HYATT PLACE®
Gainesville Downtown

17,000+/- SF RESTAURANT / RETAIL SPACE

PROPERTY HIGHLIGHTS

- **BRAND NEW GROUND UP CONSTRUCTION ANTICIPATED COMPLETION Q3 2022 :** Retail, Hotel & Residences.
- 145-Key Hyatt Place Hotel with meeting rooms and pool.
- Apartment component with 39 loft style studios.
- Across the street from the acclaimed Hippodrome State Theater, government buildings, City Hall, courthouses, area parks, museums, shopping, bars, restaurants and entertainment.
- Public transportation routes within walking distance.
- Dedicated garage parking, valet and street parking available.
- First and only Hyatt branded hotel in Gainesville, FL.

- Hotel has no planned F&B (except small breakfast service)
- **1/2 mile to Gainesville's Innovation District**
- **Less than a mile to the University of Florida's** 2,000 Acre campus.
  - **#2 Largest Florida University** - home to 53,372 students
  - **#5 Top Public University in the Country**
  - NCAA Athletics program drawing over 85,000 people each home football game and over 10,000 for basketball games
  - Campus hosts thousands of visitors per year on campus
- **Less than 1.5 miles to UF Health / Shands Medical Complex**
  - UF Health/Shands is a Top 50 healthcare provider in the nation with a massive healthcare complex.
  - The University of Florida and UF Health/Shands are the top two employers in Alachua County, employing 27,870 and 12,000 residents respectively.

The Neighborhood

THORNEBROOK GALLERY

BO DIDDLEY COMMUNITY PLAZA

352 WALLS / GAINESVILLE URBAN ART INITIATIVE

HIPPODROME THEATER

UNIVERSITY OF FLORIDA

HEARTWOOD SOUNDSTAGE

CADE MUSEUM

HYATT PLACE®

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LEVEL SALES & MARKETING

Demographics

POPULATION
1 Mile — 15,171
3 Mile — 74,399
5 Mile — 138,893

HOUSEHOLDS
1 Mile — 5,894
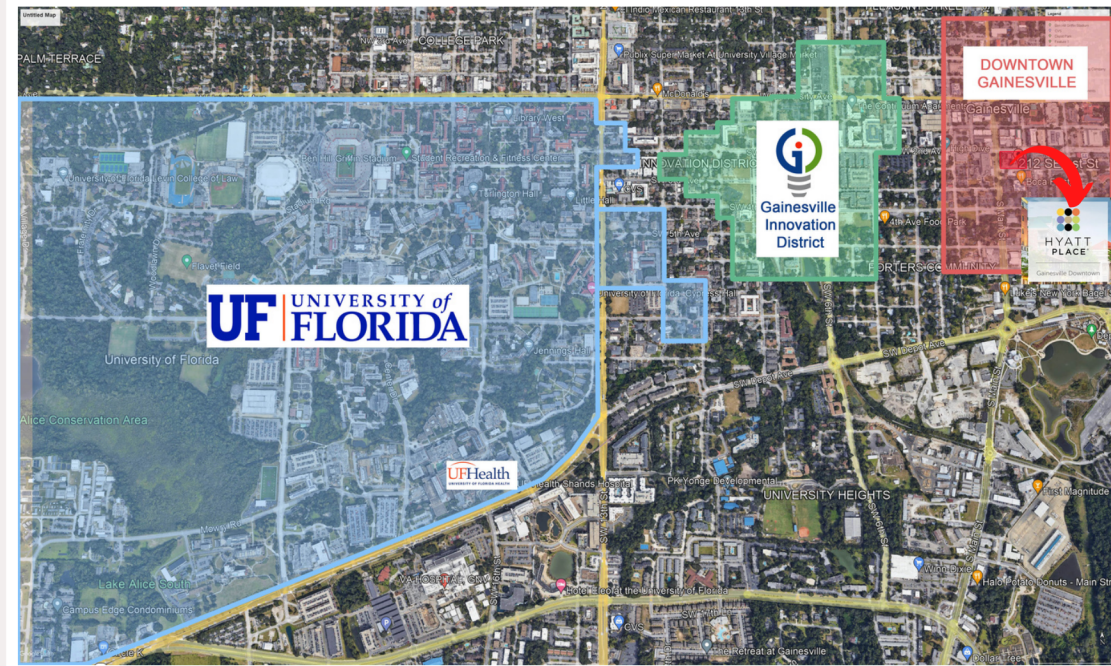3 Mile — 30,525
5 Mile — 57,658

AVERAGE AGE
1 Mile — 30
3 Mile — 33
5 Mile — 34

TOTAL ANNUAL CONSUMER EXPENDITURE
1 Mile — $231.5 M
3 Mile — $1.65 B
5 Mile — $2.97 B

START BUILD OUT NOW

Trade Area Map & Traffic Counts

Gainesville, Fl is a top growing city, 2x the national average, with the greatest growth in the affluent neighborhoods with an income of over $150,000.

Gainesville has a super-regional trade area population of over 1.6 million and a daytime census of more than 100,000.

In 2021, a Downtown Gainesville Strategic Master Plan was enacted to make Downtown more pedestrian friendly, and adding additional retail, residential and lodging to accommodate the booming growth and demand.

Site Map

- Spaces available from 1,500 SF to 8,627 SF+/-
- Vent and grease trap ready
- All spaces have covered patio seating options

SPACE 1
4,596 SF

SPACE 2
4,658 SF
CAN BE SUBDIVIDED OR COMBINED WITH SPACE 3

SPACE 3
3,969 SF
CAN BE SUBDIVIDED OR COMBINED WITH SPACE 2

SPACE 4
3,522 SF
CAN BE SUBDIVIDED INTO 2 SPACES AS SHOWN