



FOR LEASE



Up to 5,000 SF Available
Ground Lease or Build-to-Suit
Retail Pad

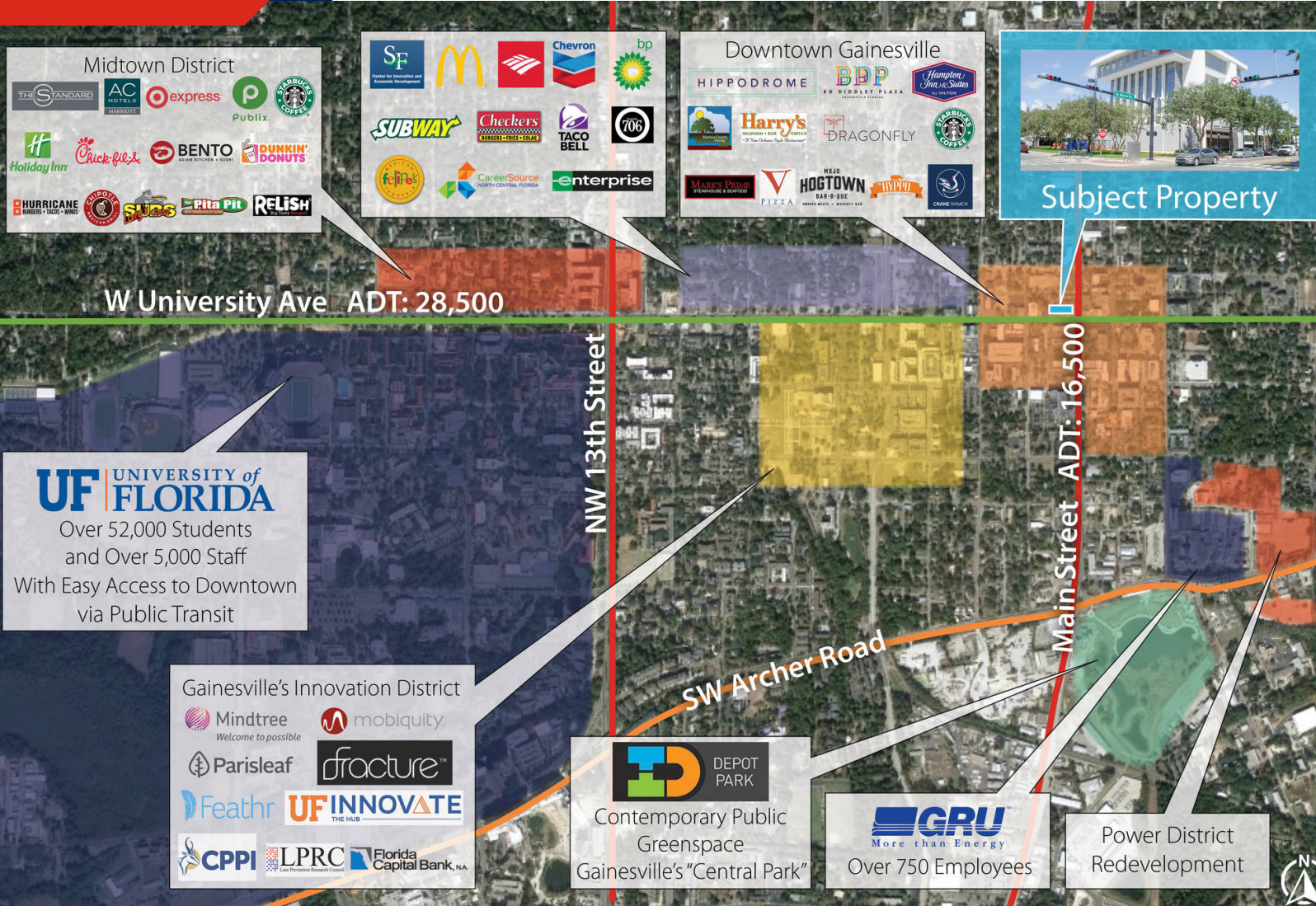
HIGHLIGHTS

- Outparcel available for ground lease or build-to-suit adjacent to the Wells Fargo building. This property offers a rare opportunity to break ground on a brand new space in Downtown Gainesville.
- The outparcel is zoned for mixed use and is 60 feet by 125 feet, or .17 acres, and could potentially support up to 5,000 SF of retail or restaurant space over two floors.
- The property is in a prime location in Downtown Gainesville, adjacent to a parking garage and a short walk from Bo Diddley Plaza, a large variety of daytime offices and a host of entertainment options.

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Aerial Map



Location

In the heart of
Downtown Gainesville



Features

Up to 5,000 SF of retail
or restaurant space



Proximity

Within walking distance to
restaurants and nightlife



Parking

Dedicated parking inside
an adjacent parking garage

Area Overview



Subject Property

NW 2nd Avenue

NW 1st Avenue

Gainesville.
Citizen centered
People empowered

ARCADEBAR

E University Avenue ADT: 18,700

LOOSEY'S
MARKET SOURCE
BAR & TABLE

CRANE RAMEN

paramount
grill

Alachua County
Florida

BDP
BO DIDDLEY PLAZA
GAINESVILLE FLORIDA

HIGH DIVE
LIVE AND MUSIC EVENTS

Five Star
Pizza

Future
Hotel

Main Street
Bar & Billiards
Est. 2009
108 S. Main St. Gainesville

Emiliano's
CAFE

Harry's
SEAFOOD • BAR • GRILLE
"A New Orleans Style Restaurant"

Hampton
Inn & Suites
by HILTON

WHITE
BUFFALO

MOJO
HOGTOWN
BAR-B-QUE
SMOKED MEATS • WHISKEY BAR

HYPPPO
SOFT ICE CREAMERY

SW 2nd Avenue

CLERK OF THE CIRCUIT COURT
ALACHUA COUNTY

Alachua
County
Courthouse

Main Street ADT: 16,500

Future Hotel

Starbucks

DRAGONFLY

MARK'S PRIME
STEAKHOUSE & SEAFOOD
RELISH
Big Tasty Burgers

Palomino

HIPPODROME



Downtown Wells Fargo Building

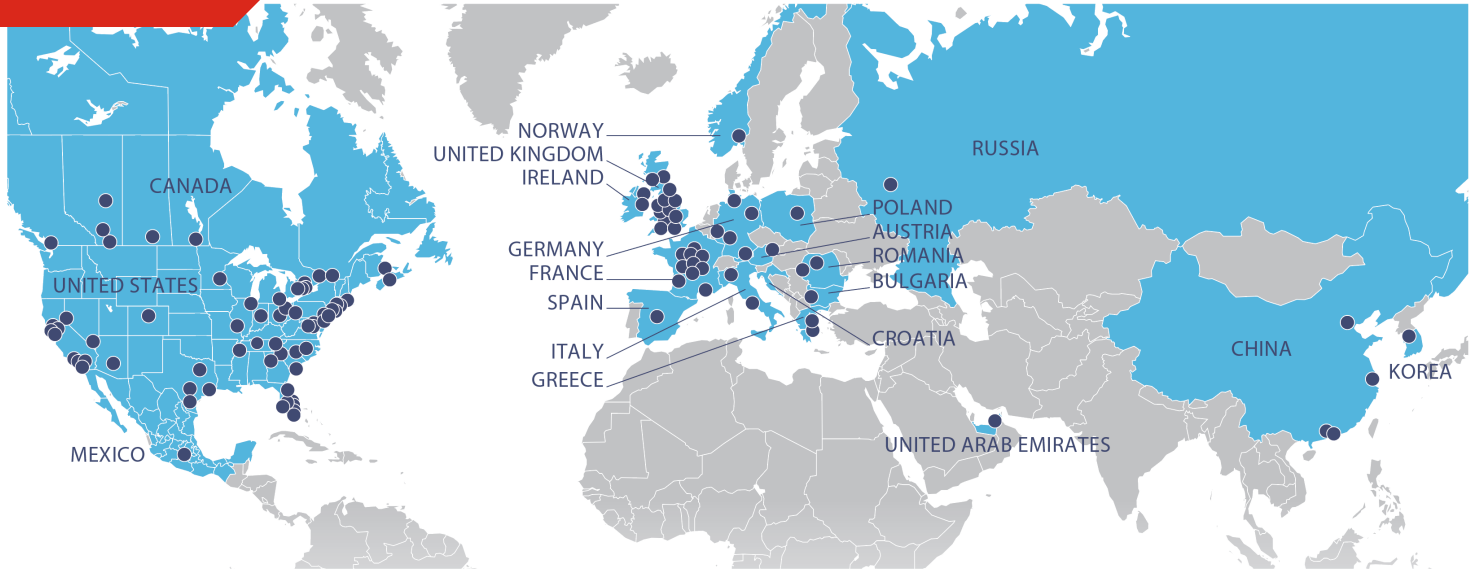
104 N Main Street, Gainesville, FL 32601

Site Photo



Subject Property

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