

# For Lease | Seagle Building *Your Vision. Gainesville's Legacy.*

408 W. University Ave, Unit 101 | Gainesville, FL 32601

**Size:** 1,548± SF | **Lease Rate:** \$34/SF Gross

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104 SW 6th Street

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# Opportunity Overview

## Historic Charm. Cutting-Edge Community.

Bring your business to life in the heart of **Gainesville's Innovation District**, within the legendary Seagle Building. This **ground-floor retail space** features direct access and frontage on W. University Avenue, Gainesville's main thoroughfare connecting the University of Florida and Downtown Gainesville. Whether you're opening a coffee shop, boutique or studio, this location is a high-visibility, high-potential gem ready to be tailored to your vision.

### Property Features

- 1,548± SF retail space
- Shell condition – ready for tenant buildout
- Ground-level entrance with University Ave access
- Plenty of available parking
- Ideal for coffee shop, retail or creative space
- Classic stone façade and large street-facing windows
- Outdoor patio for alfresco seating on East side of building





# Your story belongs in the *Seagle Building.*

## Location & History

Originally built in the 1920s as the Hotel Kelly, the Seagle Building stands as a testament to Gainesville's architectural and entrepreneurial heritage. Today, it anchors the Gainesville Innovation District — a fast-emerging corridor of research, startups, and bold ideas. With six floors of commercial space and deep roots in Gainesville's skyline, this building offers authenticity and story — something you can't replicate in new construction.

### Area Highlights

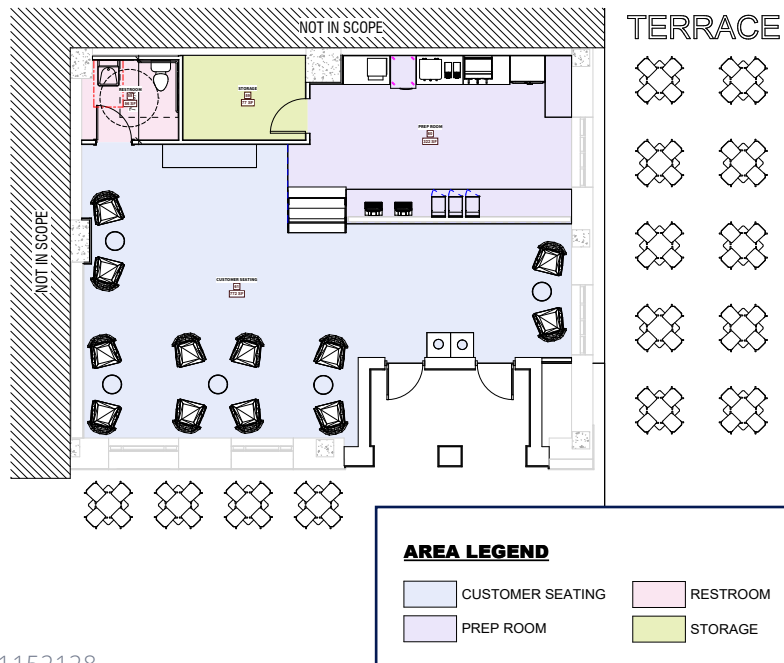
- Directly on W. University Ave with prominent signage opportunity
- 8 blocks from the University of Florida campus
- Walking distance to Downtown Gainesville
- Surrounded by tech companies, student housing and innovation hubs



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# Design Inspiration







## Area Demographics

Source: ESRI Business Analyst



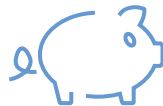
**Population  
(2024)**

<b>1 Mile</b>	25,095
<b>3 Mile</b>	88,296
<b>5 Mile</b>	154,339



**Population  
Projection (2029)**

24,841
87,704
154,751



**Average Household  
Income (2024)**

\$44,974
\$64,077
\$71,580



**Projected Average  
Household Income (2029)**

\$54,627
\$76,872
\$85,062



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## Contact Us

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