

1,275 - 2,609 SF For Lease

3265 SW 34th St., Suite 1 & 2,
Gainesville, FL 32608
www.cbre.com



Property Details

Seize the opportunity to lease premium retail space in a highly visible, multi-tenant brick building just off SW 34th Street—steps from the bustling 34th Street/Archer Road intersection. Benefit from exceptional exposure with both on-building signage and prominent monument signage directly on SW 34th Street, which sees an average of 26,806 vehicles daily. This is a high-traffic location ideal for attracting customers and growing your business.

Features

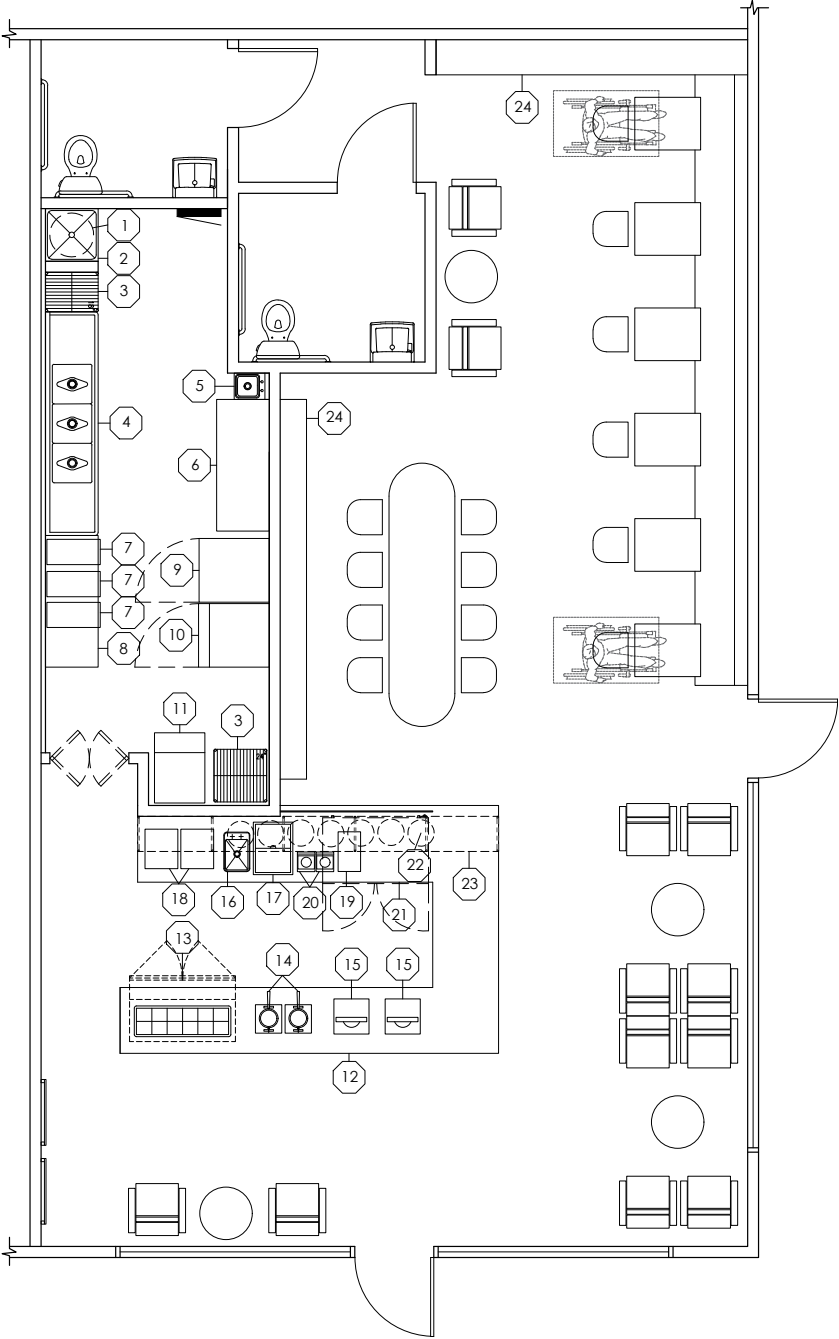
- Two adjacent suites available for lease - Suite 1 (1,334 SF) and Suite 2 (1,275). Both suites can be combined
- Premier Frontage on one of the market's most traveled arterial roads
- High-Impact Signage opportunities with both monument and building facade options
- Unmatched Convenience—just steps from top-performing shopping, banking, services, and dining destinations statewide
- Effortless Parking with immediate access at the building entrance and adjacent overflow parking available

Asking Rate: \$32 SF NNN

Property Photos



Floor Plan



Suite #2
1,275 SF

Trade Aerial





Visitor Metrics*

Visits	188.4K
Visits / sq ft	2.94
Size - sq ft	92.3K
Visitors	97.1K
Visit Frequency	1.94
Avg. Dwell Time	71 Min.
Visits YoY	+51.4%
Visits Yo2Y	+24.2%
Visits Yo3Y	+8.2%

*Metrics measured from December 2024 - November 2025.

University of Florida

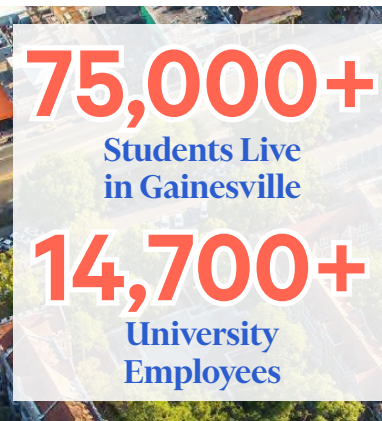
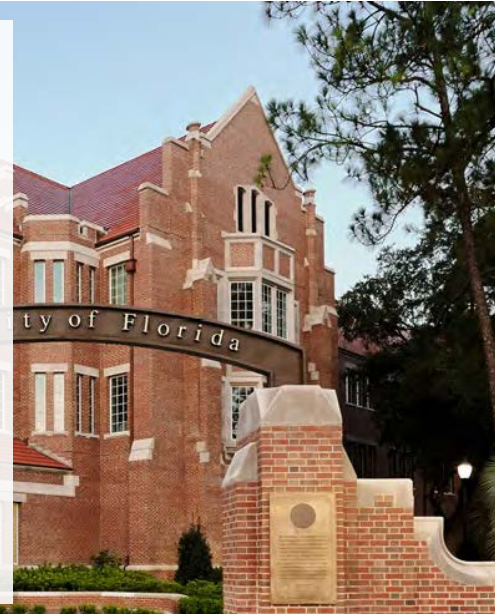
University of Florida

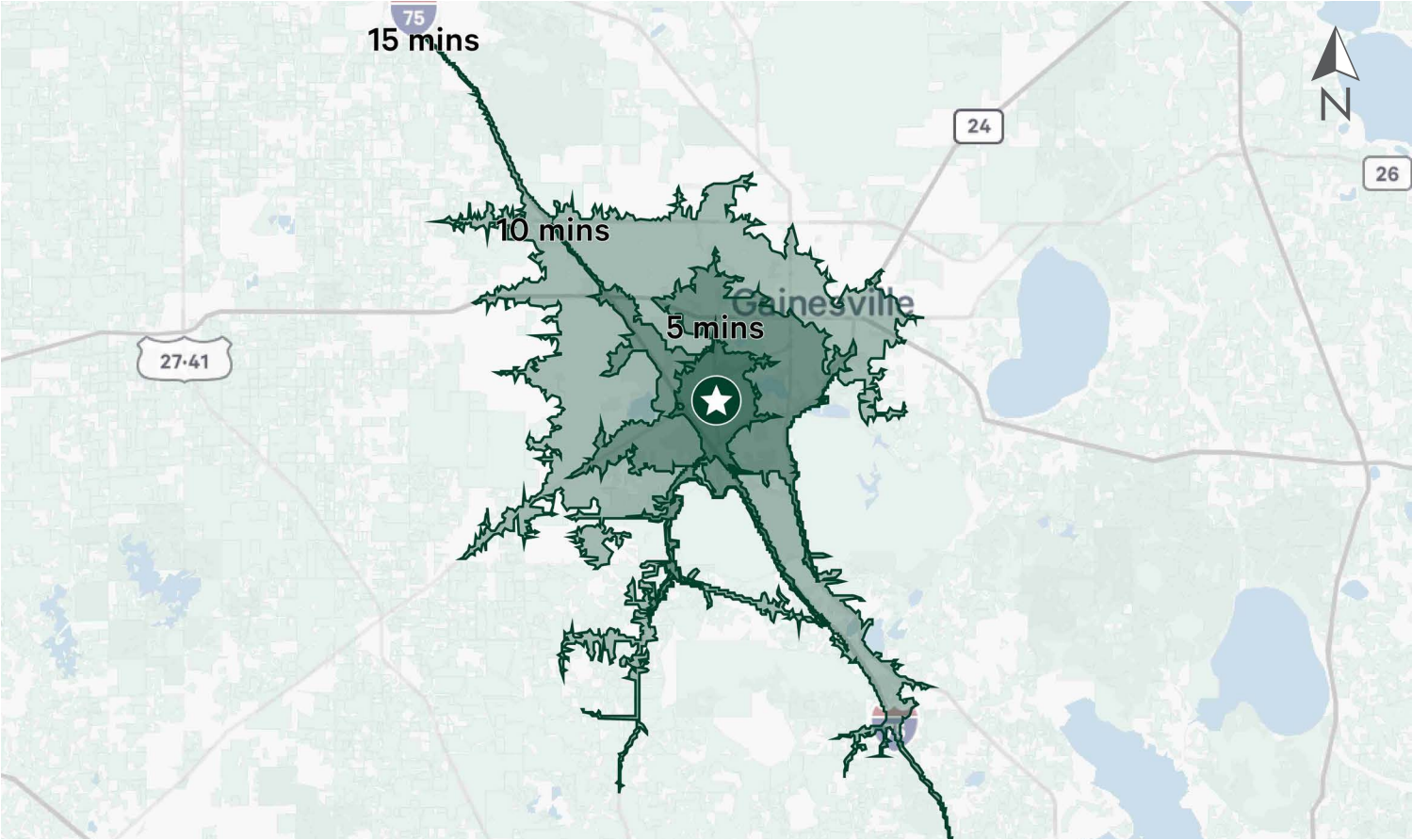
The University of Florida is an American public land-grant, sea-grant, and space-grant research university on a 2,000-acre campus in Gainesville, Florida. The University of Florida is home to 16 academic colleges and more than 150 research centers and institutes on one contiguous campus.

**Classified as a
Research University**
*with significant research by the
Carnegie Foundation for the
Advancement of Teaching*

**2nd Largest
Florida University**
by student population

**8th Largest
Single-Campus University**
in the United States





	1 Mile	3 Miles	5 Miles
2024 Population	31,279	95,083	189,607
2029 Population	31,716	97,538	193,116
2024 Daytime Population	30,769	129,414	217,306
2024 Households	14,009	37,605	78,058
2029 Households	14,385	39,056	80,227
2024 Average Household Income	\$53,880	\$67,529	\$92,782
2029 Average Household Income	\$58,238	\$75,218	\$103,601
2024 Median Age	24.40	24.40	28.90
Bachelor`s Degree	3,804	12,093	29,128
Graduate or Professional Degree	4,317	12,444	33,515
2024 Median Value of Owner Occ. Housing Units	\$184,130	\$321,076	\$364,597
2024 Average Value of Owner Occ. Housing Units	\$260,223	\$347,637	\$398,991

Contact Us

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