



Property Description

Positioned within an established church campus in the heart of Gainesville, this turnkey daycare opportunity offers operators the rare ability to begin serving families immediately with minimal startup costs. Located at 1001 NE 16th Avenue, the available space consists of a dedicated daycare wing within the church facility, providing a safe, functional, and welcoming environment designed for early childhood education. The property is situated on approximately 3.84 acres and benefits from excellent accessibility to surrounding residential neighborhoods, major thoroughfares, and Downtown Gainesville.

The space will be delivered fully furnished and operational, including desks, classroom furniture, and equipment, allowing a new operator to move in and begin operations with little to no additional capital investment. The existing layout is well-suited for childcare use, offering dedicated classroom areas, administrative space, and direct access to outdoor amenities such as a covered area with picnic tables, swing sets, a basketball court and other playground equipment that support learning, recreation, and child development.

A standout feature of the property is its established outdoor playscape, providing children with a dedicated area for supervised outdoor activities, physical development, and interactive play. Combined with the spacious campus setting, the playscape enhances the overall childcare experience and creates additional value for operators and families alike.

This opportunity is ideal for licensed daycare providers, early learning centers, preschool operators, after-school programs, faith-based educational organizations, or childcare entrepreneurs seeking a cost-effective expansion location in a growing Gainesville market. With ample parking, established infrastructure, a secure outdoor playscape, and a move-in-ready setup, the property presents a unique chance to secure a fully equipped childcare facility without the time and expense of a traditional build-out.

Property Summary

Property Address	1001 NE 16th Avenue, Gainesville, FL 32601
Property Type	Daycare / Early Learning Facility
Opportunity Type	Lease Opportunity
Site Size	±3.84 Acres
Current Configuration	Dedicated Daycare Wing Within Church Campus
Furniture Included	Yes
Classroom Equipment Included	Yes
Outdoor Playscape	Yes
Playground Equipment	Yes
Basketball Court	Yes
Covered Outdoor Area	Yes
Parking	Ample On-Site Parking
Condition	Move-In Ready
Intended Uses	Daycare, Preschool, Early Learning, After-School Programs
Pricing	Contact Broker

Investment Highlights

- Turnkey daycare wing available within an occupied church campus
- Fully furnished with desks, classroom furniture, and equipment included
- Move-in ready for immediate operation
- Established outdoor playscape and recreation area
- Covered outdoor gathering area with picnic tables
- Existing swing sets and playground equipment
- Basketball court available for recreation activities
- Located on approximately 3.84 acres
- Ample on-site parking
- Minimal startup costs compared to traditional daycare build-outs
- Suitable for daycare, preschool, early learning, and after-school programs
- Established location serving surrounding residential neighborhoods
- Opportunity for rapid operational launch

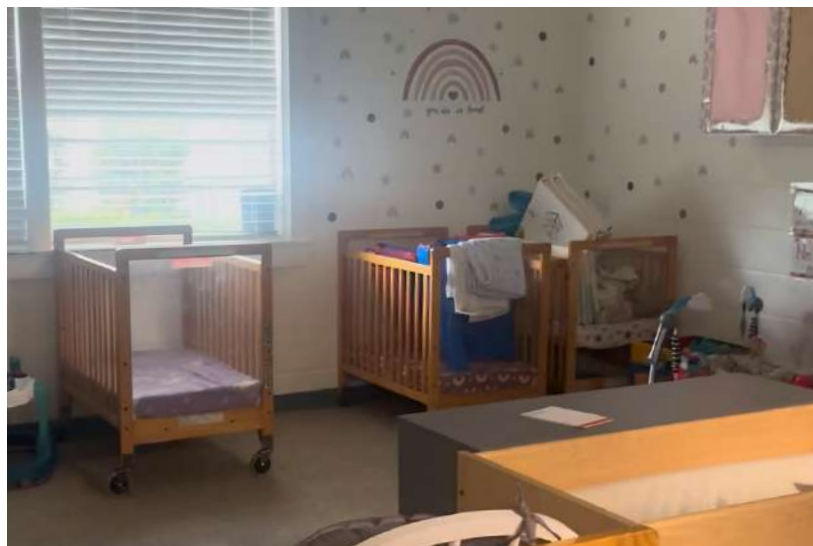
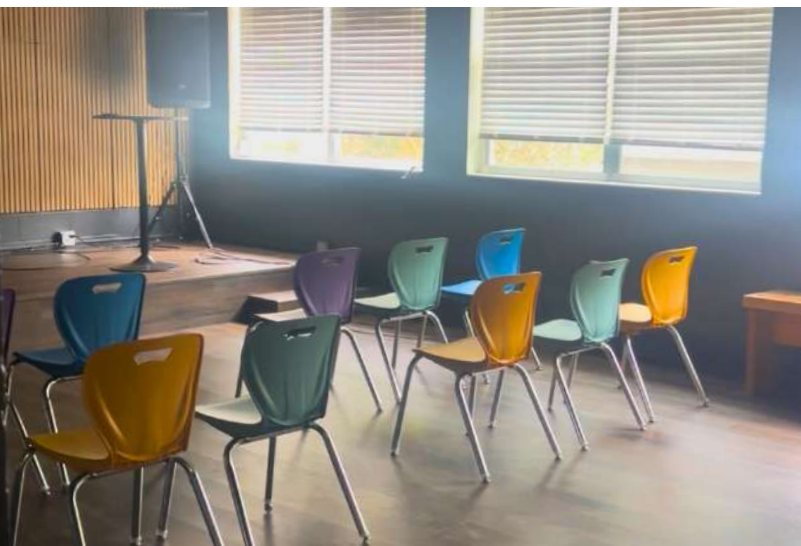
Location Highlights

- Located in Gainesville, one of North Florida's primary education, healthcare, and employment centers
- Positioned within an established residential area with surrounding family-oriented neighborhoods
- Convenient access to Downtown Gainesville and nearby commercial corridors
- Close to schools, community services, healthcare providers, and daily amenities
- Strong local demand drivers from education, healthcare, government, and professional employment
- Accessible location for parents commuting throughout the Gainesville market
- Large ± 3.84 -acre campus setting supports safe drop-off, parking, and outdoor activity space
- Well-positioned for daycare, preschool, early learning, and after-school program operators



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Gainesville, FL 32601

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Dr. Taja Jacobs
Certified Commercial Investment Member
(352) 790-1088 [theclusersgroup.kw.com](https://theclosersgroup.kw.com)

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