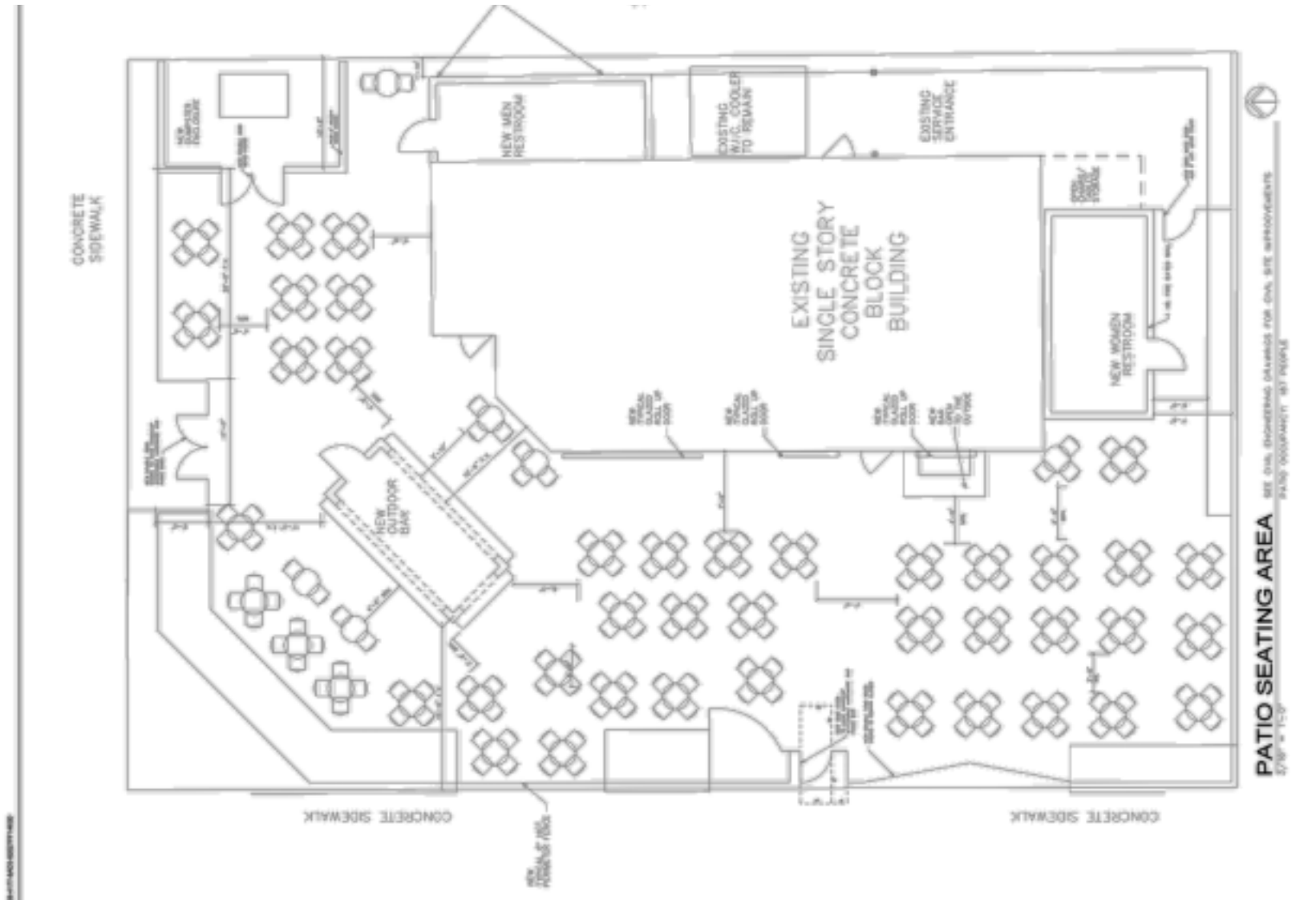
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DOWNTOWN BAR INVESTMENT OPPORTUNITY

OUTDOOR SEATING PLAN

5 SE 2nd Ave | Gainesville, FL 32601



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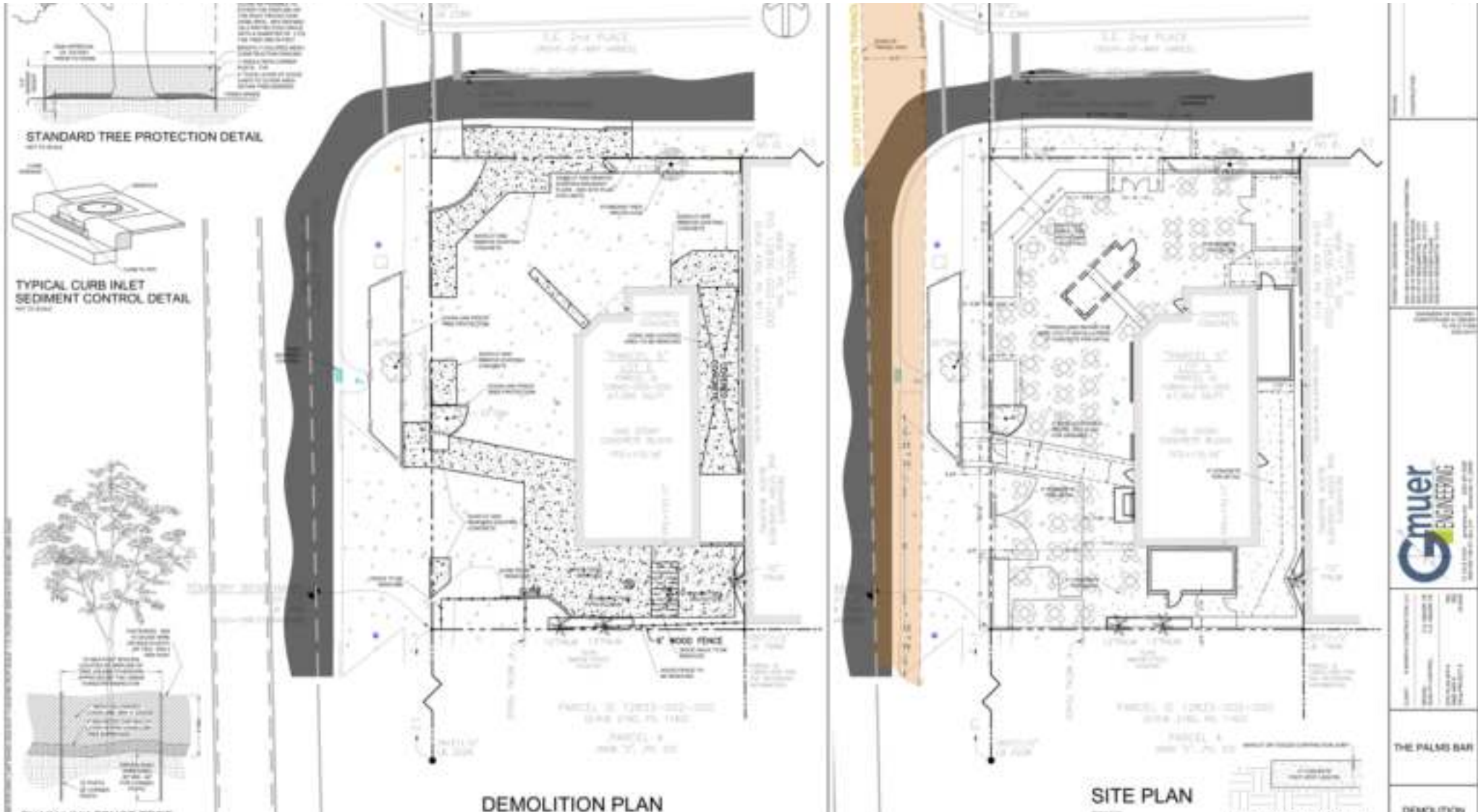
REALTY SERVICES

COMMERCIAL & LAND DIVISION

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SITE PLANS

5 SE 2nd Ave | Gainesville, FL 32601



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DOWNTOWN BAR INVESTMENT OPPORTUNITY

DEMOGRAPHICS MAP & REPORT

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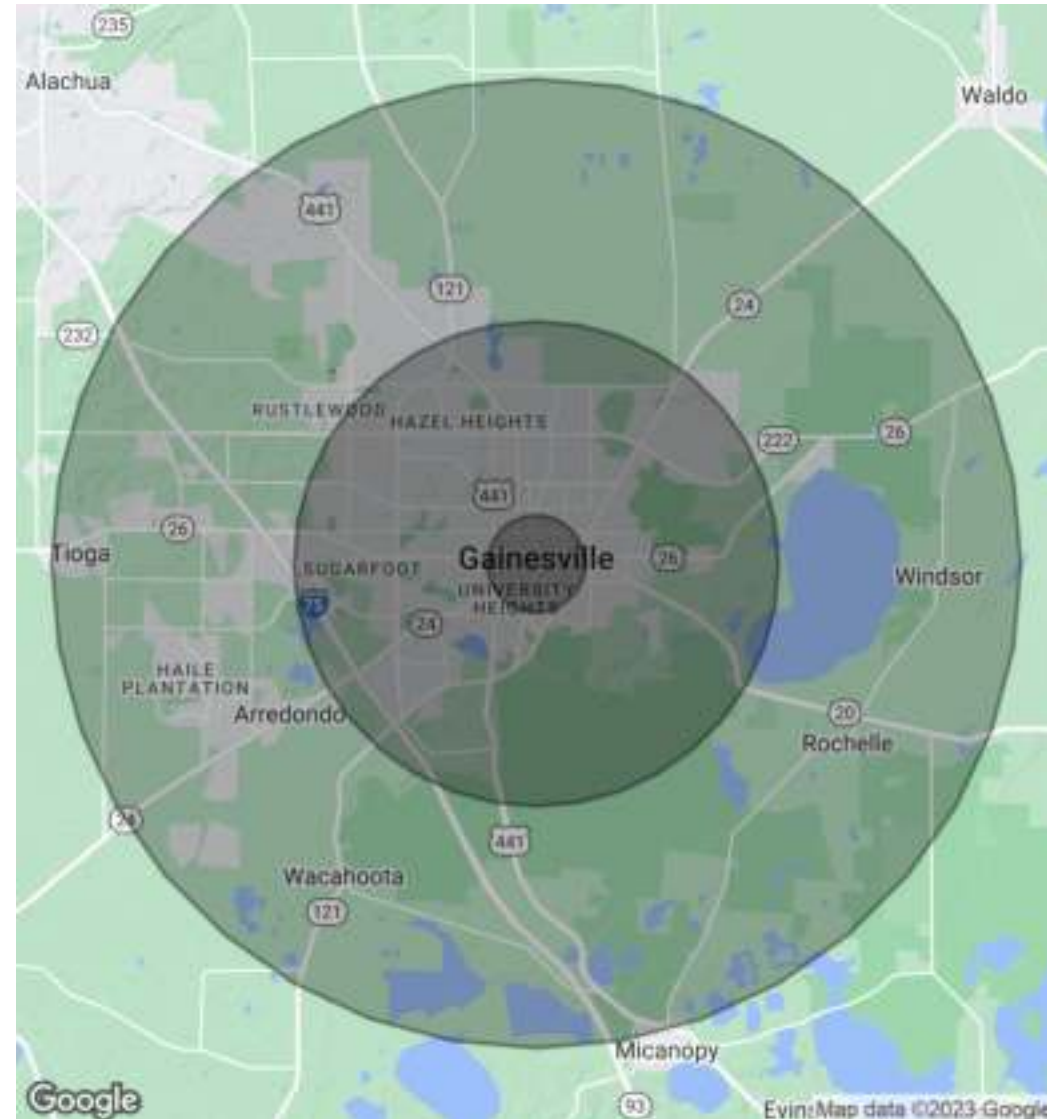
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	15,574	134,499	211,123
Average Age	26.2	31.5	34.4
Average Age (Male)	26.2	31.0	33.3
Average Age (Female)	26.2	32.5	35.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	7,711	60,378	94,704
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$31,021	\$48,237	\$60,336
Average House Value	\$191,640	\$156,035	\$182,604

* Demographic data derived from 2020 ACS - US Census



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MEET THE TEAM

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