1.24-ACRE SITE IS CLEARED AND READY FOR DEVELOPMENT

4031 NW 6th St | Gainesville, FL 32609

FOR LEASE

FOR MORE INFORMATION:



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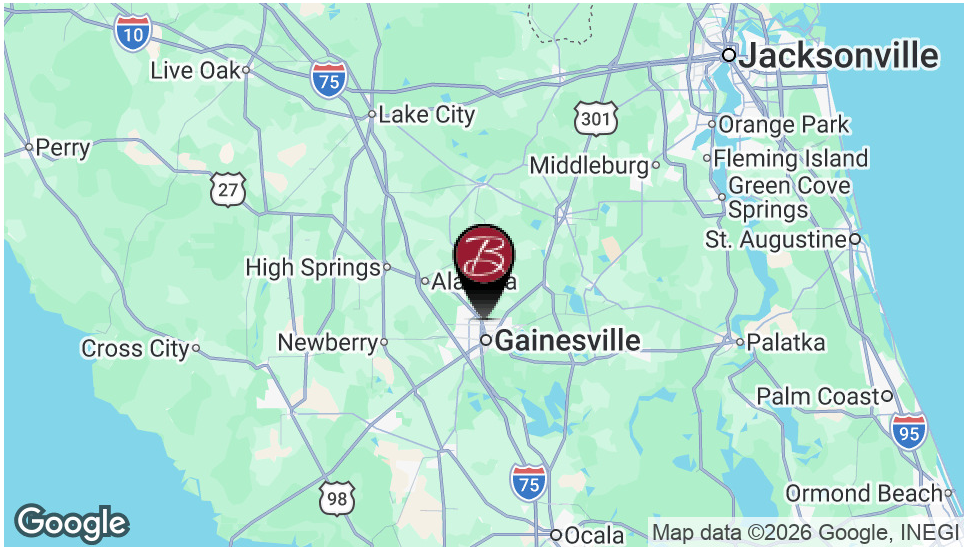
BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

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EXECUTIVE SUMMARY

4031 NW 6th St | Gainesville, FL 32609





OFFERING SUMMARY

Lease Rate:	$4,250 per month (NNN)
Lot Size:	52,347 SF 1.24 Acres
Zoning:	BA

PROPERTY OVERVIEW

This 1.24-acre site is cleared and ready for development, with utilities on site and full perimeter fencing, so a buyer or tenant can move quickly without the time and cost of site prep. It's zoned BA (Automotive-Oriented Business) by the City of Gainesville, one of the city's most flexible commercial districts. BA is designed for businesses that rely on vehicle access and visibility.

BA permits a broad range of uses by right, including vehicle sales, repair, and rental, carwash, fuel station, retail, restaurants with drive-through, office, personal and veterinary services, light equipment rental, light assembly and fabrication, self-storage, trade schools, and indoor or outdoor recreation. Wholesale trade is allowed with a special use permit. Setbacks are 15 ft front and rear and 10 ft side interior, with a maximum height of 5 stories. That makes the site a strong fit for an owner-user, a contractor yard, or a highway-oriented business.

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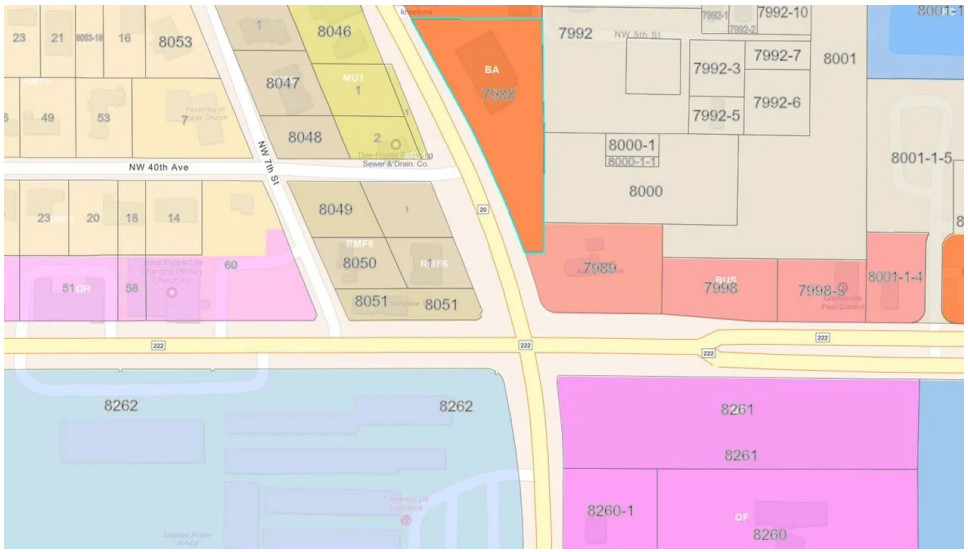
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ADDITIONAL PHOTOS

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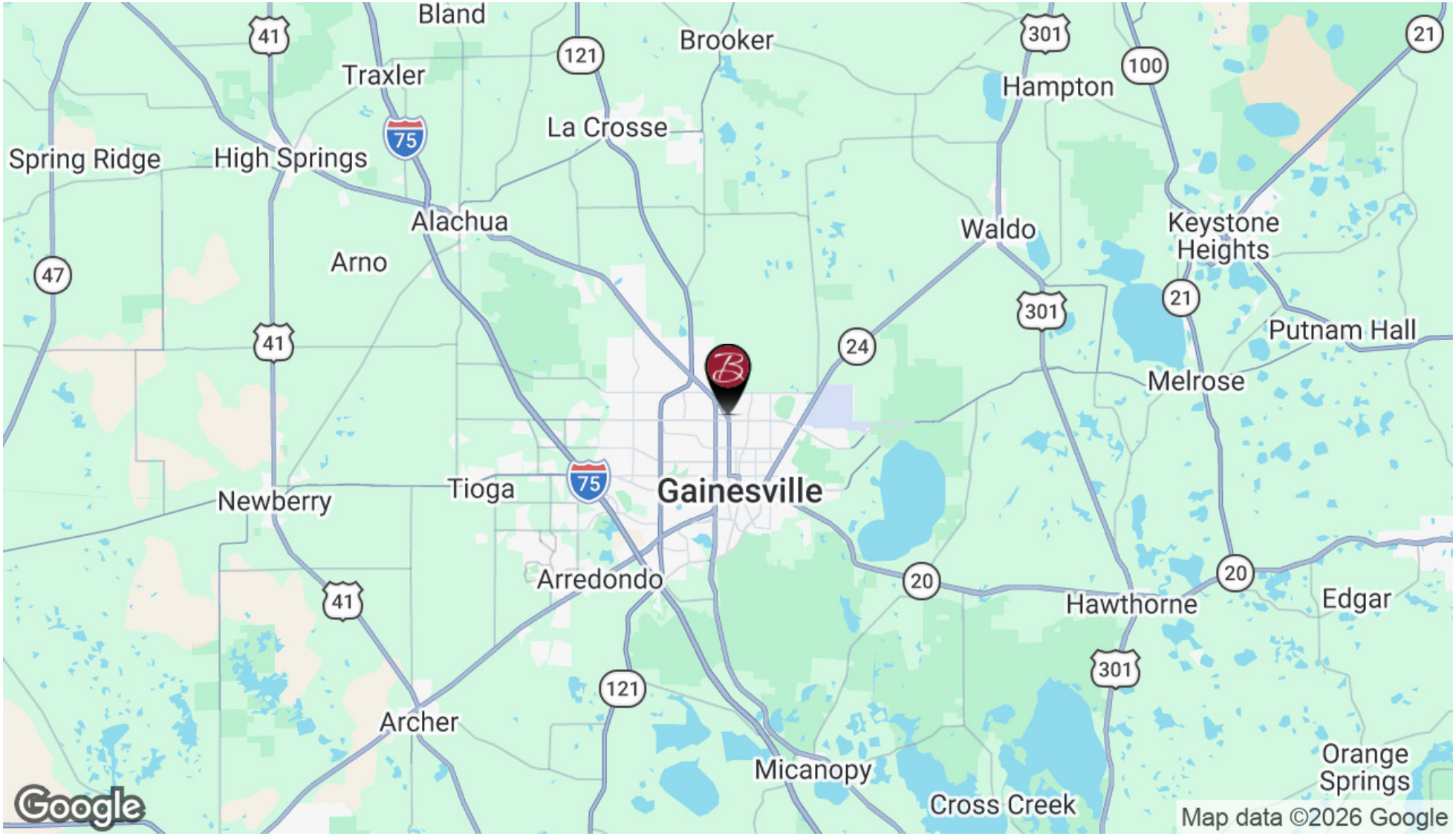
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LOCATION MAP

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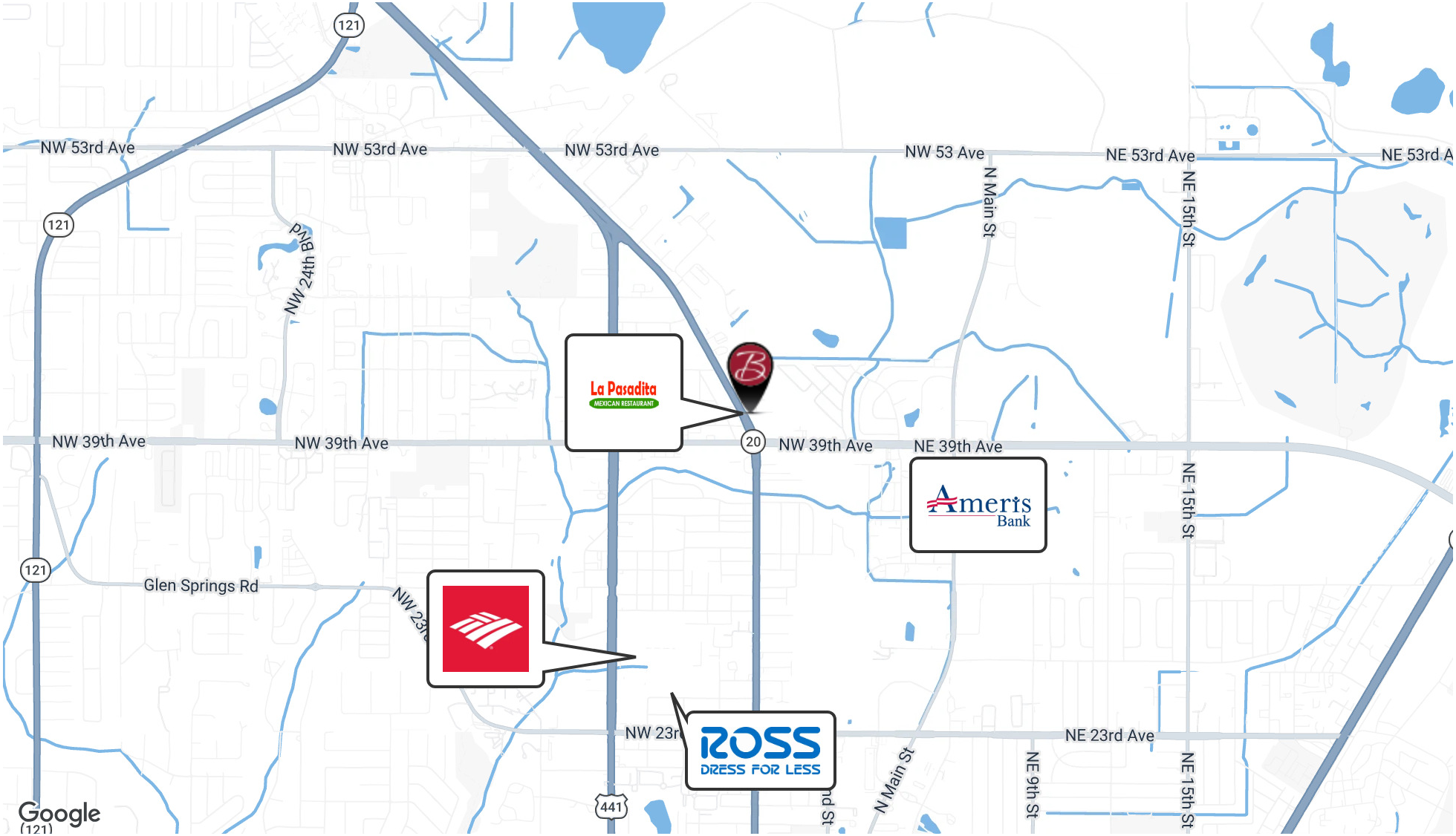
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RETAILER MAP

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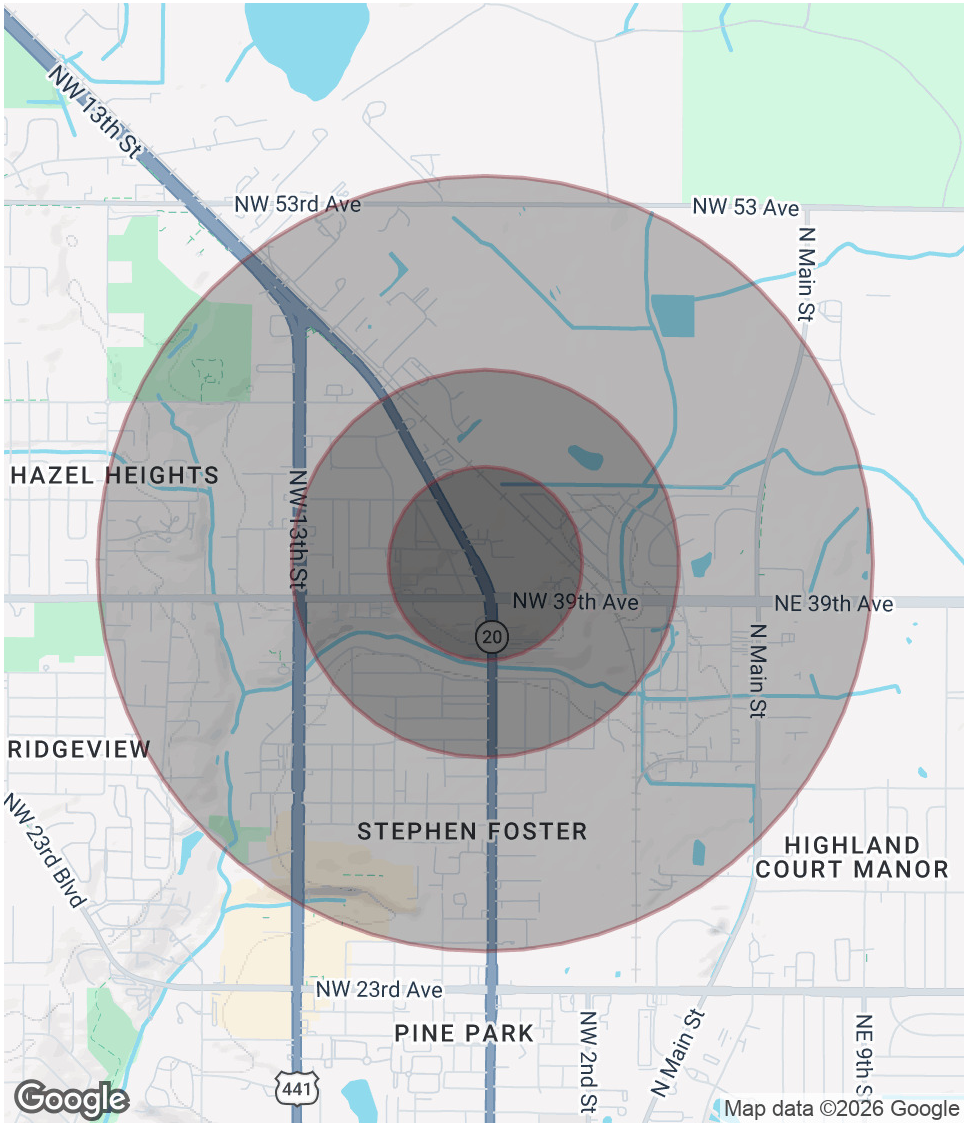
DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	366	1,190	4,929
Average Age	41.2	44.6	40.7
Average Age (Male)	34.7	35.7	34.3
Average Age (Female)	46.1	51.4	47.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	195	627	2,373
# of Persons per HH	1.9	1.9	2.1
Average HH Income	$44,489	$48,436	$60,261
Average House Value	$200,043	$186,980	$183,774

2023 American Community Survey (ACS)



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