

FOR LEASE

Turnkey Stationary Food Truck at Midpoint Park & Eatery

931 SW 2nd Avenue | Gainesville, FL 32601



**MIDPOINT PARK
— & EATERY —**

Size:

8 feet x 28 feet

Lease Rate:

~~\$3,000/month NNN~~

\$2,500/month NNN

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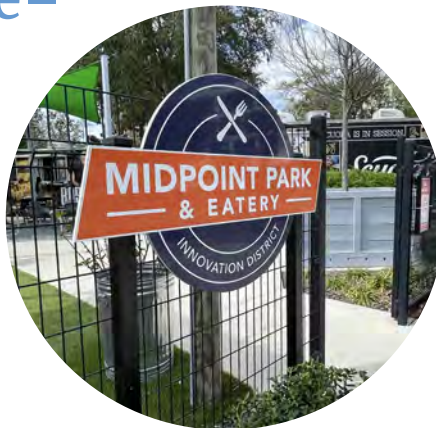
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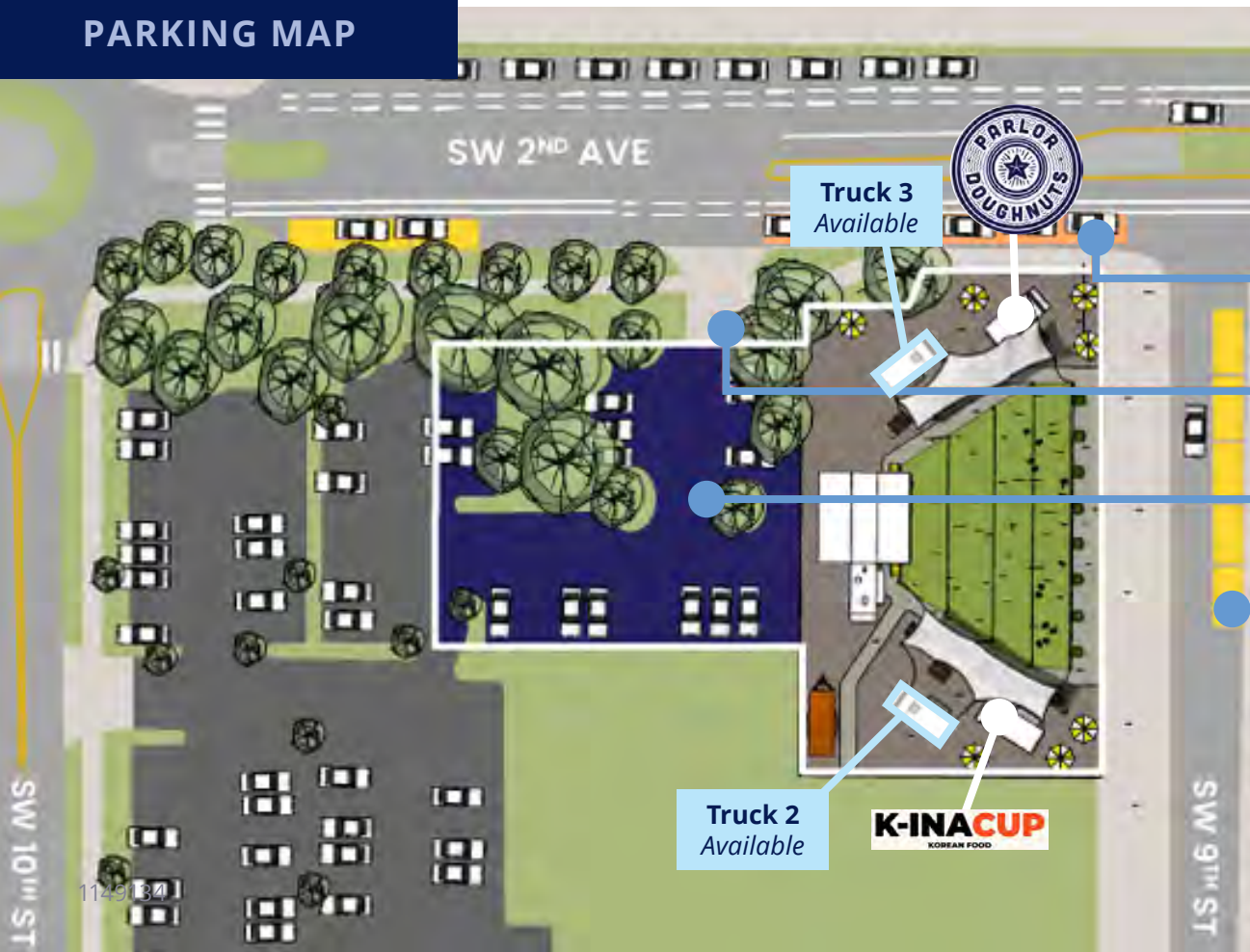
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Fired Up & Ready to Serve— A Turnkey Opportunity

Don't miss this exciting opportunity to launch your restaurant concept in one of Gainesville's most vibrant culinary destinations! Available for lease at just ~~\$3,000~~ \$2,500/month plus, this fully equipped, stationary "food truck" style kitchen offers a unique and cost-effective way to run your restaurant without the overhead of a traditional brick-and-mortar space.



PARKING MAP



WHY CHOOSE MIDPOINT PARK & EATERY?

- **Turnkey Ready:** Your 8' x 28' space comes with brand-new kitchen appliances and equipment—just bring your ingredients and start cooking!
- **Customizable Exterior:** Stand out with custom wrap signage to showcase your brand.
- **Designed for Efficiency:** Perfect for teams of 2-4 chefs, with flexible layouts to optimize your cooking and storage needs.
- **Lower Overhead:** Enjoy reduced operational costs compared to a traditional restaurant while reaching a large customer base.

5-minute pickup parking only
(shown in orange)

Free parking entrance

Free on-site parking

Metered parking
(shown in yellow)



Photo Gallery



A Comfortable & Engaging Dining Atmosphere



80-Seat Outdoor Dining Area

Shaded, fan-cooled seating ensures a comfortable experience for your guests.



Prime Location

Less than one mile from the University of Florida campus and Gainesville's Downtown District, drawing both students and professionals.



Ample Parking

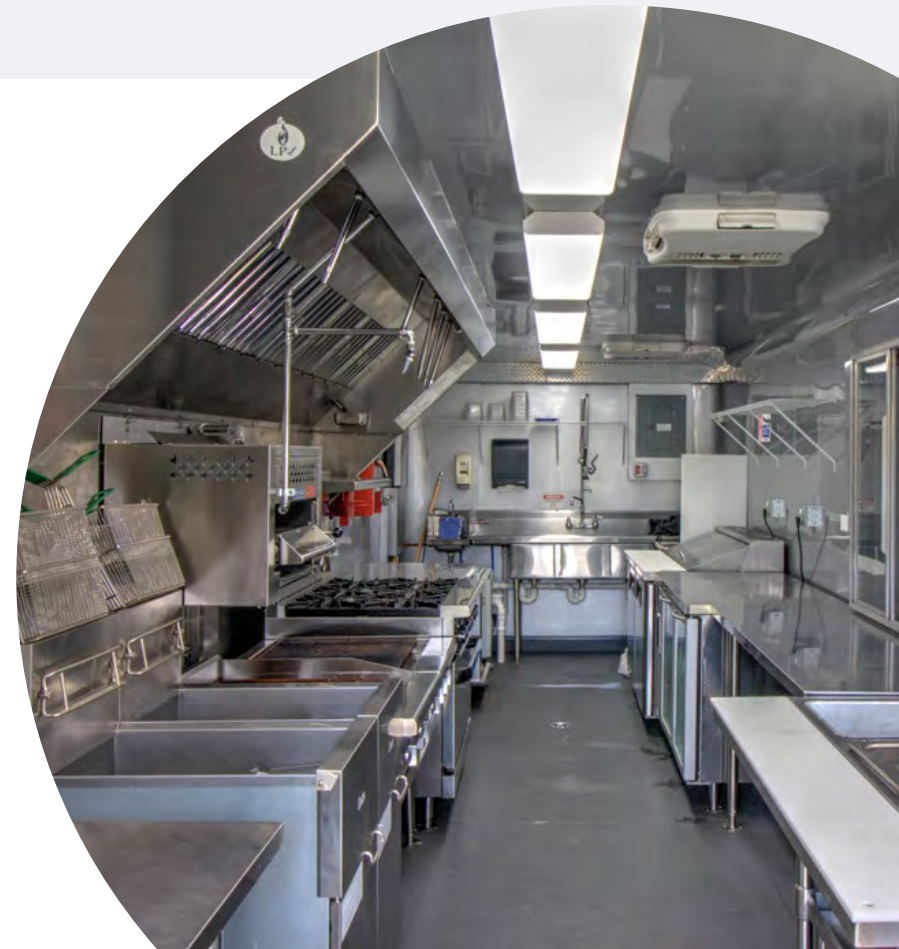
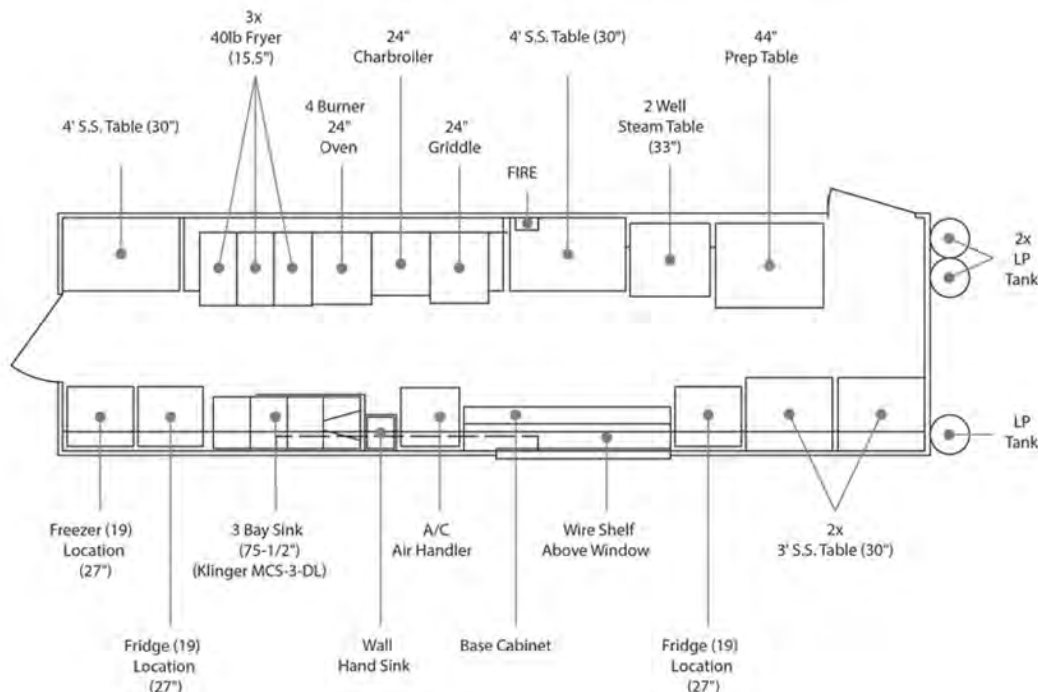
Includes free parking, paid street parking and 5-minute pickup zones for to-go orders.



On-Site Property Management & Restrooms

A worry-free experience with well-maintained amenities for you and your customers.

FLOOR PLAN



Built-In Marketing & Business Growth



Collaborative Branding & Marketing:

Get featured on the Midpoint Park & Eatery and Innovation District websites and social media platforms.

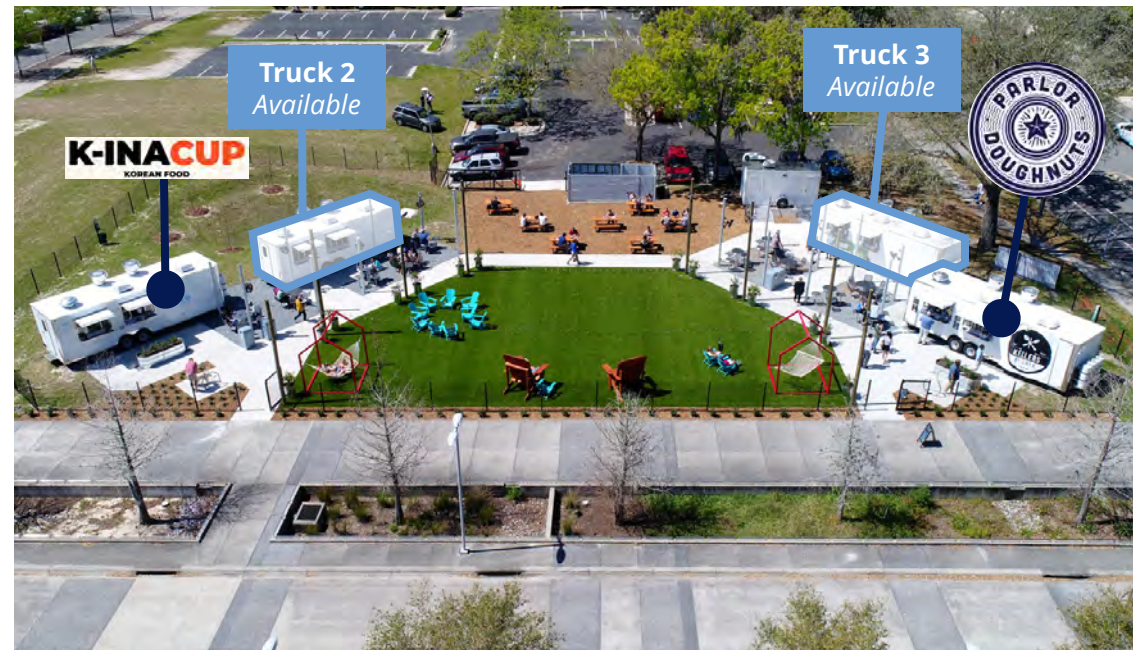


Alcohol & Liquor License Opportunity:

Unlike most food trucks, tenants can apply for alcohol and liquor licenses, boosting appeal for the surrounding professional and college crowd.

BUSINESS BY THE NUMBERS

- 80+ Companies in Innovation District
- 1,600+ Employees working within walking distance
- 27k+ Employees at UF (less than 1 mile away)
- 22k+ Employees at UF Health Hospitals (1.5 miles away)
- 50k+ Students at UF (less than 1 mile away)

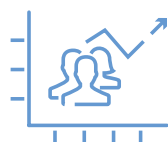




104 SW 6th Street
Gainesville, FL 32601
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Area Demographics

Source: ESRI Business Analyst, 2024



	Population (2024)	Population Projection (2029)	Average Household Income (2024)	Projected Average Household Income (2024)
1 Mile	24,677	24,480	\$41,213	\$50,002
3 Mile	91,776	91,353	\$63,525	\$76,133
5 Mile	157,914	158,323	\$71,379	\$84,842

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