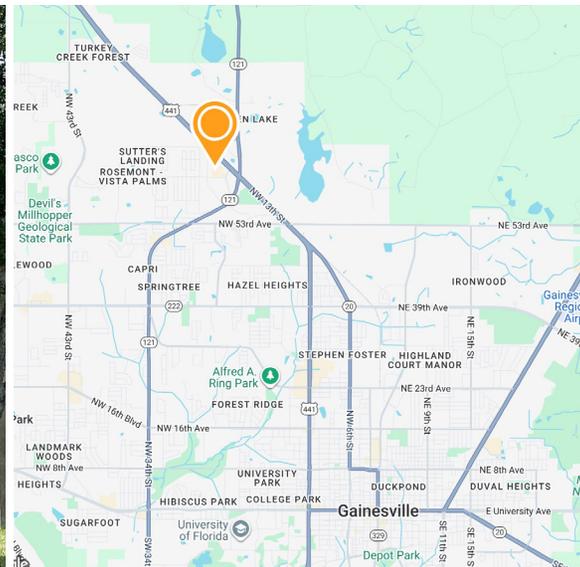


OAKWOOD COMMONS

6250 NW 23rd Street, Gainesville, FL 32653

FOR LEASE



PROPERTY OVERVIEW

- » **SPACE AVAILABLE: 900 SF - 35,800 SF | 0.62 AC Outparcel for Ground Lease**
- » Strategically positioned in Gainesville, just 4.9 miles from the University of Florida
- » Located at the corner of US 441 (29,000 AADT) and 34th Street (11,000 AADT)
- » Shadow anchored by Walmart
- » Nearby national retailers include:



Walmart



DOLLAR TREE



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,364	37,560	103,517
Households	2,780	16,754	42,208
Daytime Pop.	5,344	25,948	91,217
Ave. HH Income	\$108,675	\$113,200	\$101,934



RICKY OSTROFSKY (LEAD)
REGIONAL MANAGING DIRECTOR

📞 904.899.0315

✉️ Ricky.Ostrofsky@FranklinSt.com

KAELYN CASSIDY
SENIOR ASSOCIATE

📞 904.899.0318

✉️ Kaelyn.Cassidy@FranklinSt.com



SUITE	OCCUPANT	SF
1	CONVENIENCE STORE	1,200
2	AVAILABLE	900
3	AVAILABLE	900
4	CHINA EXPRESS	1,800
7	DISCOUNT IMPORTS	2,100
8	AVAILABLE	35,800
9-10	COSMOPROF	2,400
11	AVAILABLE	1,200
12	AVAILABLE	8,580
13-14	AVAILABLE	2,100
15-16	AVAILABLE	1,800
17	AVAILABLE	1,500
18-20	QUALITY GLASS GOODS	2,750
21	KIRSPASH	3,250
OP 1	MOD WASH	
OP 2	DOLLAR TREE	
OP 3	DUNKIN DONUTS	
OP 4A	AVAILABLE	0.62 AC
OP 4B	SHERWIN WILLIAMS	



