

Colonial Square

Retail Spaces for Lease

3739, 3741 & 3749 W University Ave | Gainesville, FL 32607

Suite 3739: 923± SF | **Lease Rate:** \$18/SF NNN

Suite 3741: 923± SF | **Lease Rate:** \$18/SF NNN

Suite 3749: 1,787± SF | **Lease Rate:** \$22/SF NNN



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Property Details

Space for Lease in Colonial Square Shopping Plaza

Colonial Square is located on W University Avenue/ SW 2nd Avenue directly across from Ballyhoo Grill. Your business can benefit from the direct visibility and signage that sees more than 31,500 vehicles per day. All suites include open space, restroom and rear access. The open floor plans allow for maximum flexibility and various uses.

There is on-building signage, monument signage and ample parking for all. Come join Sacred Leaf, Tiffany Nails, Peppinos, Randy's Haircuts, Ace Hardware, Pellusa's Pet Grooming and 108 Vine who call this well-located plaza home!



Monument &
On-Building
Signage



Zoned MU1
(Multi Use)



Excellent
Visibility
(31,500 AADT)

Suite	Size	Lease Rate
#3739	923± SF	\$18/SF NNN
#3741	923± SF	\$18/SF NNN
#3749	1,787± SF (End Cap)	\$22/SF NNN



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Property Highlights

- Great location on busy W. University Avenue
- High traffic counts with great visibility
- Open floor plans
- Suites 3739 and 3741 can be combined for larger space
- Ample parking
- Premium end-cap suite available
- 1.5 miles to the University of Florida
- 2.4 miles to I-75
- Monument and on-building signage

108 VINE

TIFFANY
NAILS

RANDY'S
HAIRCUTS

PELLUSA'S
PET
GROOMING

Peppino's
PIZZA & PASTA

Suite 3739

Suite 3741

Sacred Leaf

Suite 3749

W. University Avenue

31,500± AADT

Suite Details

SUITE #3739



Suite Size 923± SF
Lease Rate \$18/SF NNN
Description Formerly a plant shop, Suite 3739 offers abundant natural light through its expansive storefront windows, creating a bright and welcoming atmosphere. The floor plan is primarily open, complemented by a convenient restroom and storage closet, and includes direct rear access.

For tenants seeking additional square footage, Suite 3739 can potentially be combined with neighboring Suite 3741 to create a larger, more versatile space.

SUITE #3741



Suite Size 923± SF
Lease Rate \$18/SF NNN
Description Situated next to Suite 3739, this space was previously used as an appointment-only fitness studio and offers a clean, light-filled interior with prominent storefront windows. The layout features a spacious open room, along with a private restroom, storage closet and convenient rear building access.

For businesses requiring more square footage, Suite 3741 can be combined with Suite 3739 to create a larger, highly adaptable space.

SUITE #3749



Suite Size 1,787± SF
Lease Rate \$22/SF NNN
Description Suite 3749 offers the premier end-cap location within this well-positioned in-line shopping center, providing excellent visibility enhanced by bright red awnings and expansive storefront windows. Natural light fills the interior, creating an inviting atmosphere ideal for many different retail uses.

The space features a flexible open layout at the front and along the left-hand side, giving tenants freedom to customize for displays, workstations or customer seating. On the right-hand side, the existing cashier and clerical buildout allows for immediate operational use.

Adding to its appeal, the suite includes a florist's cooler with a stylish front-facing display case that greets customers as they walk in—perfect for tenants who can benefit from product presentation or refrigerated display.

This highly visible, versatile space is ideal for a wide variety of retail or service-oriented businesses.

Photo Gallery

Interior

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SUITE #3739



SUITE #3741



SUITE #3749



Location



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Contact Us

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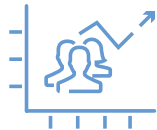
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Area Demographics

Source: ESRI Business Analyst



**Population
(2024)**



**Population
Projection (2029)**



**Average Household
Income (2024)**



**Projected Average
Household Income (2029)**

1 Mile

6,720

6,730

\$93,486

\$110,497

3 Mile

111,870

112,716

\$69,556

\$81,624

5 Mile

188,938

189,824

\$83,897

\$98,868

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