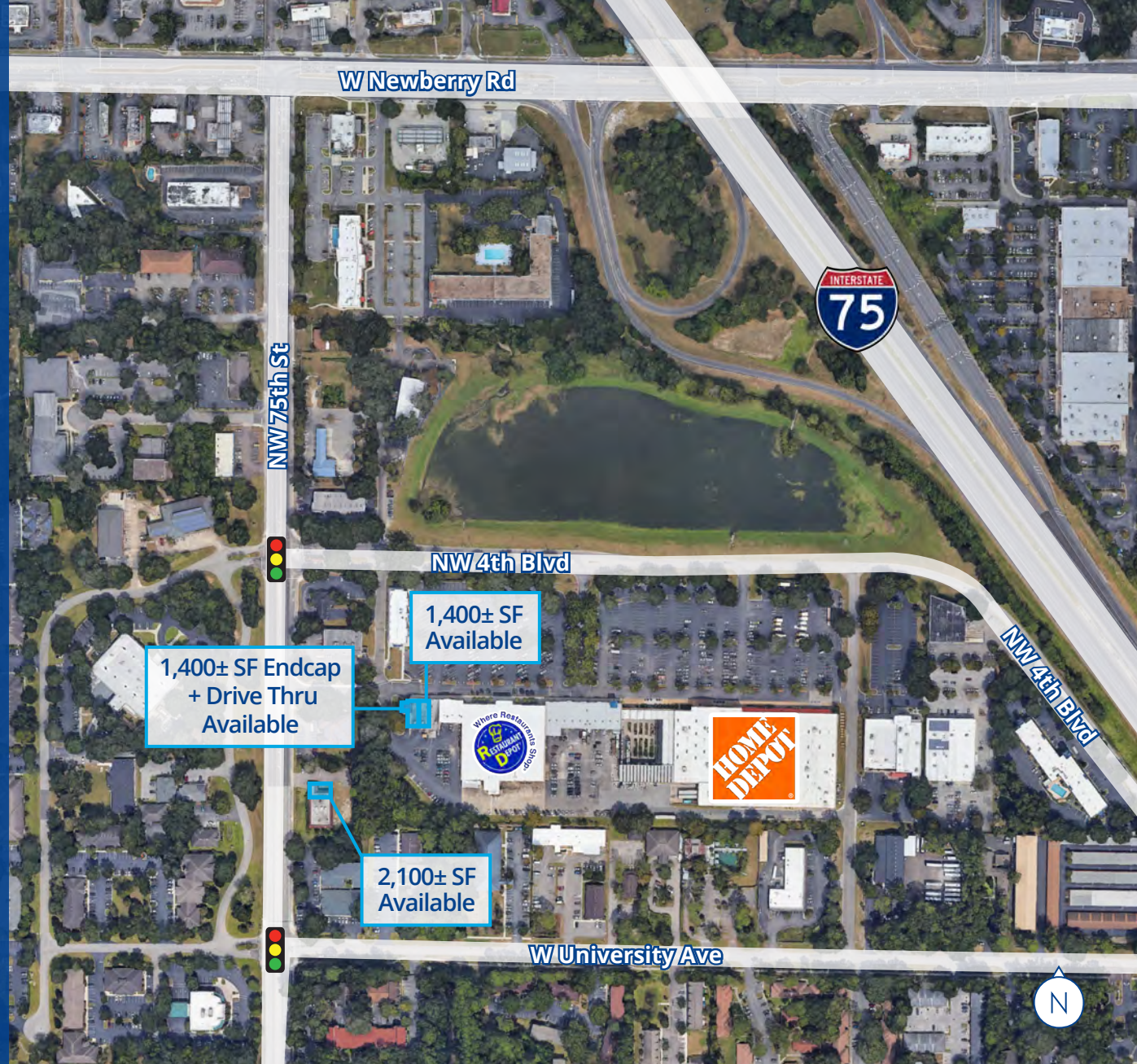




FOR LEASE

# Tower Center Shopping Plaza

Gainesville, FL



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# Property Overview

Tower Center boasts a terrific location with direct access to I-75 and in very close proximity to the Oaks Mall, North Florida Regional Medical Center and Tower Hill Office Park. Bring your business and join established retailers such as Home Depot, Restaurant Depot, Pizza Hut, Martin's Appliance, MTG Barbers, Latin Food Blessing, Gainesville Wine & Spirits, Harvest Thyme Xpress and many more.

## Lease Availability:

- **Suite 7337** 1,400± SF Retail/Office
- **Suite 7341** 1,400± SF End Cap with Drive Thru
- **Suite 10 on Tower Rd** 2,100± SF 2nd Generation Restaurant  
*View the brochure for this space here.*

## Property Highlights



On-building signage



Ample parking



Easy access to Tower Rd, I-75 and Newberry Rd Corridor



AADT (Tower Road): 27,000



# Property Details

7337 NW 4th Blvd. | Suite 7337



**Suite Size** 1,400± SF  
**Lease Rate** \$22/SF NNN  
**Pass Thrus** \$7.90/SF  
**Description** 1,400± SF of open retail space with a small office and restroom in rear of space.

Available now.

7341 NW 4th Blvd. | Suite 7341



**Suite Size** 1,400± SF End Cap  
**Lease Rate** \$24/SF NNN  
**Pass Thrus** \$7.90/SF  
**Description** 1,400± SF end cap retail space with a covered drive thru. Drive thru has both a sliding door and window. This space can be combined with the adjacent 1,400± SF if more room is required for business needs.

Available January 1, 2025.

209 NW 75th St. (Tower Rd.) | Suite 10



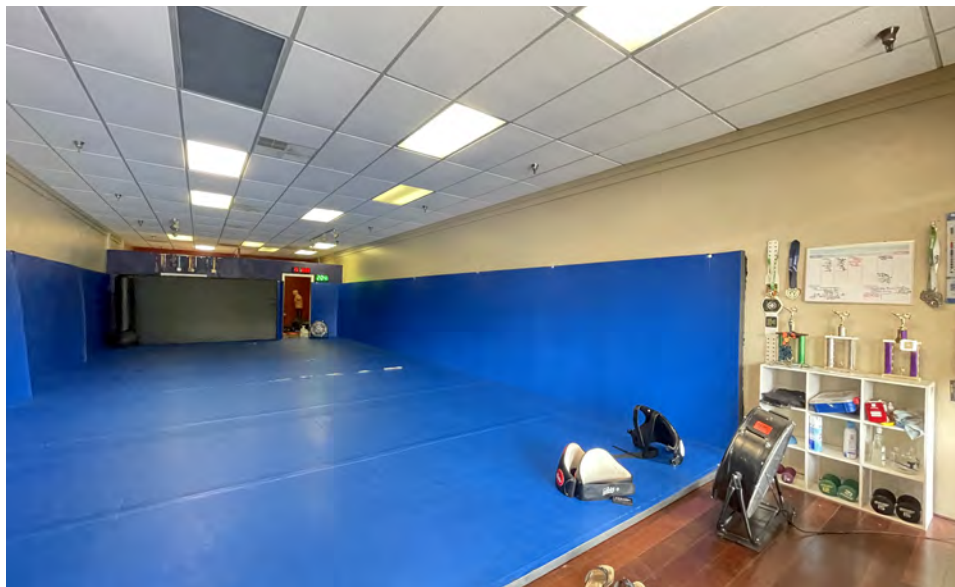
**Suite Size** 2,100± SF  
**Lease Rate** \$35/SF NNN  
**Pass Thrus** \$7.90/SF  
**Description** Turn-key 2nd generation restaurant with drive-thru and 300± SF covered patio.

Location, location, location! It doesn't get any better than this! Enjoy 2,100± SF of retail space in a brand new 7,000± SF building with direct Tower Rd frontage and 27,000+ AADT. Great visibility for your business with on-building signage. Join Huddy's Escape and Paper Bag Deli in this fantastic location. Click the link below for more space details.

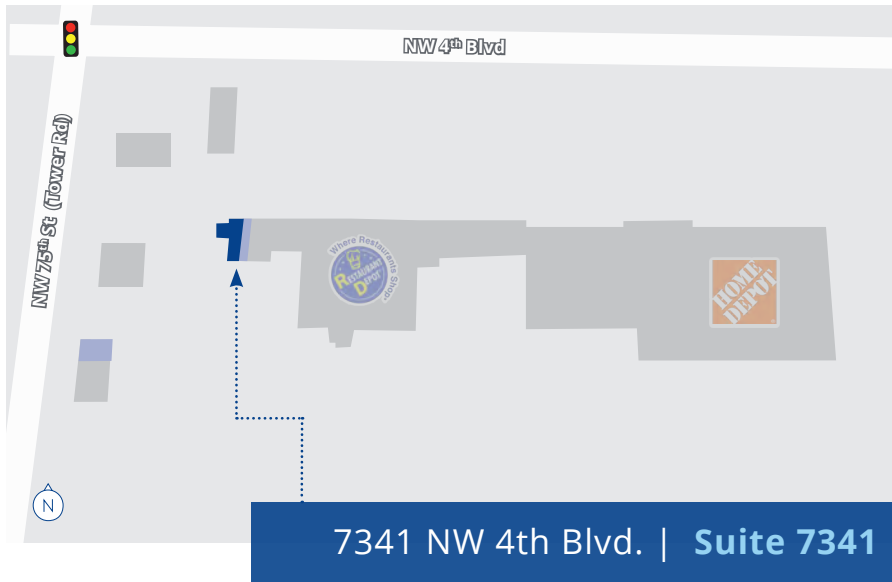
[View The Brochure](#)



# Interior Photos

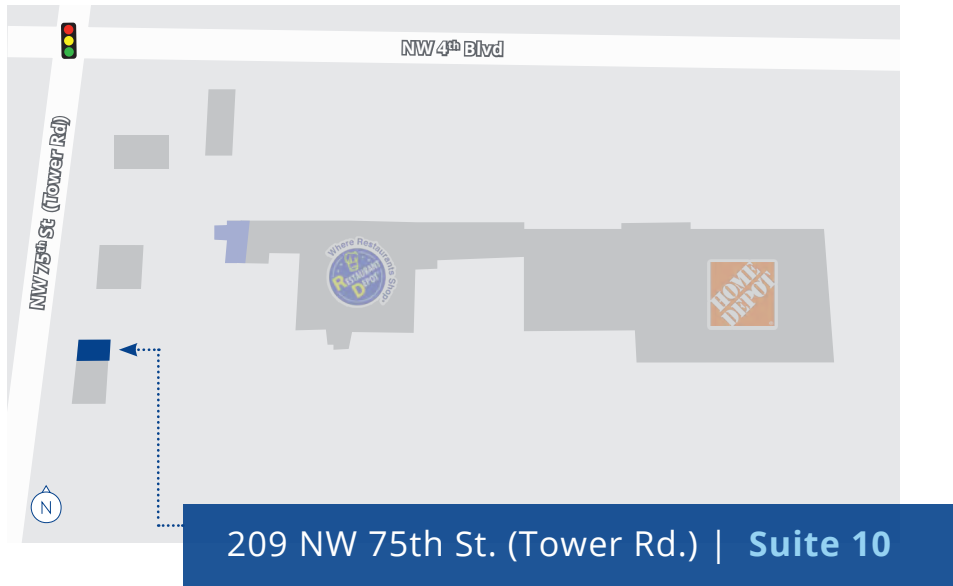


# Exterior Photos





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# Trade Aerial

**Newberry Square**

**Newberry Crossing**

**Publix at Millhopper**

Gainesville High School  
1,950 students

Buchholz High School  
2,295 students

North Florida Regional Medical Center  
414 beds

**Oaks Mall**

20,500± AADT

Newberry Rd

**Tower Center**

W University Ave 29,500± AADT

43,500± AADT

SW 34th St

NW 16th Ave

NW 13th St

17,400± AADT

51,000± AADT

68,500± AADT

53,000± AADT

75

SW Archer Rd

34th Street Plaza

Butler Plaza

Celebration Pointe

Haile Publix

Butler North

Plaza Royale

petco

ULTA

Oak Hall School

798 students

UF

UNIVERSITY OF FLORIDA

Total Enrollment: 55,862

Employee Count: 15,035

UF Health Shands Hospital

425 beds

34th Street Plaza

Advance Auto Parts

metro

CRACKCH

SUPERCUTS

Butler Town Center

WHOLE FOODS

P.F. CHANG'S

grub

SEPHORA

BURGERFI

Butler Plaza

OfficeMax

TARGET

REGAL CINEMAS

PET SMART

Starbucks

Publix

Celebration Pointe

REGAL CINEMAS

hotel INDIGO

NIKE

Fast to Shops

Butler North

ALDI

Sams Club

LOWE'S

Ashley HOMESTORE

DICK'S SPORTING GOODS

Marshalls

Walmart

Plaza Royale

Moe's

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**Area Demographics | 5-Mile Radius**



2024  
Population

**161,606**



2029 Projected  
Population

**164,969**



2024 Average  
Household Income

**\$99,410**



2029 Projected Avg.  
Household Income

**\$116,692**

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