

FOR SALE

7229-7415 NW 4th Boulevard | 209 NW 75th Street | Gainesville, FL 32607

**INVESTMENT OPPORTUNITY AT TOWER CENTER
FULLY LEASED SHOPPING CENTER**



~~\$23,800,000~~ **\$21,500,000**

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

Tower Center Shopping Plaza

Tower Center Shopping Plaza presents an exceptional investment opportunity in a high-growth Gainesville corridor with stable tenancy, strong cash flow, and long-term development potential.

Tower Center Shopping Plaza is a premier 28.45-acre commercial property strategically located just off Tower Road in Gainesville, Florida. This dynamic retail destination comprises three well-maintained parcels featuring a total of three buildings and is 100% leased, offering immediate in-place income and long-term upside potential.

The site is accessed via a signalized intersection, ensuring smooth ingress and egress, and is ideally positioned with easy access to I-75, Gainesville's primary interstate thoroughfare.

The plaza offers ample parking, with more than 400 spaces serving Buildings A and B, and an additional 47 dedicated spaces for Building C.

Additional income streams include:

- Revenue from flip signage
- Billboard income from I-75 exposure
- CAM-generated revenue through shared water retention usage

An outparcel is in place for future development of a 30,000± SF building, offering significant upside for expansion or redevelopment.



PROPERTY OVERVIEW

ADDRESS

7229-7415 NW 4th Boulevard
209 NW 75th Street

TAX PARCEL

#06654-003-001
#06654-003-000
#06655-021-000

TOTAL ACRES

28.45 AC

TOTAL NUMBER OF BUILDINGS

3

TOTAL SQUARE FOOTAGE

79,678± SF

NUMBER OF CURRENT TENANTS

100% Leased | 21 tenants

ZONING

General Business (BUS)

MUNICIPALITY

City of Gainesville

COUNTY

Alachua

FUTURE OUTPARCEL

Developable outparcel for 30,000 SF building with I-75 frontage

OTHER REVENUE ASSETS

Flip Sign, I-75 Billboard, CAM (water retention & NW 4th Blvd use)

TRAFFIC COUNT

Tower Rd/NW 75th St: 21,000± AADT



PROPERTY OVERVIEW



PROPERTY DETAILS

	Building A	Building B	Building C
Address	7229-7341 NW 4th Blvd	7415 NW 4th Blvd	209 NW 75th Street
Building Size	66,803± SF	6,300± SF	7,000± SF
Number of Tenants	15	3	2
Current Vacancy	0	0	0
Total # Units	15	3	3
Tax Parcel	#06654-003-000*	#06654-003-000*	#06655-021-000
Parcel Size	11.94± AC	11.94± AC	0.87± AC
Year Built	1989	2020	2022
Zoning	BUS	BUS	BUS
Parking Spaces	400+*	400+*	47
Ingress/Egress Points	Multiple	Multiple	Multiple
Additional Features	Truck-high dock	-	Drive-thru
Roof Age	East & West sections - 7 yrs Center section - 9 yrs	5 yrs	3 yrs
HVAC Age	East & West sections - Unknown Center section - < 10 yrs	5 yrs	3 yrs

*Buildings A and B reside on the same parcel and share parking lot.

PROPERTY DETAILS

Building A, the centerpiece of the plaza, is a 66,803± SF strip center anchored by national wholesaler Restaurant Depot. The building includes 15 tenant spaces, creating a diverse and synergistic tenant mix that draws consistent customer traffic.

Building B, constructed in 2020, spans 6,300± SF and is home to three tenants. Spaces boast full showroom windows and convenient parking for customers.

Building C, delivered in 2022, offers 7,000± SF of space occupied by three tenants. With high visibility and direct frontage on Tower Road—a major north-south corridor with an average daily traffic count (AADT) of 21,000±—this building with drive-thru and a national QSR tenant benefits from strong exposure with both monument and on-building signage.

BUILDING A



BUILDING B



BUILDING C



LOCATION OVERVIEW



LOCATION OVERVIEW



MARKET AREA



OAKS MALL/ NEWBERRY ROAD

This market area is home to both the Oaks Mall and North Florida Regional Medical Center. The Oaks Mall is Gainesville's largest shopping mall which houses 108 stores including Dillard's, and Belk. Directly across from the Oaks Mall is North Florida Regional Medical Center, a 100,000 SF full-service medical/surgical, acute care center hospital. NFRMC offers heart, cancer, senior care, women's services, diabetes treatment, and neuromusculoskeletal services. NFRMC has been named in the "Top 100" hospitals in America for the last six years.

Tower Road boasts professional offices and prime retail. Tower Hill office park is one of Gainesville's larger office parks including orthodontists, home builders, and CPAs to name a few. Tower Center provides prime retail location with Home Depot and Restaurant Depot as the main anchor tenants in the strip center and a new 7,000 SF retail outparcel with a national QSR tenant.

The main intersection in this area is W Newberry Road & I-75 with an average daily traffic count of 59,500.



DEMOGRAPHICS

5 MILE RADIUS
OF 7400 NW 4TH BLVD



2024 Population

1 Mile | 9,469
3 Mile | 63,346
5 Mile | 162,565



2029 Projected Population

1 Mile | 9,417
3 Mile | 63,878
5 Mile | 165,887



2024 Average HH Income

1 Mile | \$66,995
3 Mile | \$99,295
5 Mile | \$99,342



2029 Projected Avg HH Income

1 Mile | \$79,598
3 Mile | \$116,420
5 Mile | \$116,618

HOUSEHOLD & POPULATION CHARACTERISTICS

Median Household Income	\$68,878
Median Home Value	\$364,258
Owner Occupied Housing Units	45.9%
Median Age	29.8
Female Population	51.1%
% Married (Age 15 or Older)	37.6%

ANNUAL LIFESTYLE SPENDING

Travel	\$2,610
Tickets to Movies	\$25
Theatre/Operas/Concerts	\$68
Admissions to Sports Events	\$75
Online Gaming Services	\$10

ANNUAL HOUSEHOLD SPENDING

Apparel & Services	\$2,215
Computers & Hardware	\$268
Eating Out	\$3,628
Groceries	\$6,512
Health Care	\$6,442

HOUSEHOLDS & POPULATION

Current Total Population	162,565
5-Year Total Population	165,887
Current Total Households	65,396
5-Year Total Households	67,289

EDUCATION

No High School Diploma	4%
High School Graduate	14%
Some College	22%
Bachelor's/Graduate/Prof Degree	60%

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BUSINESS

Total Businesses	5,782
Total Employees	99,,696

Source: ESRI Business Analyst

SITE DETAILS

BUILDING A - 7229-7341 NW 4TH BOULEVARD



Building C

Building B

SITE DETAILS

**BUILDING B -
7415 NW 4TH BOULEVARD**



SITE DETAILS

BUILDING C - 209 NW 75TH STREET



PROPERTY PHOTOS

TOWER CENTER, GAINESVILLE, FL 32607



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