



Multiple Spaces Available For Lease

- Fantastic location directly across the street from Ben Hill Griffin Stadium and Exactech Arena at the University of Florida.
- Up to 5,393 sf available.
- Large open space provides flexibility.
- Proximity to campus is unmatched.
- Lease rate is \$18/sf MG. An Additional \$4/sf will be added for utilities and janitorial service.

For further information

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Property summary

Address	2020 W. University Avenue
Total available sf	5,393 sf
Spaces available	5
Zoning	U4
Property type	Office

Superb location



This property sits directly across the street from the University of Florida, specifically the Ben Hill Griffin Stadium and Exactech Arena. Located within walking distance of many restaurants and retailers.

Population



The area has over 168,000 people within a five mile radius, plus 70,000 students at the University of Florida and Santa Fe College.

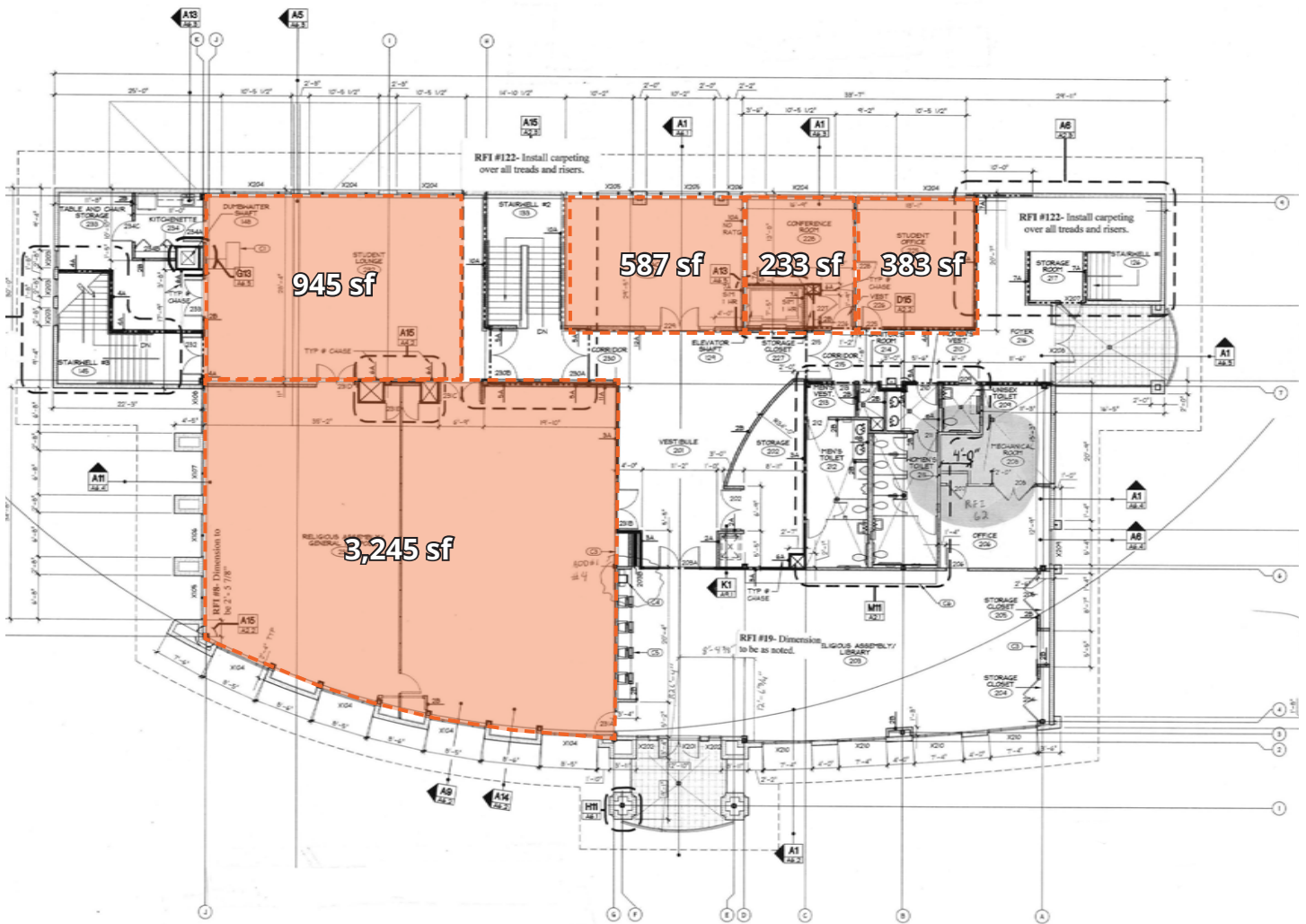
Spaces



Available spaces can be combined for up to 5,393 sf. Landlord will only lease the smaller individual office spaces in conjunction with a larger space requirement.

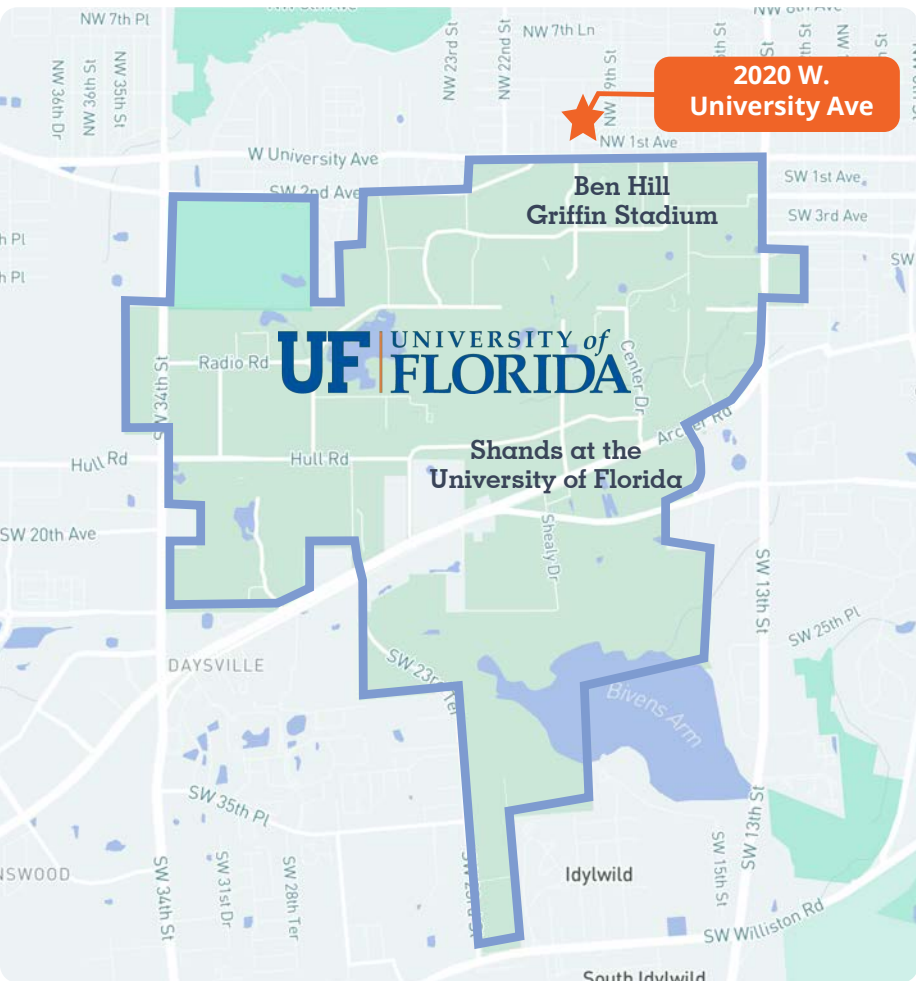


Floor plan



Total : 5,393 sf available

Property overview



University of Florida

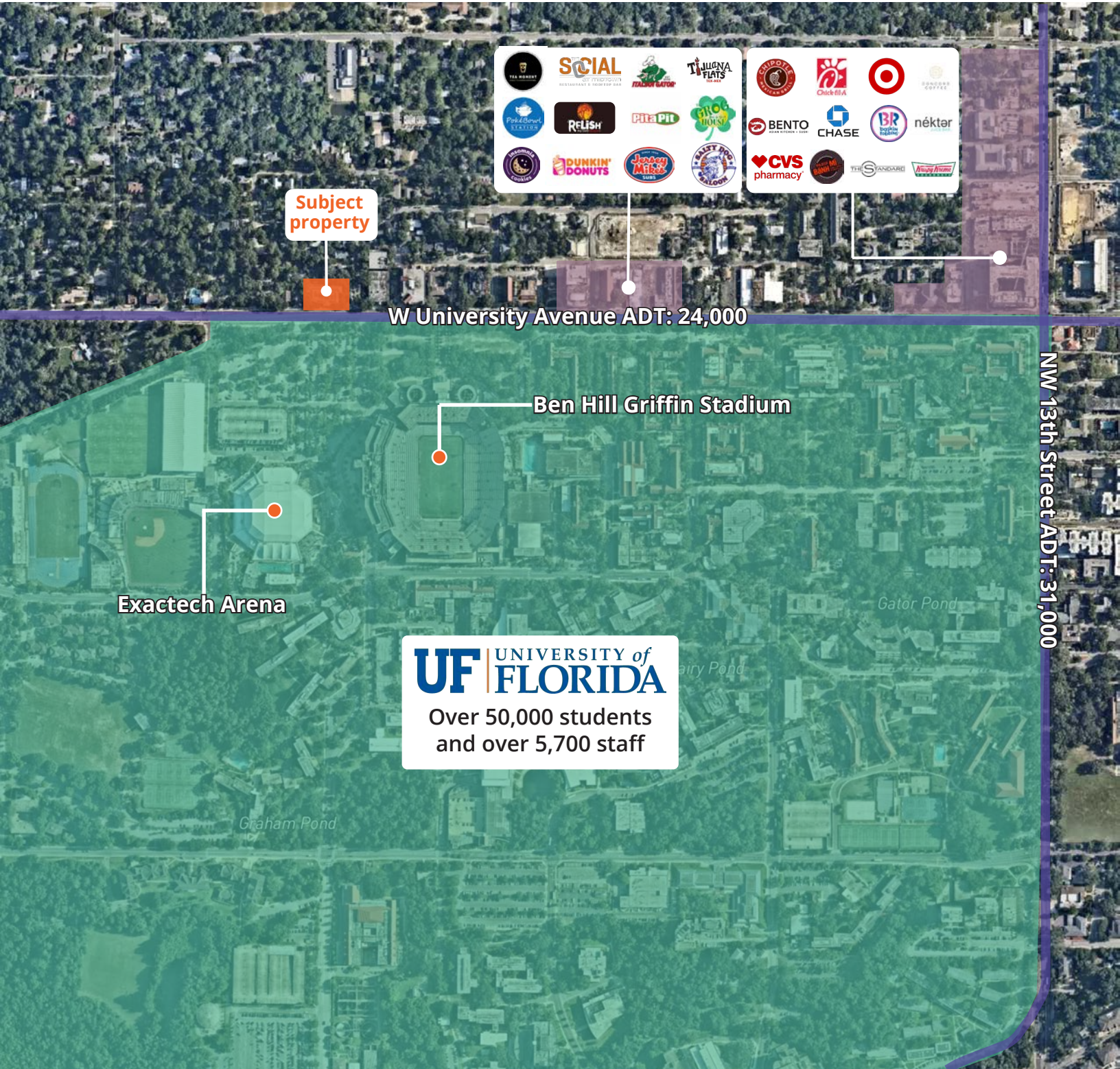
Alachua County is home to the University of Florida (UF), a major public land, sea, and space grant research university. It is not only the state's oldest university, but it is also its largest. UF attracts minds from all over the globe and is consistently regarded as one of the nation's leading institutions, currently ranking fifth among the nation's Top 10 Public Universities list released by U.S. News & World Report Best Colleges.

Santa Fe College

Santa Fe College offers wider access to quality higher education. Santa Fe College is home to a planetarium, nationally-recognized teaching zoo, geological (underground caves) field laboratory, and state-of-the-art fine arts hall. It also annually produces the Spring Arts Festival, the largest cultural and arts event in Alachua County.



Aerial map



Subject property



W University Avenue ADT: 24,000

Ben Hill Griffin Stadium

Exactech Arena

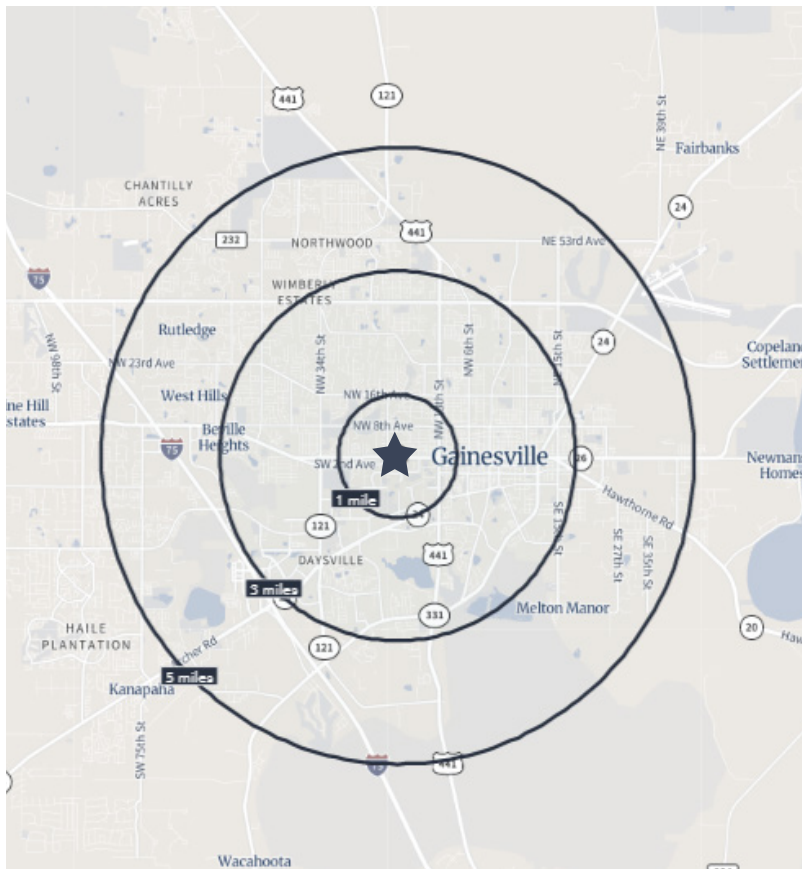
UF UNIVERSITY of FLORIDA
Over 50,000 students
and over 5,700 staff

NW 13th Street ADT: 31,000

Additional photos



Demographics



Population: Over 168,000 people within a five mile radius.



Income: Average household income of \$82,556 within a five mile radius.



Density: Over 69,000 households within a five mile radius.



Home Value: Average home value of \$321,732 within a five mile radius.



Employment: Employment population of over 113,000 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
Total population	20,875	104,189	168,425
Median age	22.1	24.7	26.8
Median age (Male)	22.5	25.0	26.8
Median age (Female)	21.7	24.4	26.8
Households & Income	1 Miles	3 Miles	5 Miles
Total households	5,376	43,464	69,509
# of persons per HH	2.27	2.08	2.19
Average HH income	\$65,866	\$75,331	\$82,556
Average house value	\$354,499	\$325,114	\$321,732
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	773	4,741	7,727
Total employees	27,366	78,491	113,526

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

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avisonyoung.com

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