



# LAND - GAINESVILLE FL - COMMERCIAL SITE

3926 SW 13TH STREET  
GAINESVILLE, FL 32608

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# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$949,500
Lot Size:	2.25 Acres
Price Per Acre	\$422,000
Zoning:	Commercial
Market:	Gainesville
Submarket:	Interstate Traffic

## PROPERTY OVERVIEW

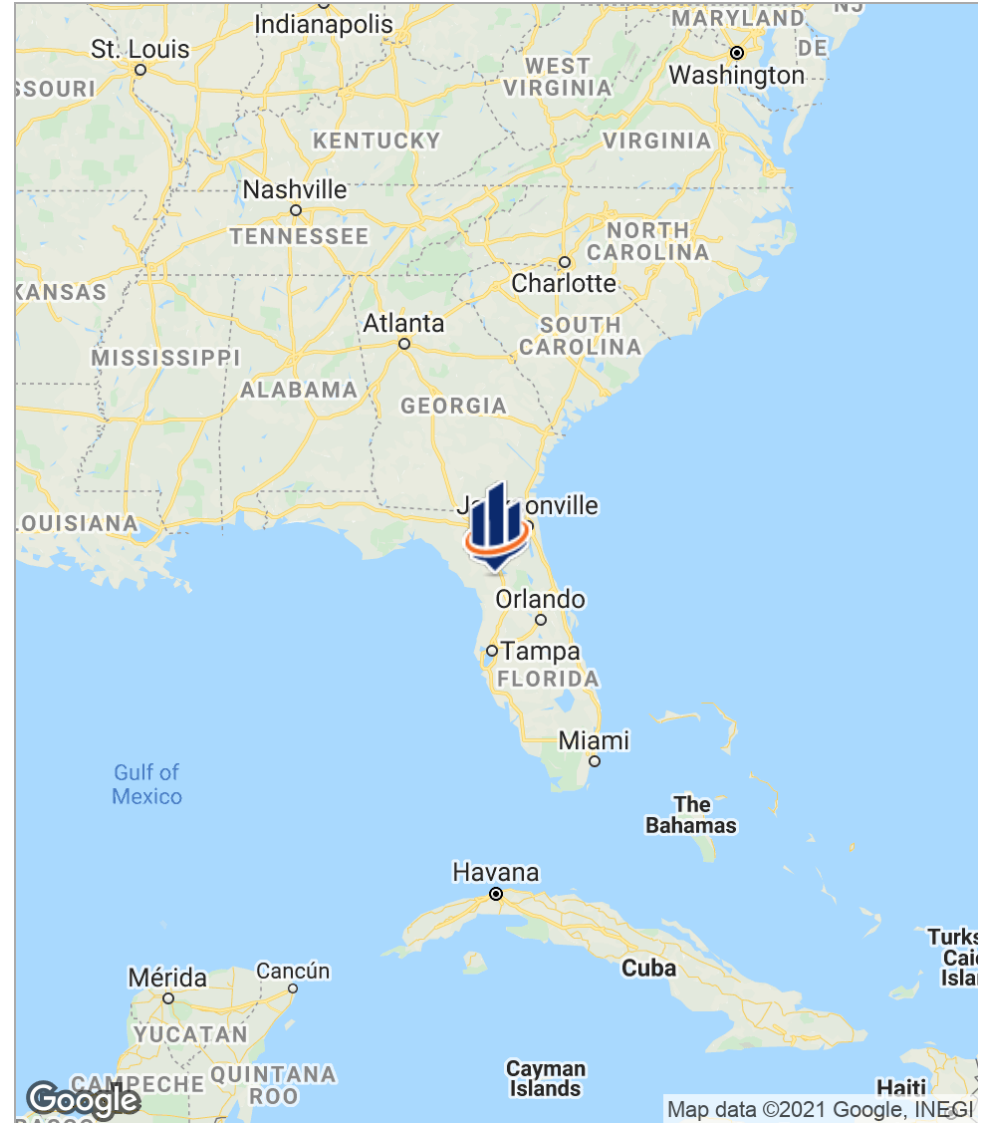
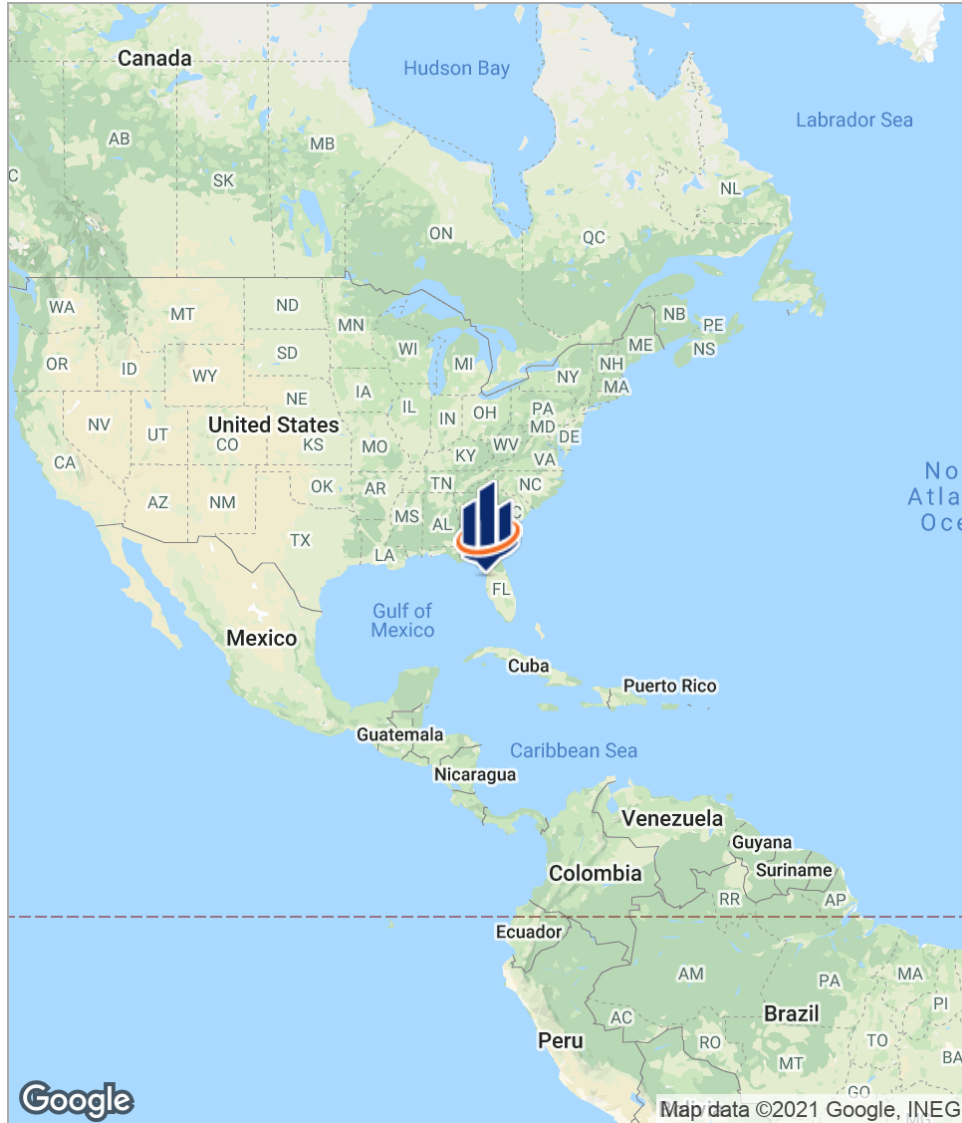
This 2.25+/- acre commercial zoned site is located near the corner of SW Williston and SW 13th Street just 2 miles from University of Florida campus. The property is fully approved to accommodate a 75 unit all suites hotel facility comprised of 30 King Suites and 45 Double Queen Suites, Outdoor Swimming Pool, Fitness Center, Business Center, Meeting Facility and Sundry Shop.

## PROPERTY HIGHLIGHTS

- For Sale or Ground Lease
- Ideal for Commercial Use - Retail Strip Center. Restaurant, Fast Foods
- Ideal for Hotel - Site designed for 75 Unit Hotel Facility
- Located South of University of Florida Campus +/- 2 miles
- Easy Access to Interstate 75
- Near Shopping, Dining and Corporate Demand
- Next door to Gas Station

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

# Location Maps



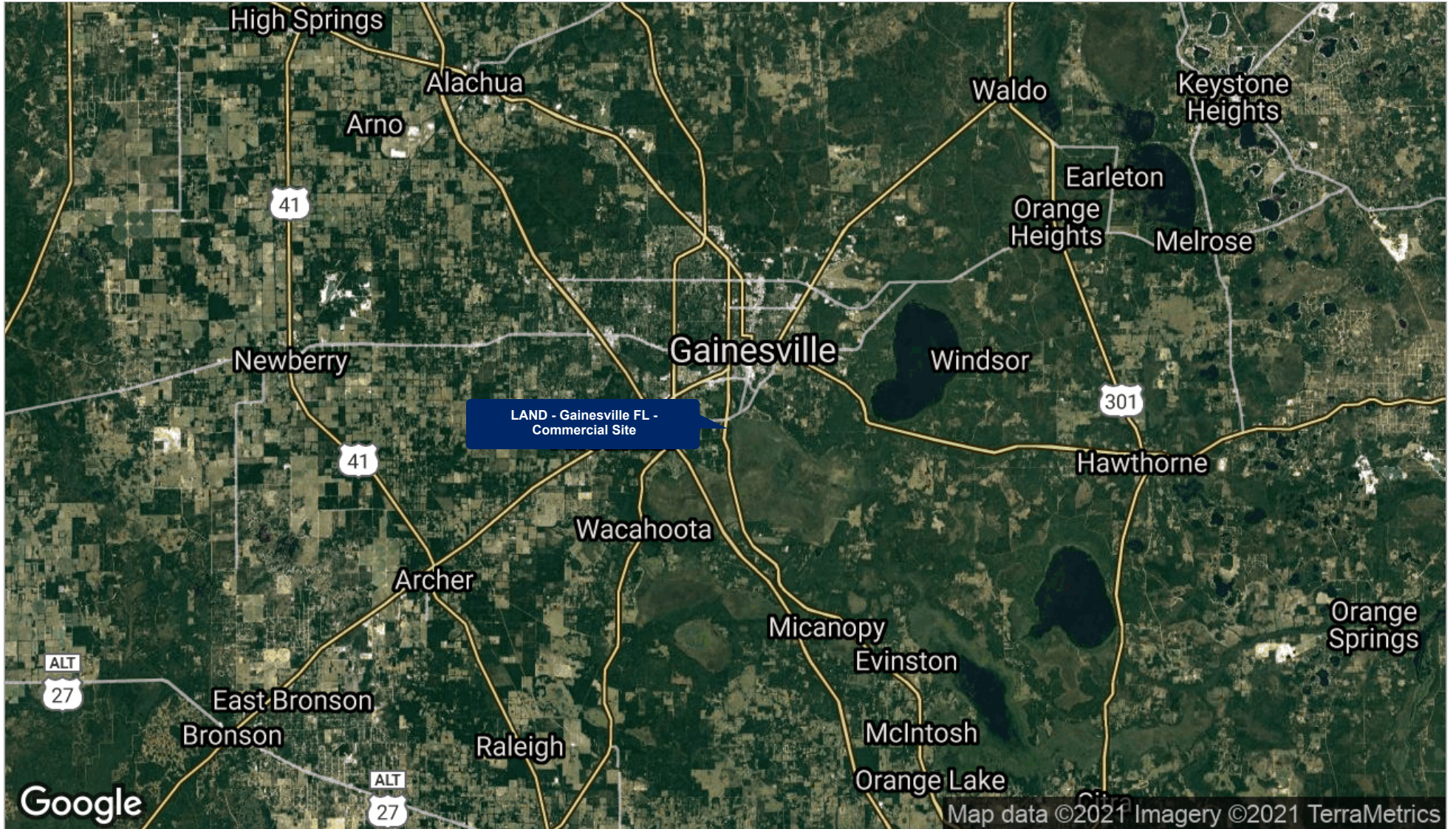
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# Regional Map



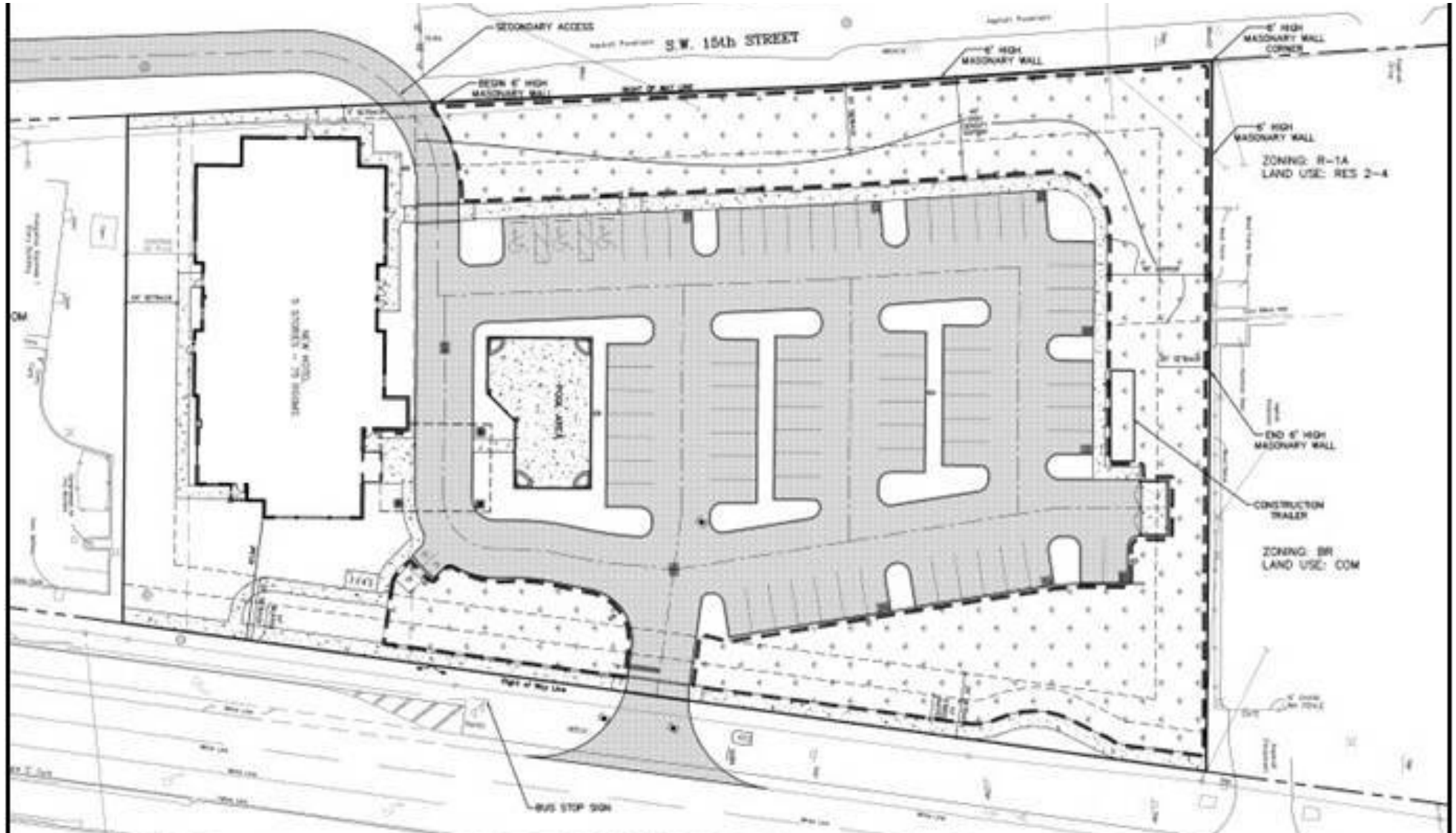
# Trade Map



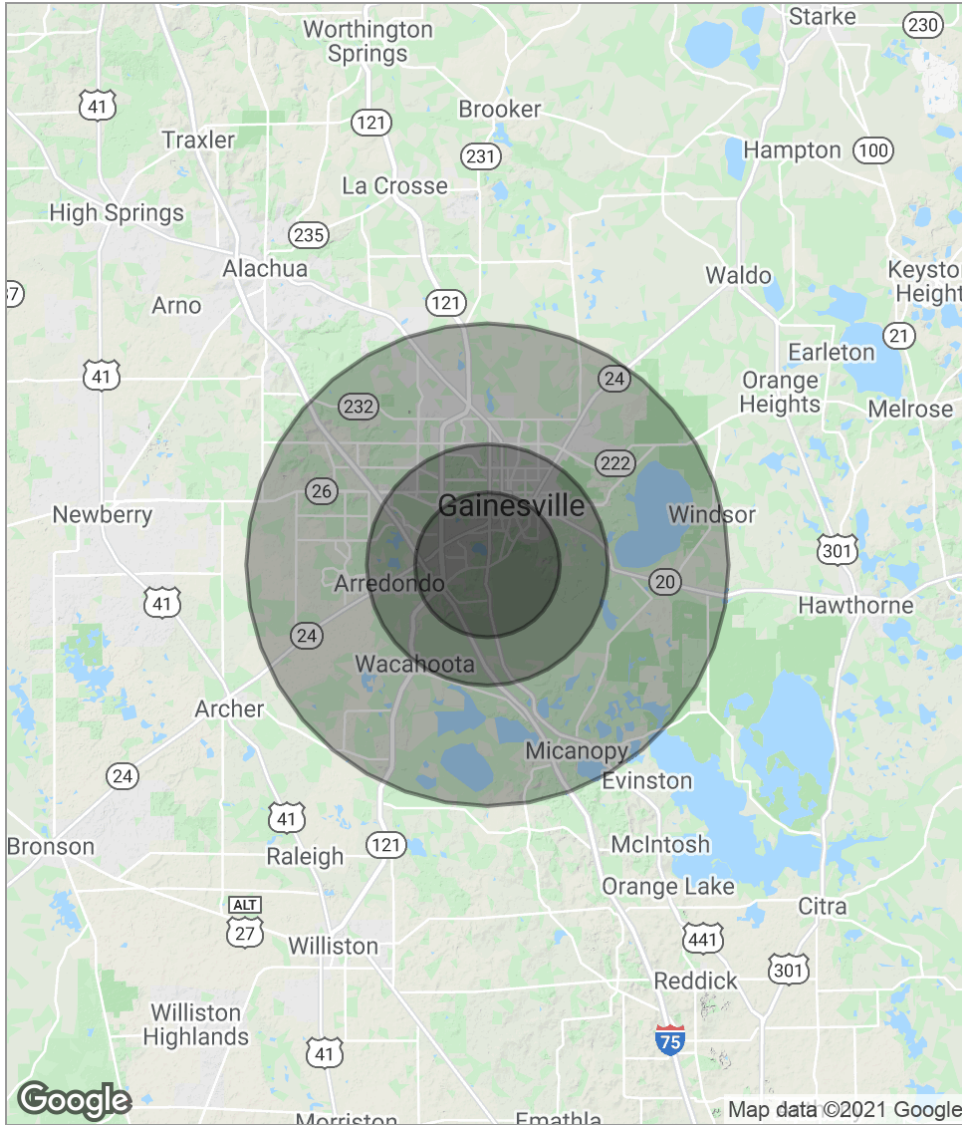
# Area Hotels



# Site Map



# Demographics Map



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	60,648	113,571	215,868
Median age	24.0	27.5	32.0
Median age (male)	24.5	27.3	31.1
Median age (Female)	23.8	27.7	32.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	21,212	45,247	86,445
# of persons per HH	2.9	2.5	2.5
Average HH income	\$30,408	\$40,236	\$56,498
Average house value	\$194,687	\$197,461	\$217,628

*\* Demographic data derived from 2010 US Census*