

VACANT GAS STATION & CAR WASH
Available for Sale, Lease, or Development
3831 NW 13th Street, Gainesville, FL
PURCHASE PRICE $3,500,000

ACTUAL PHOTO

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PROPERTY & LEASE DETAILS

THE OFFERING

Address	3831 NW 13th Street, Gainesville, FL

SITE DESCRIPTION

Year Built	1992
Building SF	Approx. 1,152 Sq. Ft.
Land Size	0.93 Acres

PROPERTY DETAILS

Type	Service Station
Zoning	MU-1: Mixed-Use Low-Intensity
Parking	8 free Surface Spaces
Features	Bus Line, Signage



AREA OVERVIEW | **GAINSVILLE, FL**

Gainesville, Florida is one of the most economically stable and strategically positioned mid-sized cities in the Southeast. Anchored by the University of Florida—one of the nation's leading public research institutions—the city benefits from a consistent influx of students, faculty, research dollars, and innovation-driven enterprises. Healthcare is another dominant pillar of the local economy, with UF Health and related medical facilities employing thousands and attracting regional patients year-round. This combination of education, healthcare, and research creates a recession-resilient economic base that supports steady population activity, retail demand, housing needs, and professional services.

From a real estate perspective, buying a building in Gainesville offers a compelling balance of stability and upside. Unlike highly volatile coastal Florida markets, Gainesville's property values tend to grow steadily rather than spike and correct sharply. The presence of tens of thousands of students, university staff, healthcare professionals, and support businesses creates dependable demand for office, retail, mixed-use, and multifamily properties. Entry prices remain more accessible than major Florida metros like Miami, Tampa, or Orlando, which allows investors and owner-occupants to secure assets at a lower basis while still benefiting from long-term appreciation and strong occupancy rates.

For business owners, Gainesville presents distinct operational advantages. The university supplies a continual pipeline of educated talent across engineering, healthcare, business, technology, and the sciences, reducing recruitment challenges and labor costs. The city's location along Interstate 75 provides efficient regional access throughout Florida and the Southeast, supporting logistics, service routes, and supplier networks. Operating costs—including lease rates and commercial acquisition prices—are typically lower than in larger metropolitan areas, improving margins for entrepreneurs and expanding businesses. Additionally, Gainesville's community culture supports locally owned businesses, professional services, and innovation-driven startups, creating an environment where new ventures can gain traction quickly.
In short, Gainesville combines institutional stability, consistent economic drivers, manageable entry pricing, and a strong workforce pipeline. For investors and business owners seeking a market with long-term fundamentals rather than speculative growth, Gainesville offers a practical and strategically advantageous opportunity to acquire real estate and build sustainable operations.

LOCATION OVERVIEW

3831 NW 13th Street is positioned along one of Gainesville's primary commercial corridors, NW 13th Street (US-441). This north–south arterial serves as a major connector through the city, carrying consistent commuter, service, retail, and regional traffic. Unlike event-driven corridors that fluctuate seasonally, US-441 supports steady, daily pass-by volume driven by residential neighborhoods, medical facilities, retail centers, and university-related activity throughout the area.

Traffic counts along this segment of NW 13th Street (US-441) typically range between approximately 18,000 and 29,500 vehicles per day (AADT) depending on the specific intersection and segment. This places the property within a high-visibility, high-exposure trade corridor, providing strong daily pass-by traffic for retail, medical, service, or convenience-oriented uses.

With daily vehicle flow in the high-teens to high-20,000 range, the site benefits from meaningful exposure to local residents, commuters, and through-traffic traveling between north Gainesville and the city's central commercial districts.

Business & Investment Implications

- Strong AADT counts (18,000–29,500 vehicles per day),
- Established fuel and convenience retail presence,
- Location on a primary arterial (US-441),
- Proximity to residential and commercial demand generators,

For business owners, this location offers dependable visibility and consistent customer flow. For investors, the corridor's sustained traffic volumes and long-term retail viability provide a foundation for stable occupancy and income potential.







SITE PLAN



VACANT GAS STATION & CAR WASH
3831 NW 13th Street, Gainesville, FL

SUBJECT PROPERTY

SUBJECT PLOT

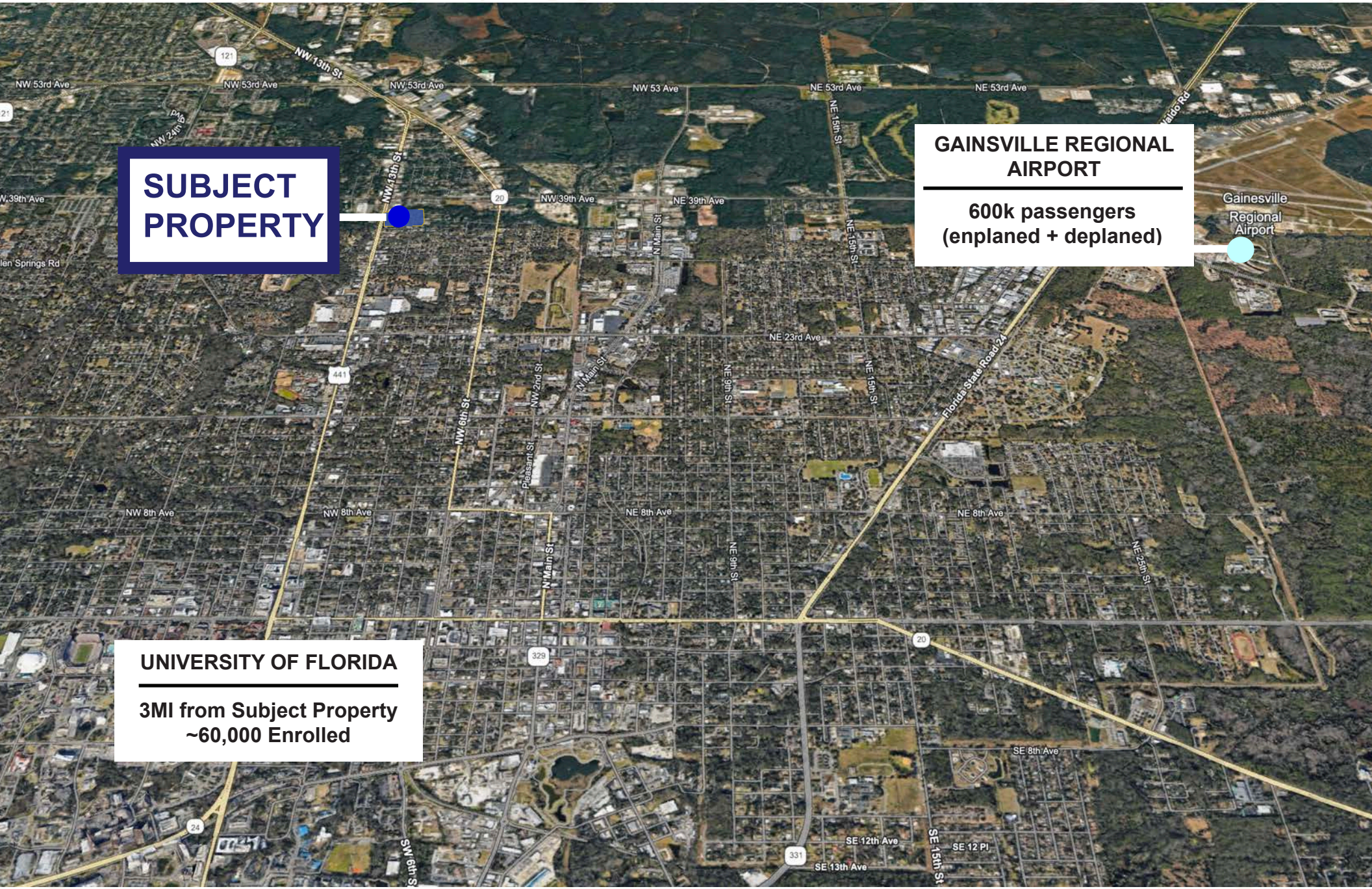
SURROUNDING AERIAL



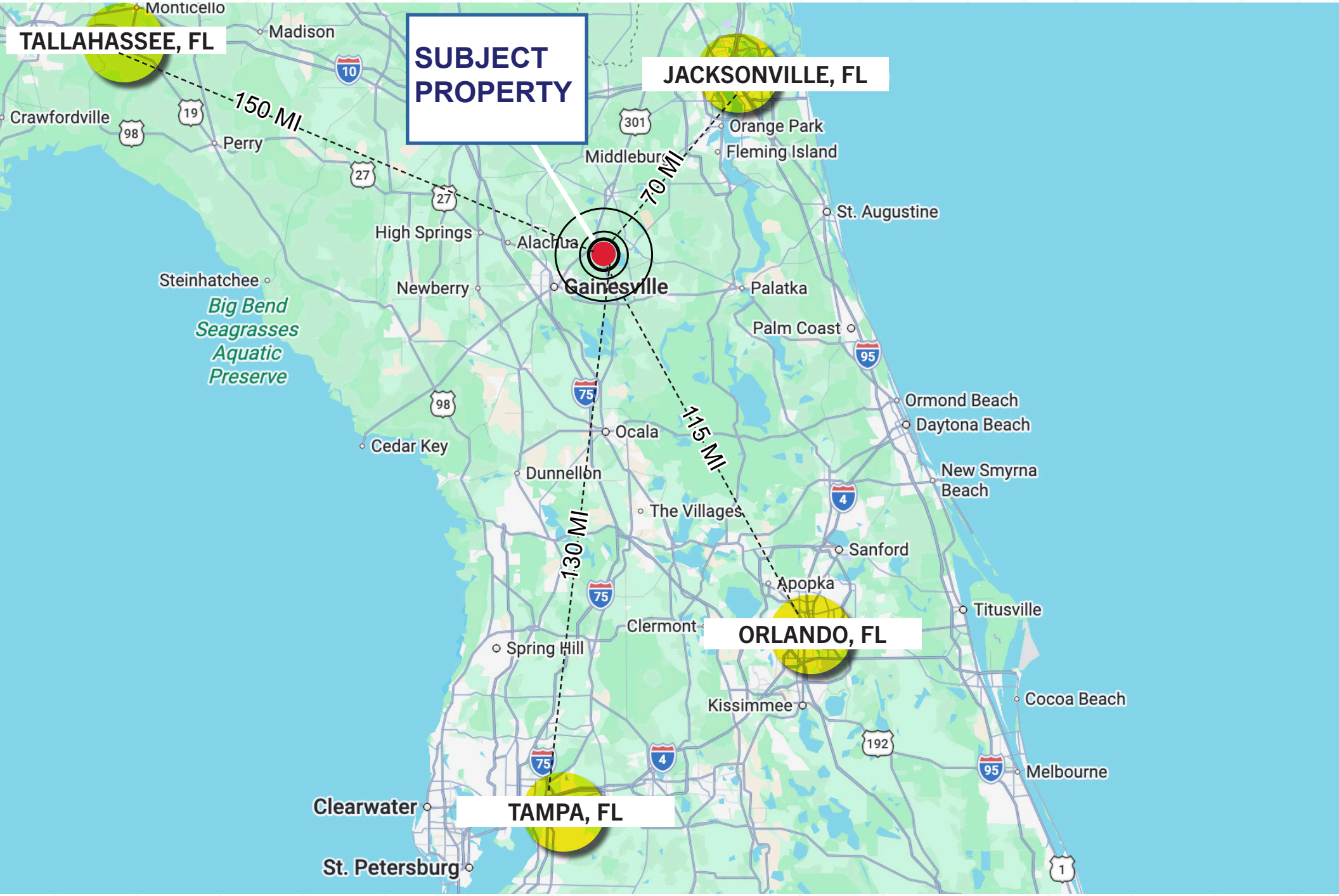
SURROUNDING LOCATION



LOCATION


SUBJECT PROPERTY
GAINSVILLE REGIONAL AIRPORT
600k passengers (enplaned + deplaned)
Gainesville Regional Airport
UNIVERSITY OF FLORIDA
3MI from Subject Property
~60,000 Enrolled
NW 53rd Ave
NW 13th St
NW 39th Ave
NE 39th Ave
NE 23rd Ave
NW 8th Ave
NE 8th Ave
SE 8th Ave
SE 12th Ave
SE 13th Ave
SE 12 Pl
N Main St
NW 6th St
NW 2nd St
Pleasant St
NE 9th St
NE 15th St
NE 25th St
Florida State Road 24
SW 6th St
SE 15th St
121
20
441
329
24
331

LOCAL CONTEXT



DEMOGRAPHIC ANALYSIS







POPULATION	1 MILE	3 MILES	10 MILES
2024 Estimate	9,372	58,589	141,879
2024 - 2029 Growth	7.4%	5.2%	4.8%

HOUSEHOLDS	1 MILE	3 MILES	10 MILES
2024 Estimate	4,409	26,064	56,950
2024-2029 Growth	7.5%	5.1%	5.0%

AVG. HOUSEHOLD INCOME	1 MILE	3 MILES	10 MILES
Average Household Income	$61,066	$74,531	$72,099
Less than $25,000	961	7,007	16,167
$25,000 - $50,000	1,539	6,733	14,646
$50,000 - $75,000	771	3,134	6,883
$75,000 - $100,000	430	2,918	6,455
$100,000 - $125,000	357	2,452	4,780
$125,000 - $150,000	137	850	1,782
$150,000 - $200,000	86	1,171	2,550
More than $200,000	129	1,798	3,687

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