



Sun Center East Downtown

Retail/Flex Spaces Available For Lease

- Retail/flex spaces available for lease in the Sun Center East, adjacent to the Hippodrome, in the heart of downtown Gainesville.
- Spaces available include a 2,500 SF retail/office space with an attractive retail entry and showroom, large open area, seven offices and three restrooms plus a 7,790 SF unfinished flex space suitable for many uses including entertainment, fitness center, retail, restaurant, bar/nightclub and more.
- The property is located in the heart of downtown Gainesville, within walking distance to a bustling daytime workforce population fueled by City Hall, the Alachua County Courthouse, Innovation Square, the University of Florida, and GRU.
- Downtown also serves as a popular destination to both students and residents for night life entertainment, featuring Gainesville's best restaurants, concerts and events at the Hippodrome State Theatre, Bo Diddley Plaza and Depot Park, festivals and more!

For further information

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Property summary

Lease rate	2,500 SF space \$20/SF; 7,790 SF space negotiable
Lease type	Triple Net (NNN)
Available SF	2,500 SF & 7,790 SF
Zoning	Central City District (CCD)



Location
Located in the heart of downtown Gainesville



Population
130,815 people within a five mile radius



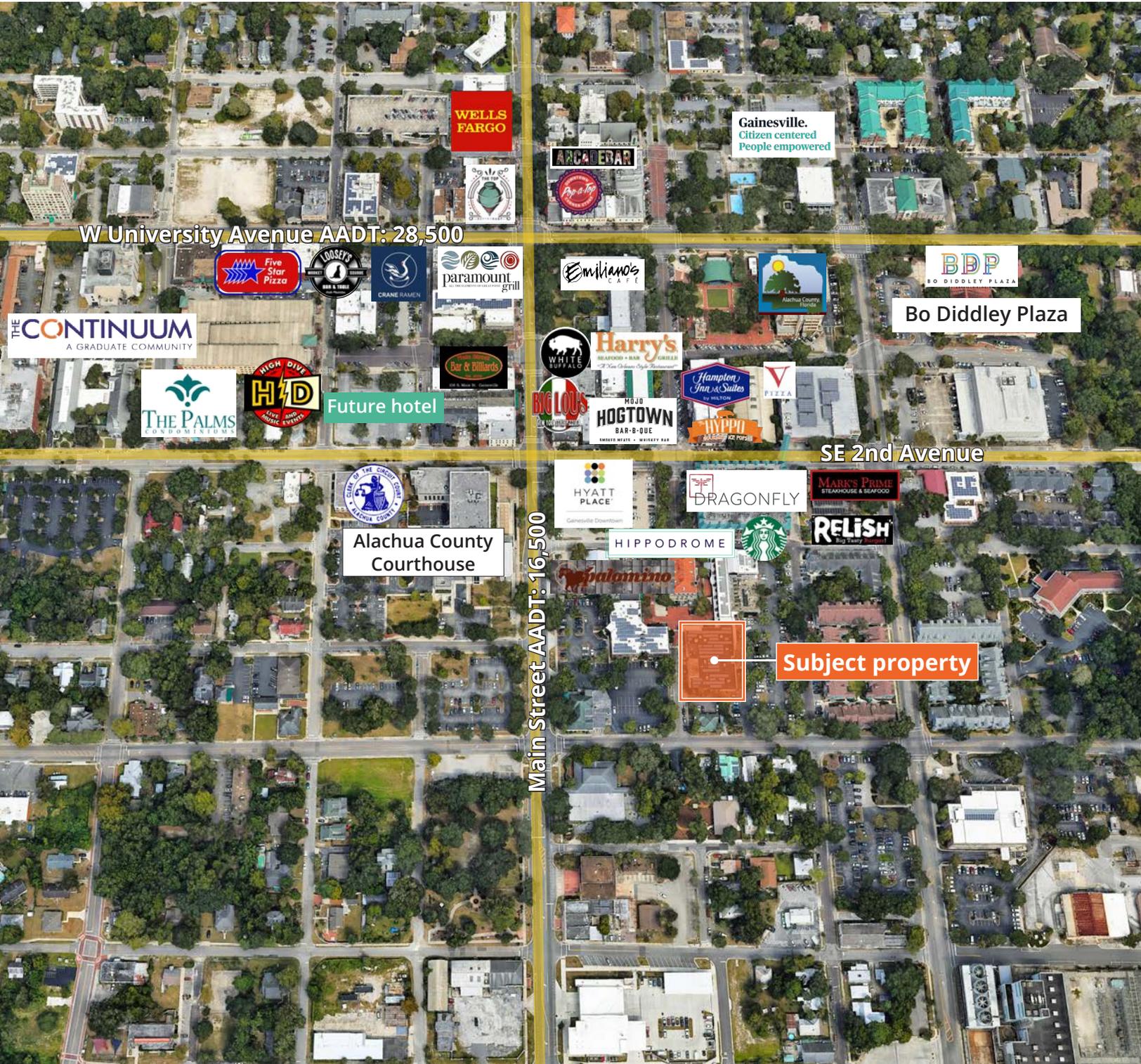
Proximity
Near many restaurants and lunch options



Parking
Convenient and free parking for patrons



Aerial map



Gainesville.
Citizen centered
People empowered

W University Avenue AADT: 28,500

Bo Diddley Plaza

Future hotel

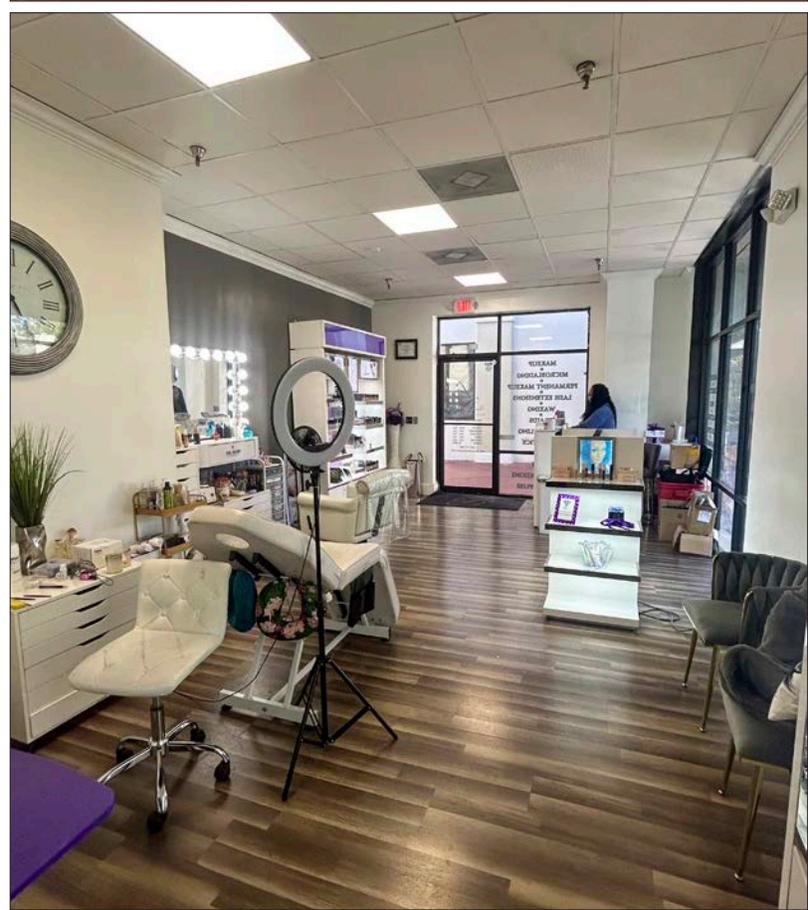
SE 2nd Avenue

Alachua County
Courthouse

Main Street AADT: 16,500

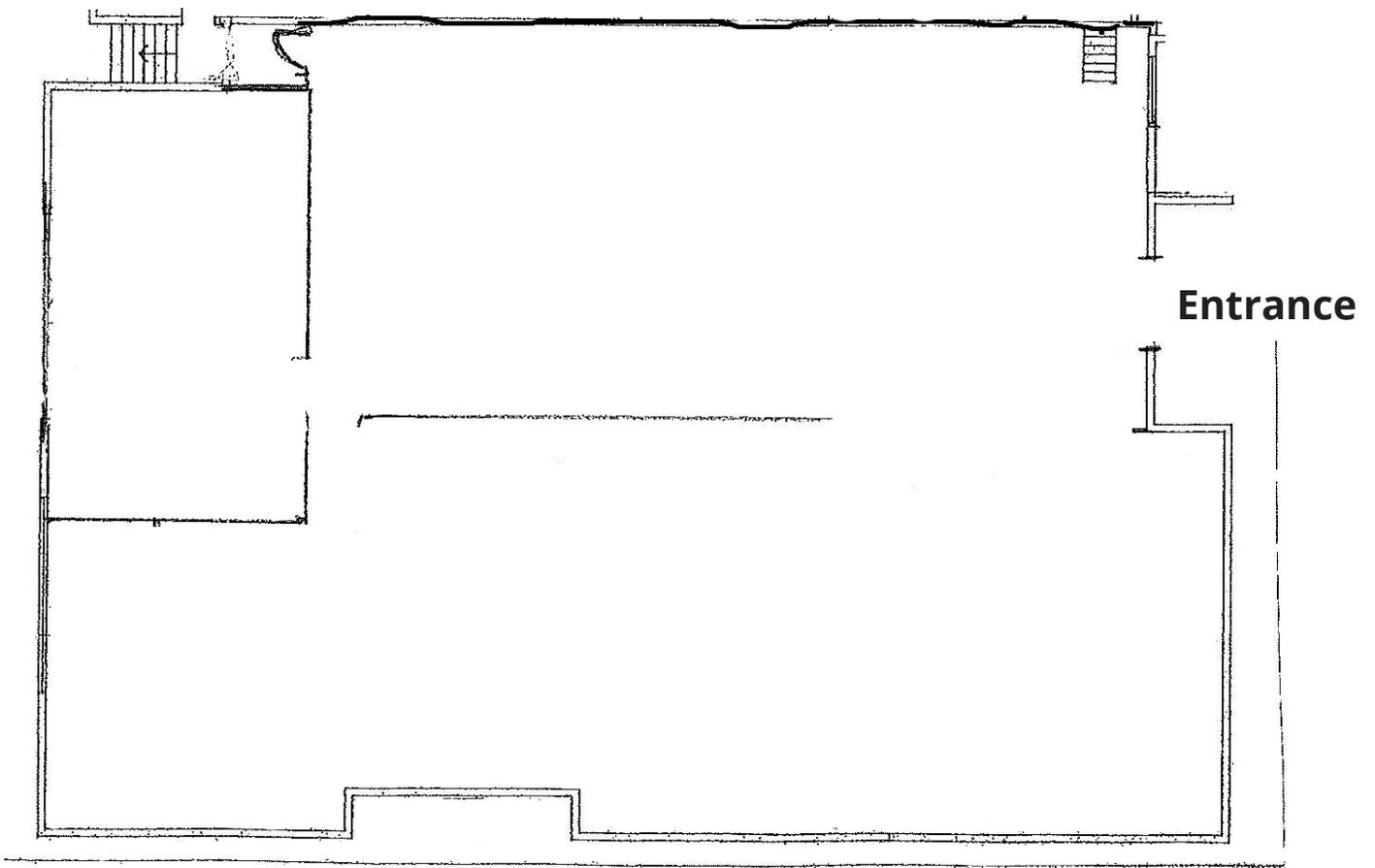
Subject property

Photos - 2,500 SF space

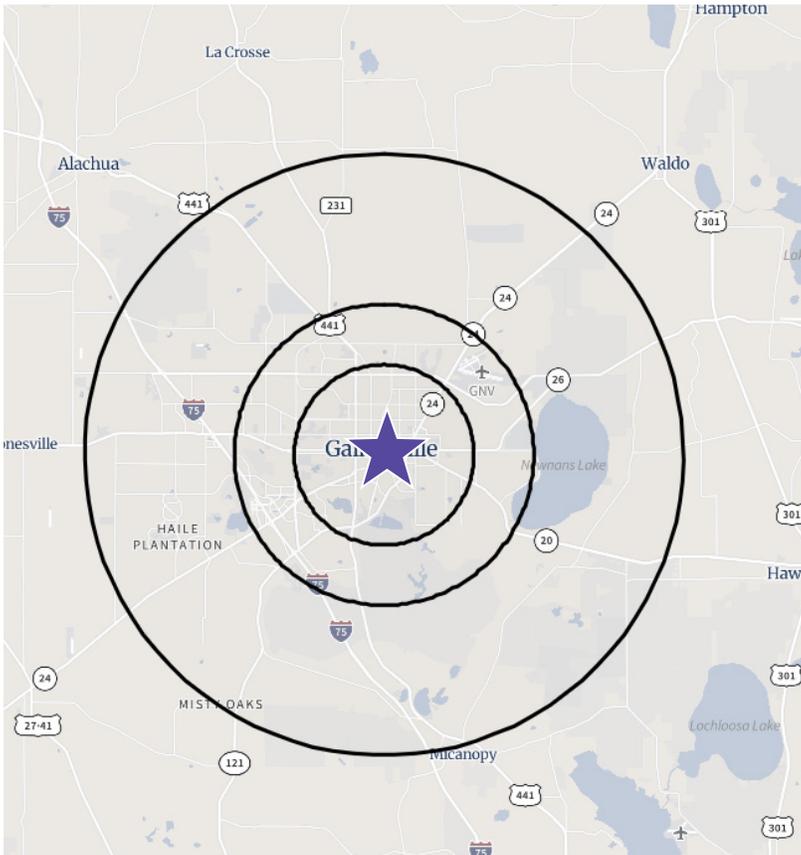


Floor plan - East

7,790 SF



Demographics



Population: Over 234,000 people within a ten mile radius.



Density: Over 95,000 households within a ten mile radius.



Income: Average household income of \$107,370 within a ten mile radius.



Home Value: Median home value of \$433,675 within a ten mile radius.



Employment: Employment population of over 9,000 within a ten mile radius.

Population	3 Miles	5 Miles	10 Miles
Total population	73,830	145,347	234,270
Median age	25.0	26.9	30.8
Median age (Male)	25.7	27.3	30.4
Median age (Female)	24.6	26.5	31.1
Households & Income	3 Miles	5 Miles	10 Miles
Total households	28,489	58,912	95,403
# of persons per HH	2.17	2.15	2.25
Average HH income	\$76,282	\$82,130	\$107,370
Average house value	\$413,110	\$393,339	\$433,675
Businesses	3 Miles	5 Miles	10 Miles
Total businesses	3,757	6,661	9,395
Total employees	77,953	113,815	141,560

**If you would like to discuss this further,
please get in touch.**

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