



For Lease | Retail/Flex Space Available

607 NW 13th Street | Gainesville, FL 32601

Total: 2,070± SF Retail/Showroom: 820± SF Warehouse: 1,250± SF



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Colliers
104 SW 6th Street
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Property Details

Address	607 NW 13th Street Gainesville, FL 32601
Market	Gainesville
Submarket	Midtown
Parcel #	14061-000-000
Zoning	BA
Size	Retail/showroom (820± SF) Warehouse (1,250± SF)
Year built	1960
Tenancy	Single
Clear height	15'
Parking ratio	2.69/1,000 SF
Lot size	0.25 AC
Opportunity Zone	Yes
Frontage	51' on NW 13th Street

Lease Rate:
Negotiable

Prime Commercial Property for Lease

Colliers

Exceptional Location, Unmatched Visibility

Welcome to **607 NW 13th Street**, a premier commercial property strategically situated on one of Gainesville's main north-south arteries. This prime location is just six blocks from the University of Florida, making it a hub of activity and the perfect spot for your business. With over 5,000 beds of new student housing developments nearby, this property is at the heart of a thriving community.

Key Features

Proximity to University of Florida: Just a short walk from the campus, home to 55,000 students, offering a steady stream of potential customers.

Nearby Student Housing: Close to The Standard (1,200 beds), Theory Gainesville (861 beds), Hub on 3rd (661 beds) and several other student-oriented residences.

High-Traffic Area: Located on NW 13th Street, a main thoroughfare leading to the University of Florida and UF Health, ensuring maximum visibility.

Nationally-Known Brands: Close to Publix, Starbucks, Chick-fil-A, and adjacent to New Scooters 4 Less, one of the top scooter dealerships in the country.

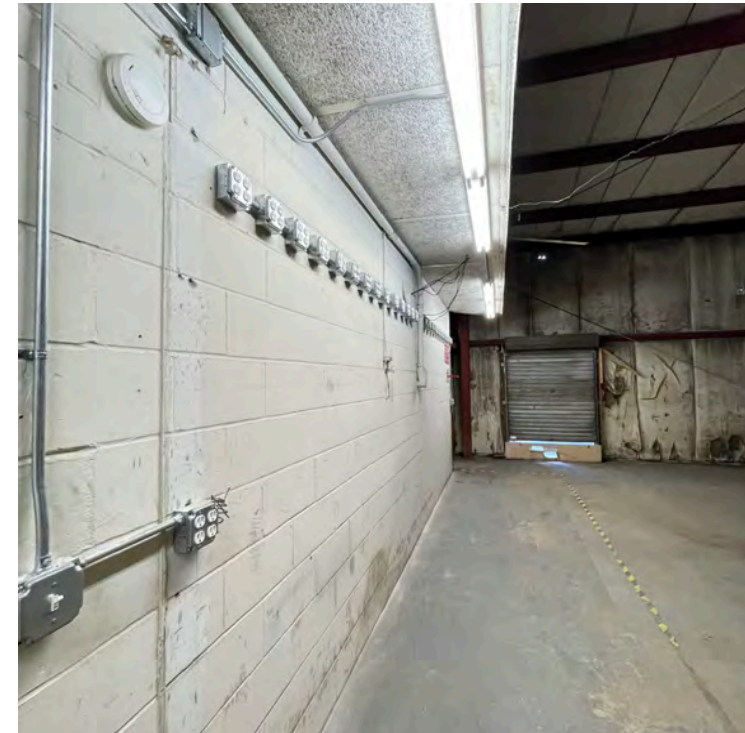


Photo Gallery | Retail/Showroom



Ideal for Retail,
Showroom or
Service-Oriented
Businesses

Take advantage of this unique opportunity to position your business in one of Gainesville's most dynamic and high-traffic locations. Whether you are looking to attract the bustling student population or the local community, 607 NW 13th Street offers the perfect blend of convenience, visibility and modern amenities.



Property Highlights



Retail Frontage

Excellent exposure on the 13th Street corridor.



Convenient Storage

Features a 10' x 10' roll-up door suitable for storage and deliveries, along with a separate pedestrian door for easy exterior access.



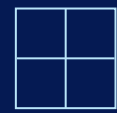
Modern Amenities

The retail/showroom area boasts new vinyl plank flooring, a newer AC unit, a new roof, and insulation.



Functional Space

Includes a breakroom counter with cabinetry, a sink and space for a refrigerator.



Bright and Inviting

Large glass display windows at the front of the building allow for an abundance of natural light, creating a welcoming atmosphere for customers.

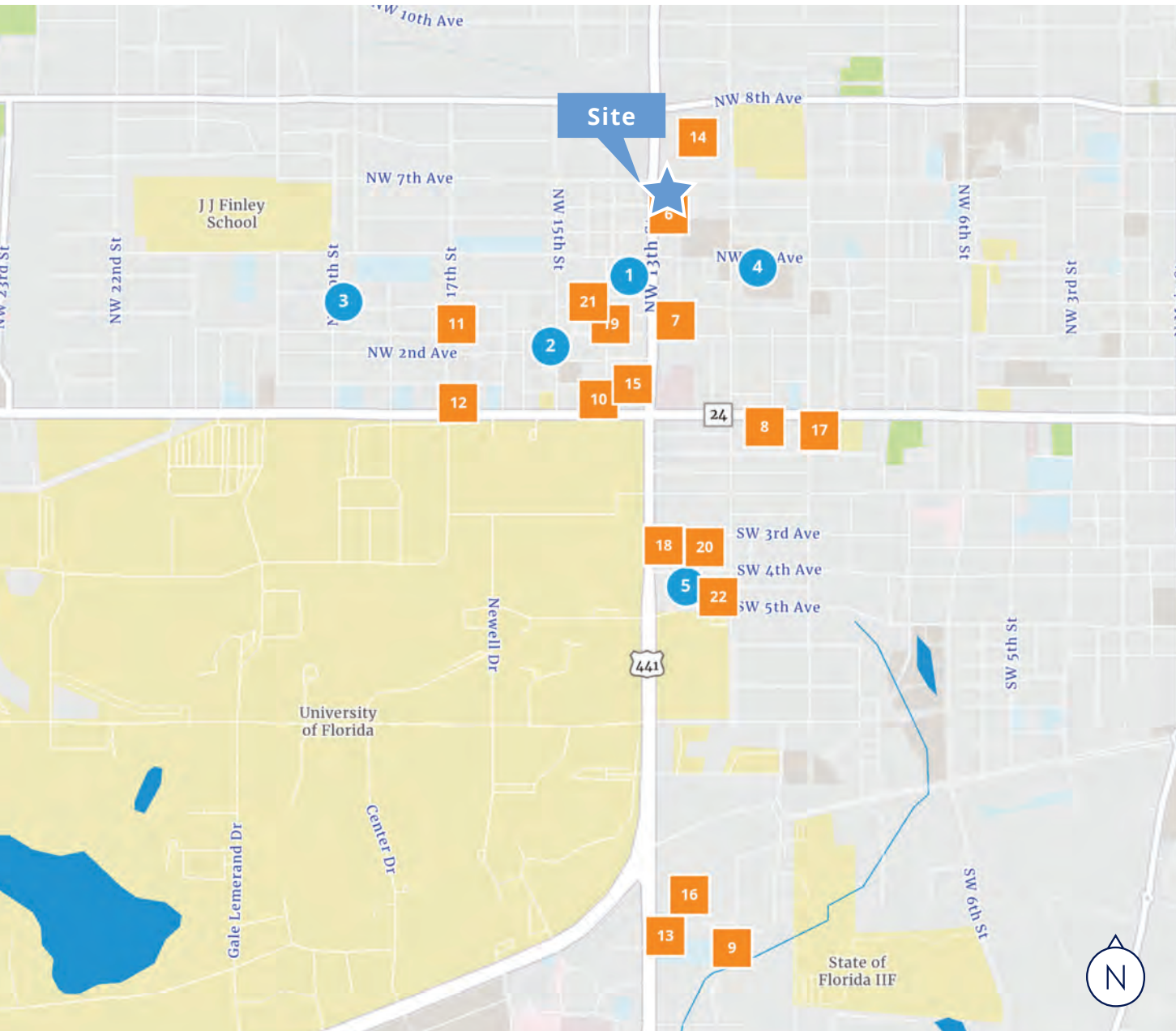
Location



Aerial View



Area Development



- 1 Planned 145 unit development
- 2 Planned 33 unit development
- 3 Planned 18 unit development
- 4 Planned 27 unit development
- 5 Planned 8 story, 232 unit development
- 6 Theory - 861 beds
- 7 Hub on 3rd Avenue - 661 beds
- 8 Hub on University Ave - 398 beds
- 9 The Griffin - 5 stories, 85 units
- 10 UFORA - Opening Fall 2023
- 11 College Park at Midtown
- 12 Stadium House - 5 stories
- 13 Lark Gainesville
- 14 Alright - 584 beds
- 15 The Standard at Gainesville - 1,200 beds
- 16 Wildflower
- 17 Evolve - 563 beds
- 18 Social 28 - 592 beds
- 19 Jackson Square
- 20 The Courtyards
- 21 Nantucket Walk
- 22 1200 on 5th - 8 stories

Source: gainesvillefl.maps.arcgis.com



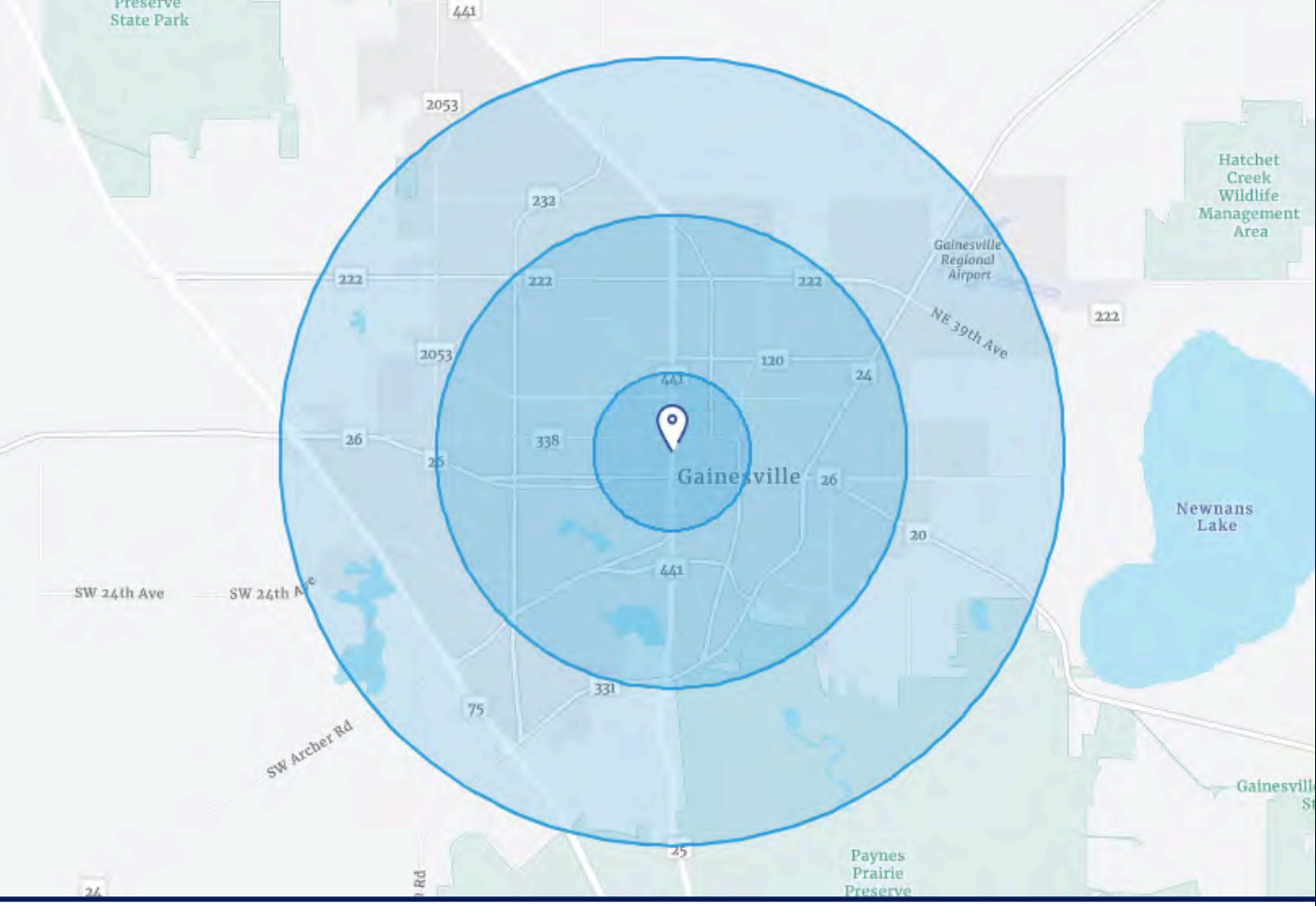
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Area Demographics

Source: ESRI Business Analyst



	Population (2024)	Population Projection (2029)	Average Household Income (2024)	Projected Average Household Income (2029)
1 Mile	23,546	23,282	\$45,307	\$55,357
3 Mile	95,673	95,063	\$66,631	\$79,605
5 Mile	165,224	165,610	\$71,845	\$85,428

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