

Retail for lease >>>>



Walmart Supercenter
adjacent opportunity
on a signalized
intersection

**2nd-generation restaurant space
with existing drive-thru**
Ground lease available

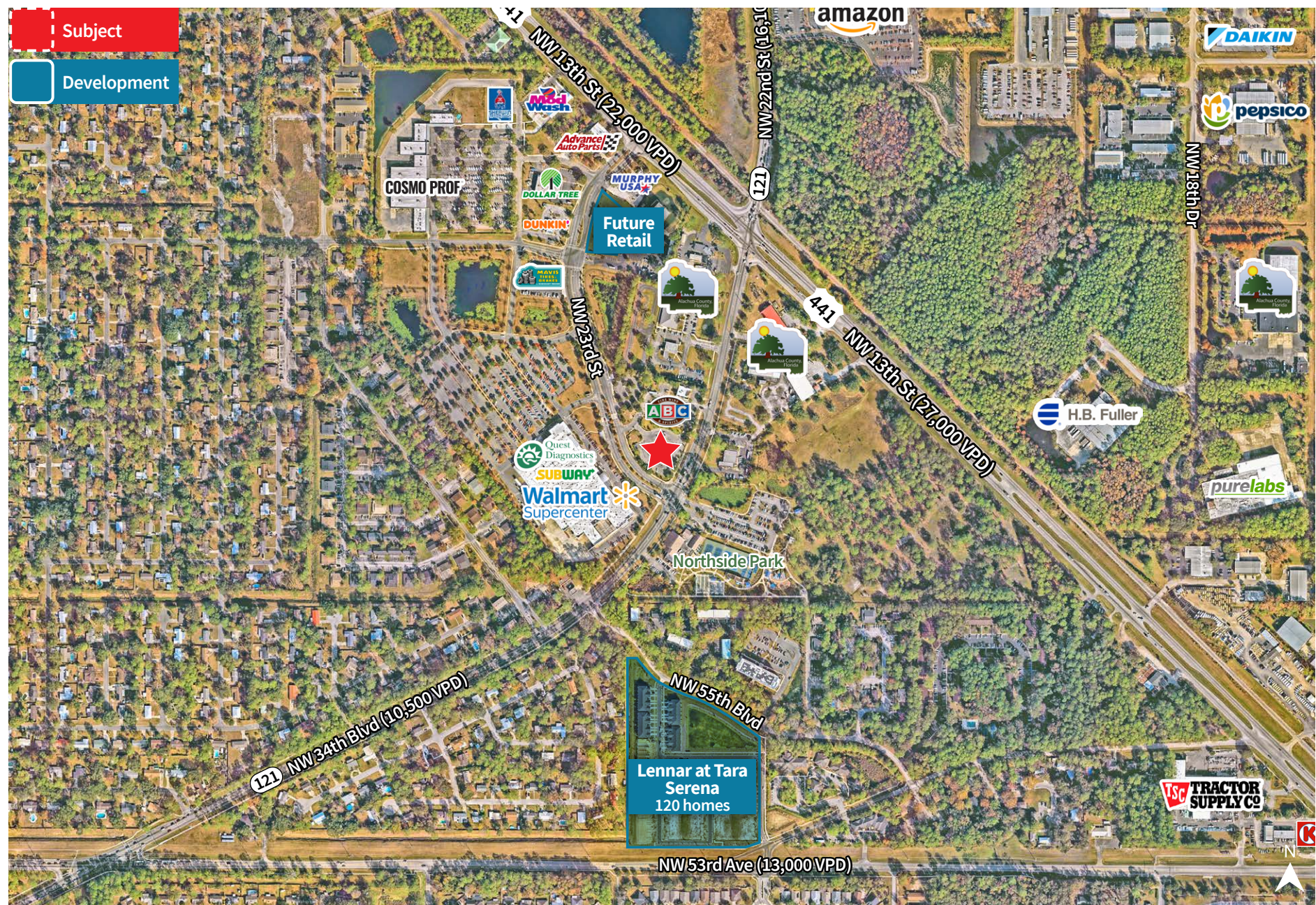
*5695 NW 23rd St
Gainesville, FL 32653*

[View on Google Maps](#)

Property and location highlights



- **Walmart-Adjacent Opportunity:** 2,076 sq. ft. 2nd generation restaurant with an existing drive-thru next to Walmart Supercenter (±2M visitors annually)
- Located on the signalized intersection of NW 23rd St and NW 34th St (SR-121) in a well-frequented retail corridor
- Recent build from 2021, offering aesthetically-pleasing, modern building interior/exterior design and infrastructure
- 3.83 mi. from the University of Florida (63,330 students) and 4.24 mi. from Downtown Gainesville
- The 1.59 a.c. lot boasts excellent visibility and accessibility, including two points of ingress and egress
- Less than half a mile from major employers in North Gainesville's industrial corridor, organically drawing traffic to the site (Amazon, PepsiCo, SRS Distribution)
- Affluent three-mile population of 39,778 individuals and an average household income of \$110,741
- North Gainesville's recent construction has put it on the map as the market's newest retail and residential corridor



Opportunity overview >>>>

Land specs

Site size	±1.59 a.c.
Parcel ID	06014-032-001
Zoning	MU2 (Mixed Use)

Existing building specs

Total building area	±2,076 s.f.
Parking spaces	±41 (39 standard / 2 handicap)
Drive-thru lanes	1
Year built	2021

Location specs

Points of access	NW 23rd St and SR-121
Bus route (RTS)	008 (Stops 402, 409, 1343, 1455) Directly on SR-121
Highway access	Less than 1.00 mi. S of US-441 5.03 mi. NE of I-75
Interstate exit	387



Demographic analysis

Who lives in the three-mile radius?



City Greens

Environmentally-conscious professionals balancing urban careers with sustainable living
Median Age: 41.5
Median HH Income: \$102,505
Lifemode Group: Suburban Shine
Traits: Socially-engaged, digitally-savvy residents who prioritize environmental causes and civic participation through actively voting and recycling.



Loyal Locals

Brand-faithful individuals rooted in a small-town atmosphere
Median Age: 46.3
Median HH Income: \$80,766
Lifemode Group: Suburban Shine
Traits: Individuals who maintain community connections across generations and demonstrate a preference for trusted and domestic brands.



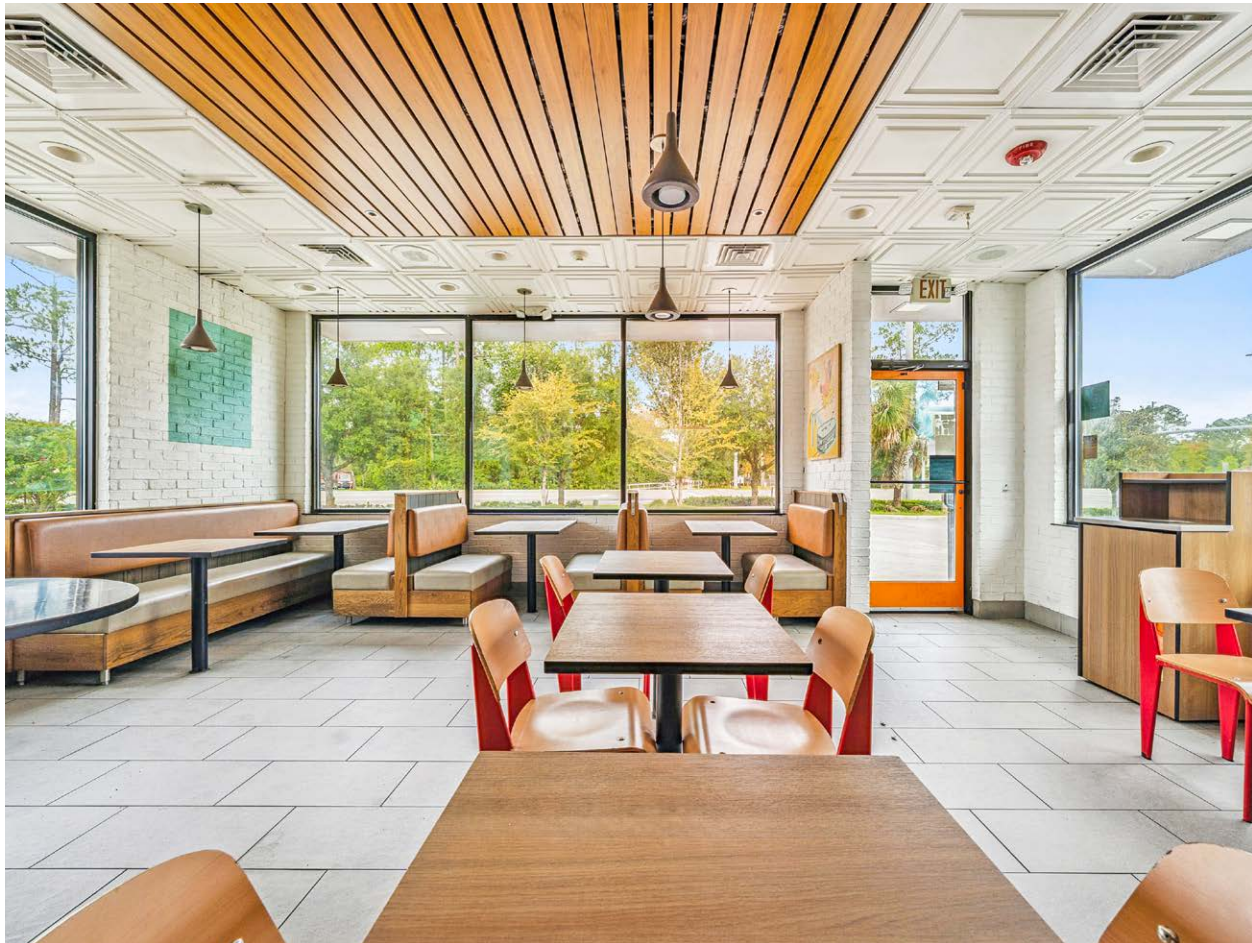
Emerging Hub

Educated, young professionals willing to relocate with above-average remote work rates
Median Age: 36.2
Median HH Income: \$73,978
Lifemode Group: Tech Trailblazers
Traits: Young, career-oriented locals who often work in white collar professions. They enjoy fitness, domestic travel, video games and shopping digitally for necessities.



	1 mile	3 miles	5 miles
Est. Population	6,472	39,778	109,835
Est. # of Households	2,828	18,294	44,701
Est. Average HH income	\$103,525	\$110,741	\$94,572
Est. Median Age	39.7	41.2	30.9







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