

OUTPARCELS AVAILABLE

SEC of SW Williston Rd & SW 34th St | Gainesville, FL 32608



PROPERTY HIGHLIGHTS:

- Outparcels available at lighted intersection of SW Williston Rd and SW 34th St
- 875' of frontage on SW Williston Rd
- First lighted intersection off I-75 which is 0.25 miles West
- Brand new 150,000 SF VA Hospital (230 employees) under construction behind outparcels; opening May 2022
- Site is located directly across the street from the new UF Health Campus (800 employees); to the West of the UF Health Campus Norman Fixel Institute Neurological Diseases (200 employees); and 0.4 miles from the Florida Farm Bureau office (600 employees)
- 3.0 miles from the University of Florida which has 52,000± students
- 42 communities within a 2-mile radius that include 9,446 rooftops
- Demographics include a population of over 121,000 with an average income of more than \$57,000 within a 5-mile radius

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2021 Estimated Population	7,680	42,120	121,775
2021 Estimated Households	3,461	19,430	51,371
INCOME			
2021 Estimated Avg HH Income	\$38,671	\$36,432	\$57,840
AGE			
Median Age	27	27	30
DAYTIME DEMOS			
Number of Businesses	277	1,207	5,151
Number of Employees	3,429	18,862	54,800
Total Daytime Population	6,633	36,670	103,838
TRAFFIC COUNTS			
SW Williston Rd (E/W)	27,000 AADT		
SW 34th St (N/S)	20,900 AADT		
I-75 (N/S)	68,500 AADT		



FOR LEASING INFORMATION:

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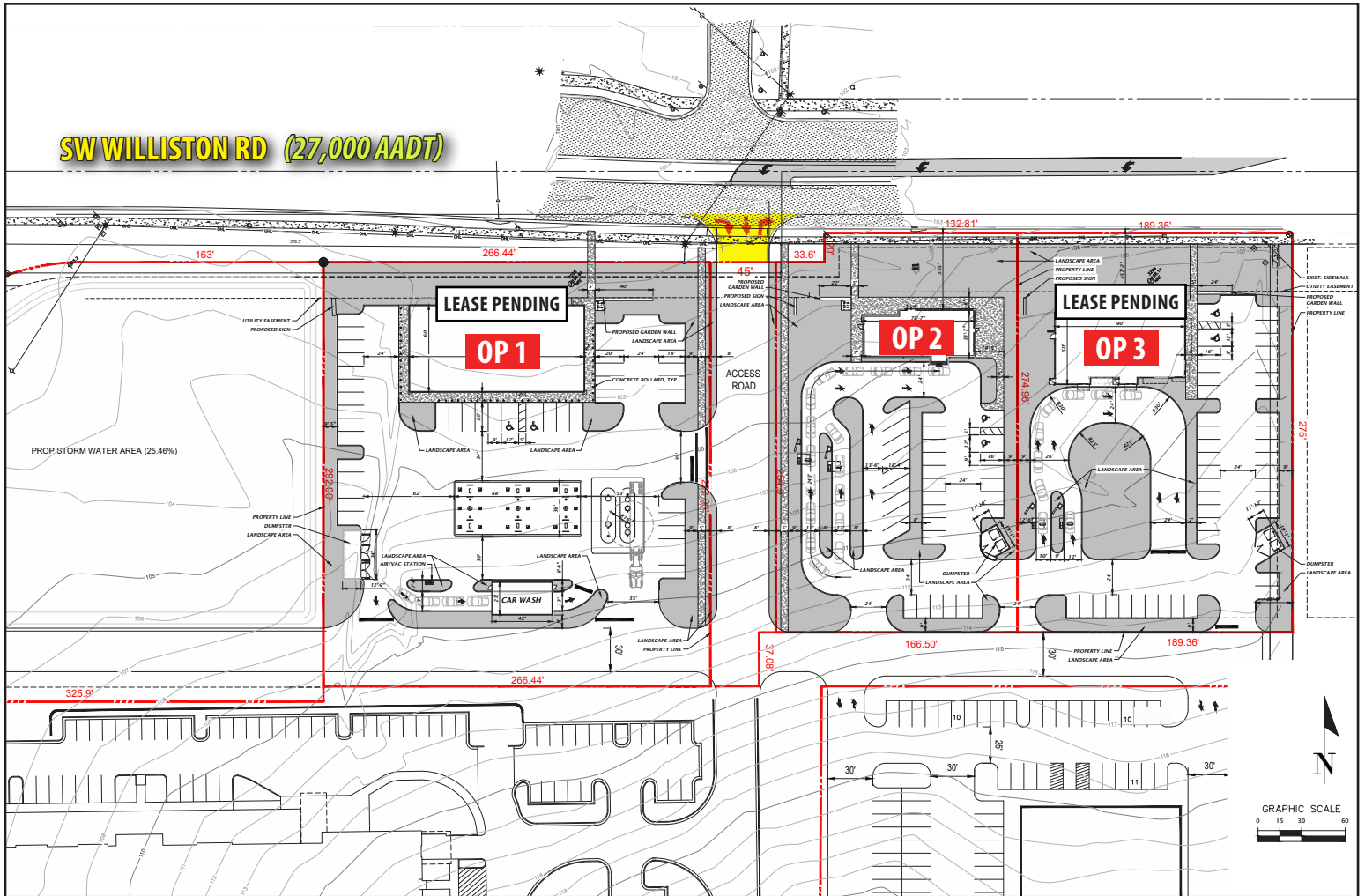
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