



Haile Village Mixed Use Investment Portfolio

Gainesville, Florida 32608
Property Flyer

Presented by:



FOR SALE
\$5,200,000

23,827 SQUARE FEET



PROPERTY HIGHLIGHTS

- Located in the heart of Haile and adjacent to the Hawkstone Country Club, one of Gainesville, Florida's most prestigious neighborhoods, Haile Village is a modern mixed use development with old world charm. Built with live, work, play (and eat!) as a focus and modeled after many of the southeast's most recognizable historic cities, Haile Village serves as the backdrop for this unique investment opportunity.
- Presented by BHGRE Commercial, this mixed use portfolio includes five free standing buildings and nearly 24,000 square feet of space. The properties include a variety of income producing units comprised of professional services and medical office spaces, retail storefronts, and residential apartments.
- Gainesville, Florida was recently ranked by Forbes as the #2 Place to Live in Florida 2023, only second to Tampa. Gainesville is home to The University of Florida and offers a diverse living environment.

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AERIAL HIGHLIGHTS

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HIGHLIGHTS



Description:
Mixed Use Portfolio
For Sale



Total Size:
23,827 SF



Total Buildings:
5



Location:
Gainesville, FL

PORTFOLIO SUMMARY

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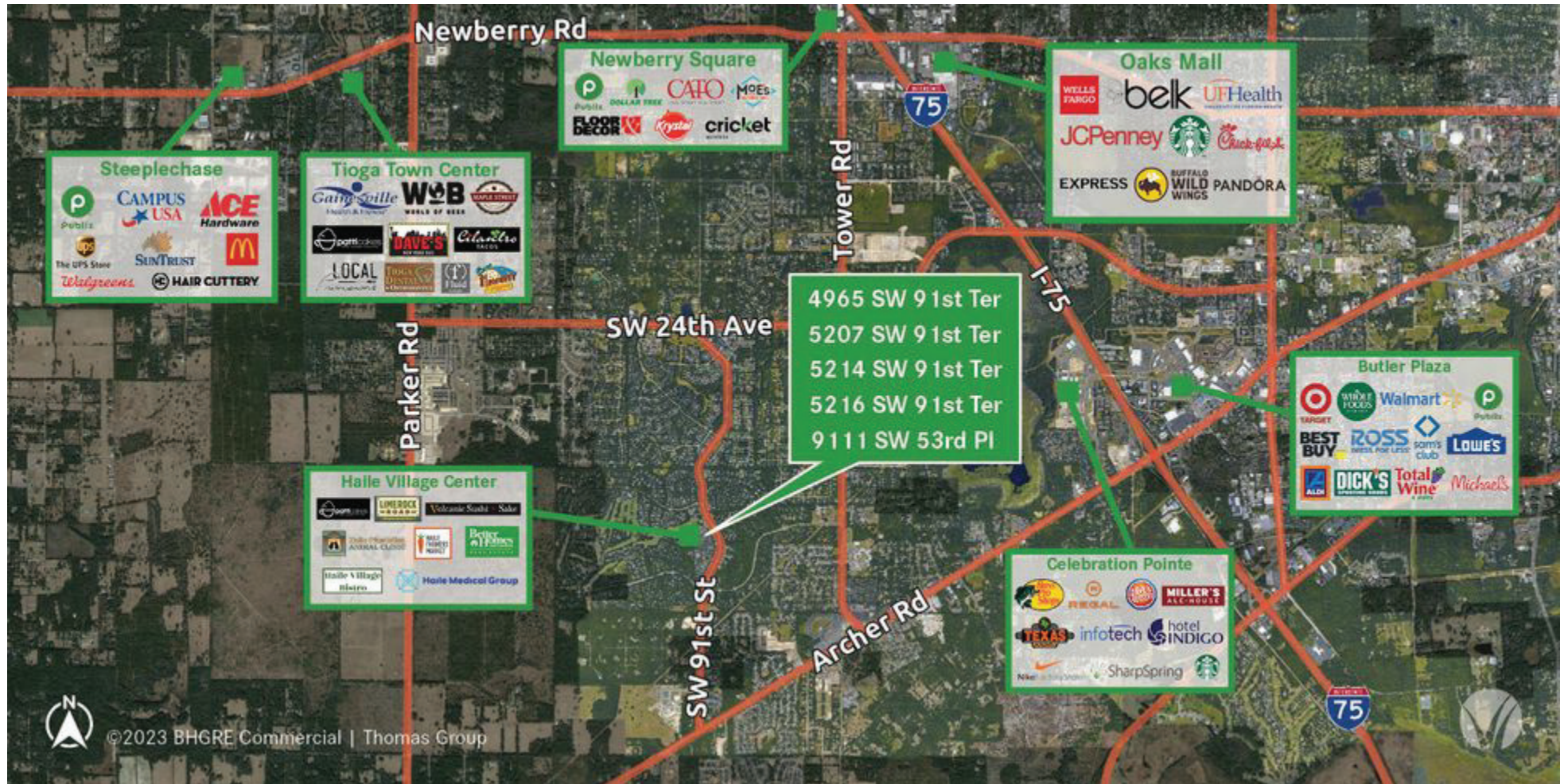


OFFERING SUMMARY

Number of Buildings:	5
Total Size:	23,827 SF
Total Heated Area:	18,943 SF
Number of Commercial Units:	7
Number of Residential Units:	9
Residential Bedroom Count	15

PROFORMA FINANCIAL SUMMARY

Sale Price:	\$5,200,000
PGI:	\$424,231
NOI:	\$286,832
Cap Rate:	5.63%
Price Per Square Foot:	\$218



EXTERIOR PHOTOS

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COMMERCIAL PHOTOS

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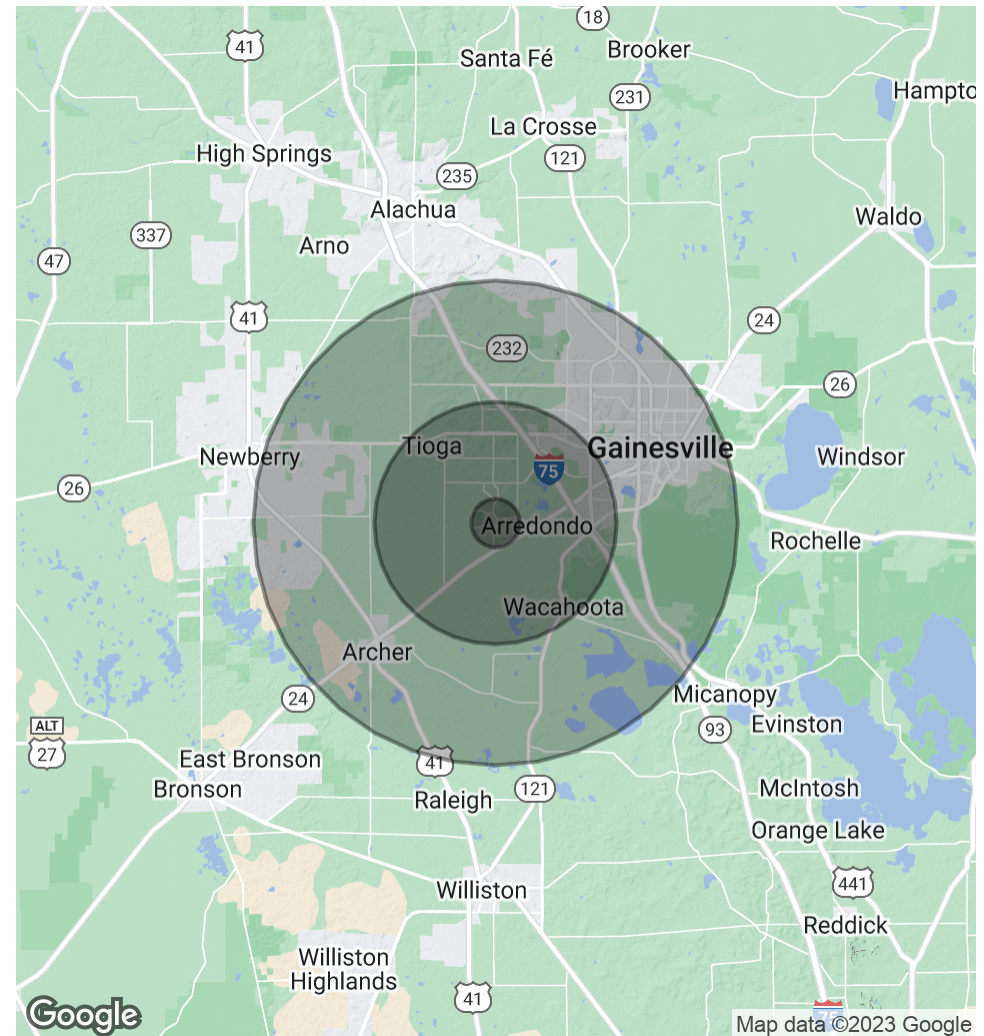
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,157	87,612	217,324
Average Age	37.7	33.3	34.6
Average Age (Male)	36.4	33.0	33.7
Average Age (Female)	39.0	33.7	35.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,008	41,268	97,956
# of Persons per HH	2.7	2.1	2.2
Average HH Income	\$133,127	\$65,854	\$63,905
Average House Value	\$325,224	\$178,338	\$193,023

* Demographic data derived from 2020 ACS - US Census





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