

PRIME UNIVERSITY AVENUE QSR SITE

912 E University Ave | Gainesville, FL 32601



FOR SALE

FOR MORE INFORMATION:



Daryus Boyd
Commercial Associate
352.514.1129
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Eric Ligman
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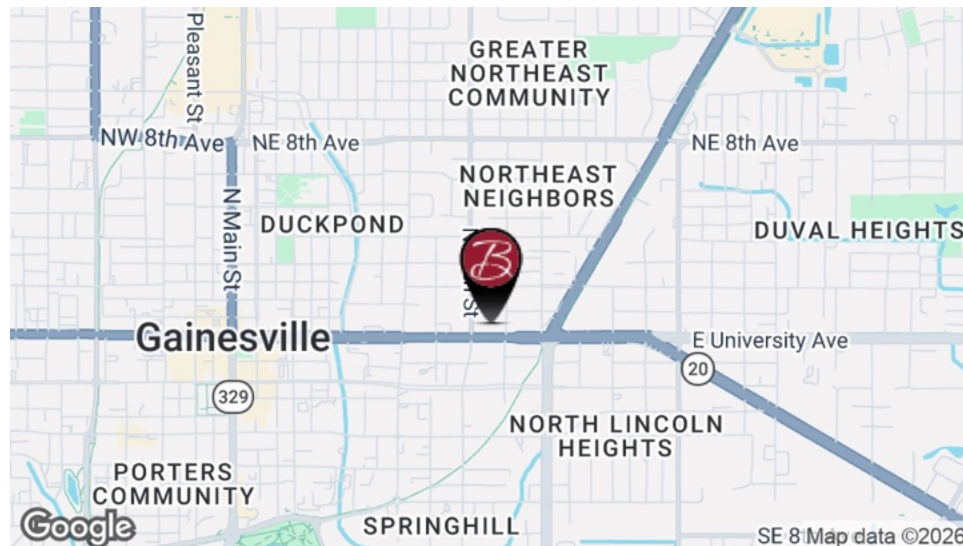


BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

PRIME UNIVERSITY AVENUE QSR SITE

EXECUTIVE SUMMARY

912 E University Ave | Gainesville, FL 32601



OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	1.02 Acres
Number of Units:	100
Price / Acre:	\$1,568,627
Year Built:	1987
Zoning:	U6

PROPERTY OVERVIEW

Rare infill development opportunity on highly visible E University Avenue with approximately 17,000 vehicles per day, offering exceptional frontage and exposure in one of Gainesville's most active commercial corridors. Ideally positioned just 1 minute from Downtown Gainesville and 4 minutes from the University of Florida, this site benefits from steady commuter traffic, strong student density, and surrounding retail activity. One of the last prime redevelopment opportunities along University Avenue, this property is well suited for QSR, retail, medical, or mixed-use development, presenting a compelling opportunity for developers, investors, and owner-users seeking a strategic urban core location.

PROPERTY HIGHLIGHTS

- **Hard Corner**
- ±1.2 Acre Infill Development Opportunity
- Approx. 17,000 AADT on E University Avenue
- 1 Minute to Downtown Gainesville
- 4 Minutes to University of Florida
- Ideal for QSR, Retail, or Mixed-Use Development
- Rare High-Visibility Urban Core Redevelopment Opportunity

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RETAILER MAP

912 E University Ave | Gainesville, FL 32601



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ADDITIONAL PHOTOS

912 E University Ave | Gainesville, FL 32601



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LAND

912 E University Ave | Gainesville, FL 32601



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PRIME UNIVERSITY AVENUE QSR SITE

CAR WASH

912 E University Ave | Gainesville, FL 32601



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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

912 E University Ave | Gainesville, FL 32601

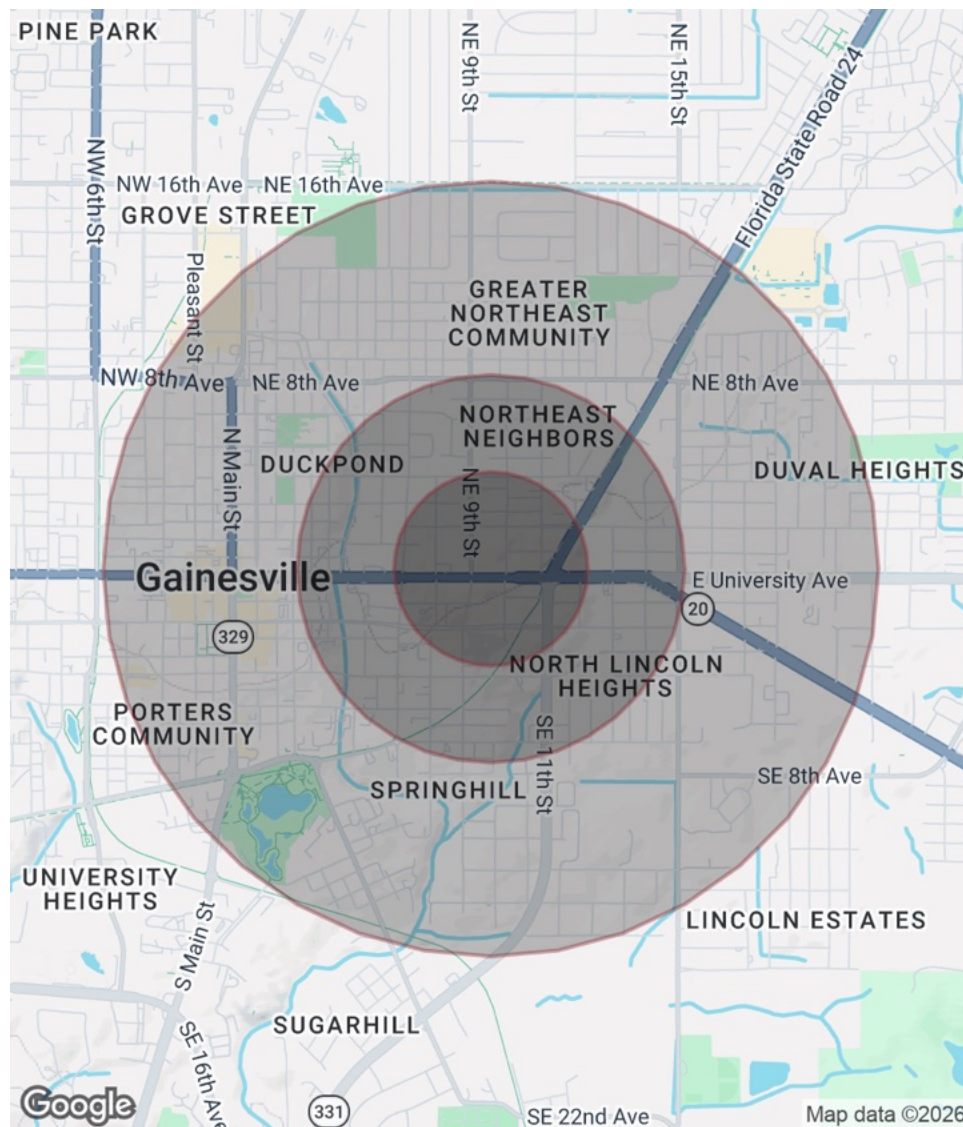
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	616	2,610	8,656
Average Age	32.8	33.8	35.6
Average Age (Male)	34.1	34.1	37.2
Average Age (Female)	30.4	32.8	33.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	345	1,315	4,084
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$68,954	\$72,095	\$72,495
Average House Value	\$320,058	\$292,430	\$266,835

2023 American Community Survey (ACS)



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PROPERTY SUMMARY

912 E University Ave | Gainesville, FL 32601



PROPERTY DESCRIPTION

Rare infill development opportunity on highly visible **E University Avenue** with **U-6 zoning**, allowing flexibility for a variety of redevelopment uses in Gainesville's urban core. This site benefits from **exceptional traffic exposure** with approximately **28,000 AADT on Waldo Road, 24,500 AADT on E University Avenue, 23,000 AADT on East Waldo Road**, and an estimated **17,500 vehicles directly in front of the site**, creating **outstanding visibility and accessibility**.

What makes this opportunity stand out is the **scarcity**—very few true **QSR-ready redevelopment sites** remain along University Avenue with this combination of **zoning, frontage, access, and scale**. Whether for a **flagship retail concept, fast-casual/QSR user, medical redevelopment, or urban mixed-use project**, this is a **rare chance to control one of the corridor's last meaningful infill development opportunities**.

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DEMOGRAPHICS

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Total Population	616	2,610	8,656
Average HH Income	\$68,954	\$72,095	\$72,495

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DIRECTOR

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ERIC LIGMAN

Director

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PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

MEMBERSHIPS

ICSC
LoopNet
CoStar
Gainesville Chamber Commerce
GACAR- Gainesville Alachua County Association of Realtors
National Association of Realtors (NAR)

Bosshardt Realty Services

5542 NW 43rd Street
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BOSSHARDT
— REALTY SERVICES —
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PRIME UNIVERSITY AVENUE QSR SITE

COMMERCIAL ADVISOR

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DARYUS BOYD

Commercial Associate

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FL #SL3648942

PROFESSIONAL BACKGROUND

Commercial Real Estate Advisor

Daryus Boyd is a Commercial Real Estate Advisor with Bosshardt Realty Services' Commercial & Land Division, focused on advising investors, developers, and property owners on commercial investment opportunities and strategic real estate assets when aligned with long-term objectives in Florida. He brings a disciplined, market-driven approach informed by active transaction involvement and collaboration with experienced commercial professionals.

He is actively involved in the acquisition and disposition of commercial properties, providing guidance on site evaluation, market positioning, underwriting considerations, and transaction execution. Daryus' experience includes working with commercial investments, development-ready land, and infill commercial assets across a variety of Florida markets.

Daryus approaches each assignment with a strong emphasis on market fundamentals, asset quality, tenant strength, and long-term viability. He works closely with clients to evaluate zoning and entitlement considerations, assess risk, and position assets for durable performance and clear exit strategies.

Known for his professionalism, responsiveness, and transparent communication, Daryus is committed to representing clients with integrity at every stage of the transaction. His focus is on delivering clear guidance, disciplined execution, and long-term value for the clients he serves.

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