

114 NORTHEAST WALDO ROAD

Gainesville, FL 32641

FOR SALE

Image Landsat/ Copernicus

FOR MORE INFORMATION:



Daryus Boyd

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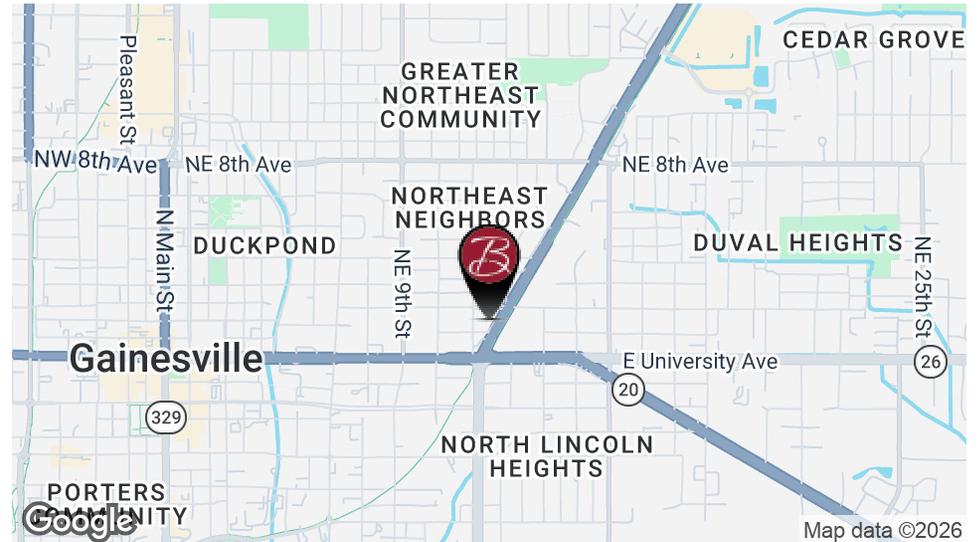
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

114 NORTHEAST WALDO ROAD

EXECUTIVE SUMMARY

Gainesville, FL 32641



OFFERING SUMMARY

Asking Price	\$950,000
Zoning	U-7
Lot Size	.90 Acres
AADT	+26,000

PROPERTY OVERVIEW

The subject property is a ±0.90-acre commercial site located at 104 Northeast Waldo Road in Gainesville, Florida. Positioned along a major arterial roadway with strong daily traffic counts, the site offers excellent visibility with full access along NE Waldo Road, providing convenient ingress and egress for both northbound and southbound traffic. Its central infill location—less than one mile from Downtown Gainesville and in close proximity to the University of Florida East Campus—makes it well-suited for redevelopment, new construction, or a variety of retail and service-oriented uses.

PROPERTY HIGHLIGHTS

- Full access site with direct frontage along NE Waldo Road, allowing efficient ingress and egress for both northbound and southbound traffic
- ±26,000 AADT on NE Waldo Road, delivering strong visibility and consistent daily traffic exposure
- U7 zoning designation, supporting a wide range of commercial uses including QSR, drive-thru, coffee, retail, and service concepts (subject to city approval)
- Flexible redevelopment opportunity with assemblage potential, suitable for single-tenant or multi-tenant development in a high-demand infill corridor

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LAND 0.90 ACRES

Gainesville, FL 32641



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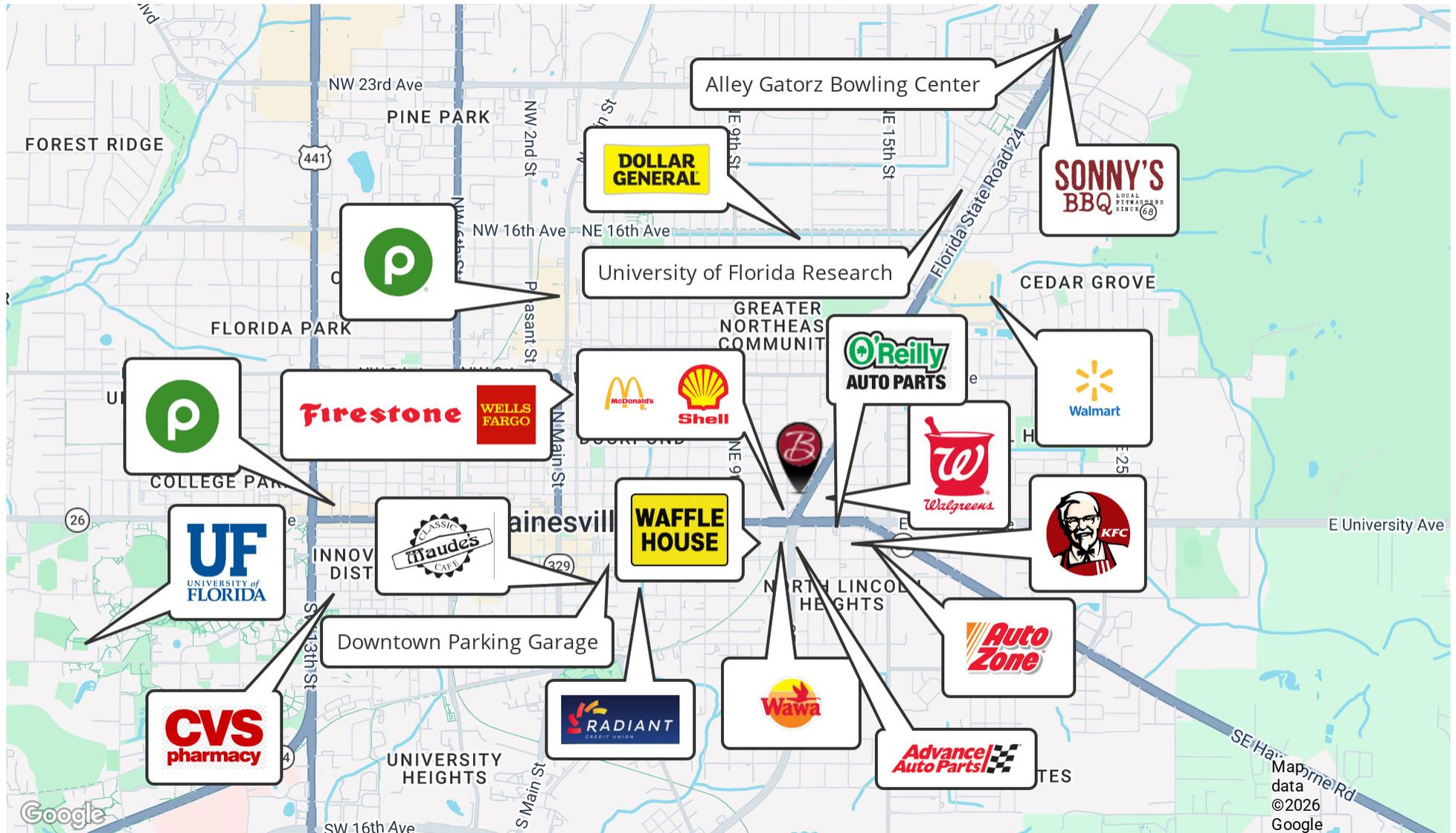


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RETAILER MAP

Gainesville, FL 32641



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DEMOGRAPHICS MAP & REPORT

Gainesville, FL 32641

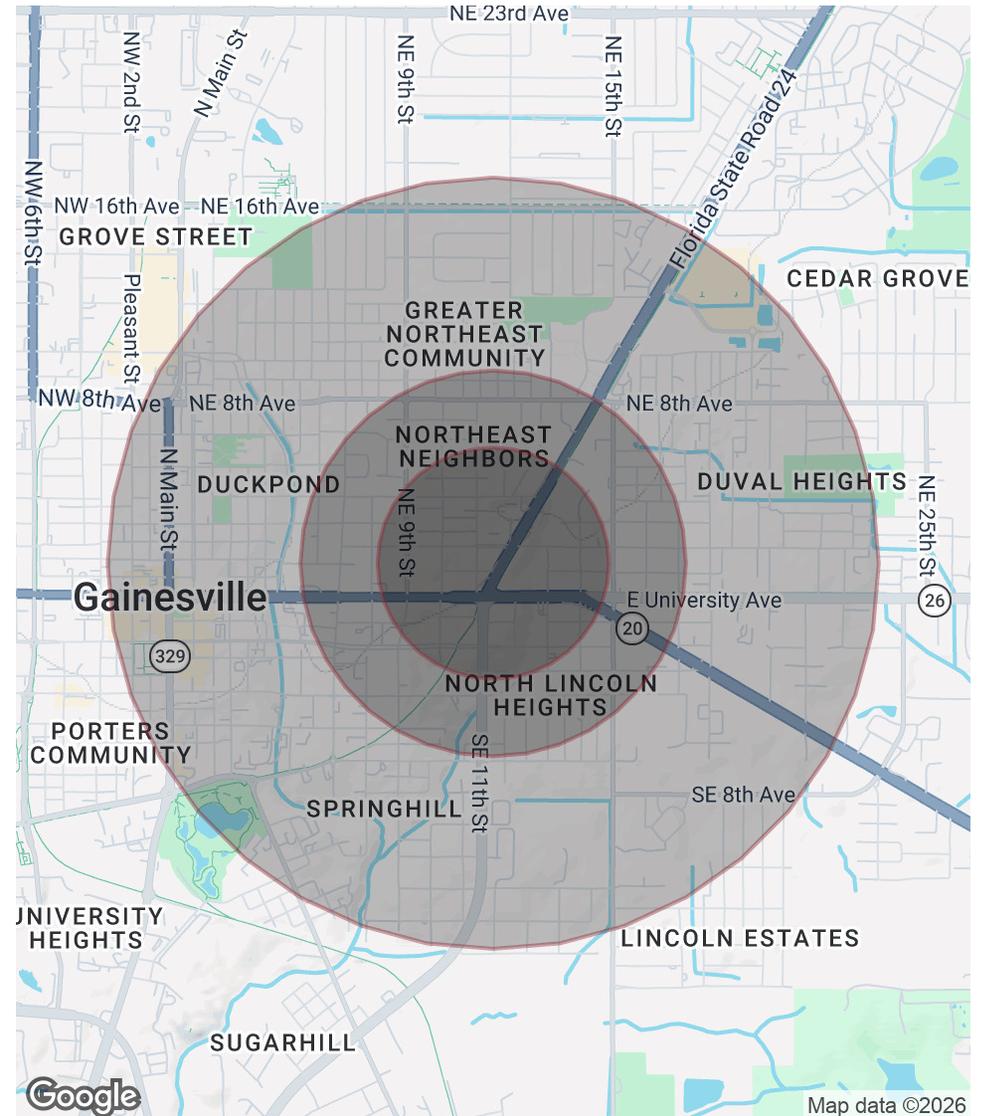
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	608	2,070	9,100
Average Age	39	38	39
Average Age (Male)	38	38	38
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	303	985	4,184
# of Persons per HH	2	2.1	2.2
Average HH Income	\$77,875	\$72,337	\$73,505
Average House Value	\$310,626	\$285,241	\$254,545

Demographics data derived from AlphaMap



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HIGHLIGHTS

Gainesville, FL 32641



PROPERTY HIGHLIGHTS

- The property is located at 104 Northeast Waldo Road, Gainesville, Florida, along one of the city's primary north-south commercial corridors. NE Waldo Road provides strong connectivity between Downtown Gainesville and surrounding residential neighborhoods, making this an excellent infill location for commercial redevelopment or long-term investment.
- The site benefits from $\pm 26,000$ AADT, offering strong daily exposure and high visibility along a major arterial roadway. Excellent frontage and accessibility support a wide range of retail and service-oriented uses that rely on consistent traffic and visibility.
- Located less than one mile from Downtown Gainesville and approximately 1.5 miles from the University of Florida East Campus, the property is positioned near a dense residential and student population. The surrounding area features established neighborhoods and nearby student housing, providing a strong built-in customer base.
- The property is also in close proximity to major national retailers, including Walmart and other daily-needs anchors, further strengthening its commercial appeal. The combination of traffic counts, surrounding density, and retail synergy makes this site attractive to both users and investors.
- Zoning and site characteristics are well-suited for QSR, drive-thru, coffee, retail, or service uses, with assemblage potential allowing for flexible site planning. Overall, the property presents an excellent opportunity for redevelopment, new construction, or a strategic long-term land hold in a high-demand Gainesville submarket.

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ADVISOR

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DARYUS BOYD

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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.

Bosshardt Realty Services

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COMMERCIAL & LAND DIVISION



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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)

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