

1001

NE 16th Avenue

Gainesville, FL 32601



The Closers Group

YOUR FUTURE. OUR FOCUS.



Turnkey Daycare Opportunity in Gainesville, Florida

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Property Overview

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
Amenities	Furniture Included, Classroom Equipment Included, Outdoor Playscape, Playground Equipment, Basketball Court, Covered Outdoor Area
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



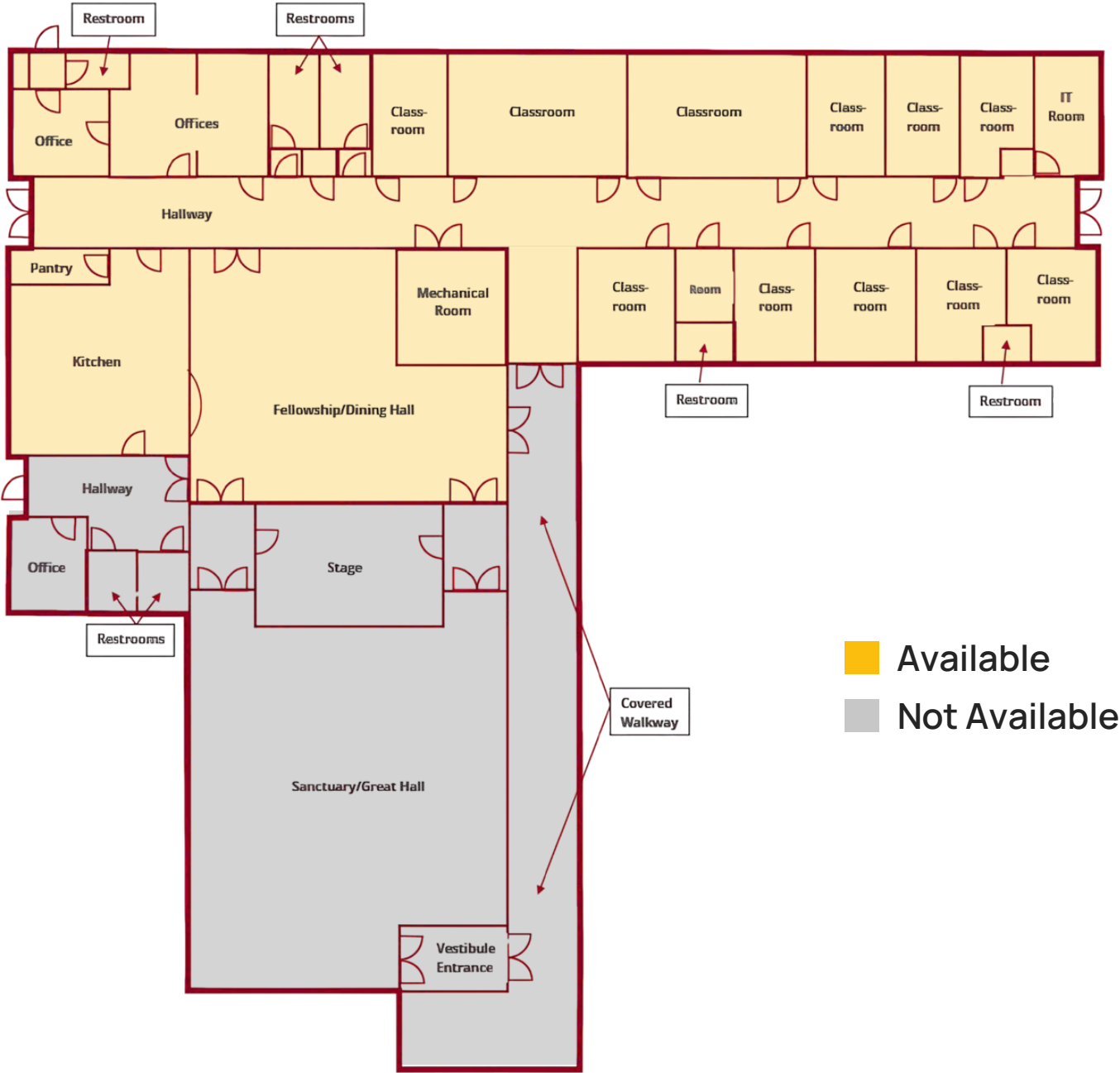








Floor Plan





8,670
AADT

SUBJECT PROPERTY

**DOLLAR
GENERAL®**



Public & General



LIBRARY
PARTNERSHIP



6,035
AADT

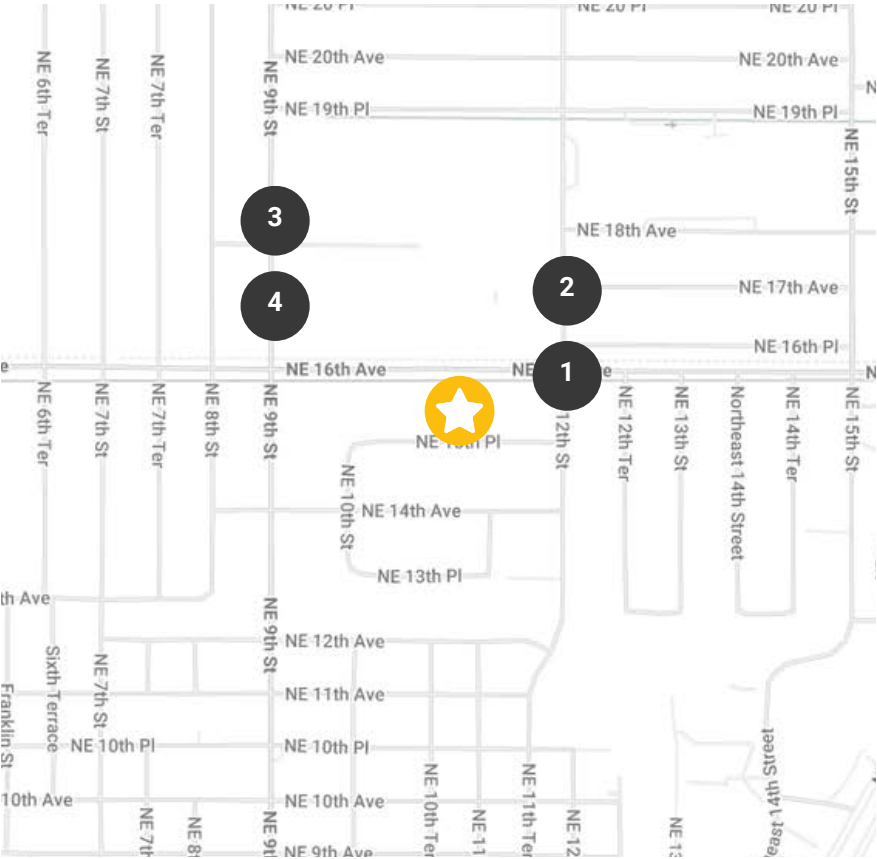


SUBJECT
PROPERTY



Demographic and Traffic Count Report

No	Street	Cross Street	Distance from Property	Count Year	Avg Daily Volume
1	Northeast 16th Avenue	NE 12th St	0.04 Miles E	2025	8,670
2	NE 16th Ave	NE 12th St	0.04 Miles E	2024	9,172
3	Northeast 9th Street	NE 18th Ave	0.01 Miles N	2025	6,035
4	NE 9th St	NE 18th Ave	0.01 Miles N	2024	6,083



Demographic Category	1-Mile Radius	3-Mile Radius	5-Mile Radius
2025 Population	9,305	66,281	134,386
2030 Population Projection	9,711	68,348	138,836
Annual Growth 2020–2025	5.92%	2.50%	2.24%
Annual Growth 2025–2030	4.36%	3.12%	3.31%
Median Household Income*	\$64,366	\$39,796	\$47,752
Owner Occupied Housing*	51.78%	34.77%	36.86%
Renter Occupied Housing*	48.22%	65.23%	63.14%
Avg Household Income	\$80,026	\$61,678	\$71,372

About Gainesville, FL

Gainesville, Florida, anchored by the prestigious University of Florida, offers a dynamic and stable investment environment supported by a diverse economy driven by education, healthcare, and emerging technology sectors. The university's presence cultivates a highly educated workforce, fuels innovation, and generates consistent demand for housing, retail, and professional services. Gainesville's strong medical infrastructure, led by UF Health, along with a growing startup ecosystem emerging from university research and entrepreneurship programs, continues to attract residents, businesses, and investors seeking long-term growth opportunities. **The city's relatively affordable cost of living compared to larger Florida metropolitan areas** further enhances its appeal, while its commitment to sustainable development and infrastructure improvements positions the region for continued economic expansion. **Major commercial projects such as Butler Plaza's transformation into one of Florida's largest retail power centers, featuring national retailers including Lowe's, Walmart, Target, Best Buy, Sam's Club, and Publix, have significantly strengthened the local economy and expanded employment opportunities.**

Continued growth is being supported by a range of residential, mixed-use, and infrastructure developments throughout the region. **The proposed Newberry Village project, spanning approximately 87 acres along West Newberry Road, would introduce around 730 residential units and over 277,000 square feet of retail space,** further stimulating economic activity and population growth. **Infrastructure investments, including highway expansions, transportation modernization, and ongoing enhancements to the Regional Transit System (RTS), have improved connectivity and accessibility across the area.** Urban revitalization efforts such as the expansion of Santa Fe College's Charles L. Blount Center, including the addition of Blount Hall and business incubation facilities, support workforce development and entrepreneurship. Meanwhile, Alachua County's East Gainesville initiatives, including the East Gainesville Legacy Project, continue to promote housing development and community investment. Combined with Florida's broader population growth trends and ongoing affordable housing efforts, **these developments reinforce Gainesville's position as an attractive market for residents, businesses, and investors alike.**



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OFFERING MEMORANDUM

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