

LEASE

WESTGATE REGENCY SHOPPING CENTER

3433 West University Avenue Gainesville, FL 32607



PROPERTY DESCRIPTION

Now available for lease, this 5,000 SF retail unit offers a rare opportunity to secure space in one of Gainesville's most recognized shopping centers. Previously home to Sisset's, a beloved local home and patio store that occupied the space for decades, this unit benefits from a history of strong customer traffic and community visibility. Located in Westgate Regency Plaza, just west of the University of Florida, this highly visible endcap features excellent signage, storefront display windows, and access to ample surface parking. The space is flexible and open, suitable for a wide range of retail, showroom, or service-based uses.

PROPERTY HIGHLIGHTS

- ±5,000 SF of open, highly functional retail space
- Prime frontage along W University Avenue
- Surrounded by established co-tenants and steady foot traffic
- Easy access and multiple ingress/egress points
- Available for occupancy September 2025
- Lease terms based on a 5-year minimum

OFFERING SUMMARY

Lease Rate:	\$17.67 SF/YR (NNN)
Number of Units:	17
NNN Rate:	\$5.07/SF/YR
Available SF:	5,000 SF
Zoning:	U8
Building Size:	34,446 SF
Traffic Count:	31000 AADT (34th St) 19500 AADT (Univ Ave)

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	454	1,191	3,267
Total Population	829	2,400	8,763
Average HH Income	\$117,778	\$113,684	\$81,534

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WESTGATE PLAZA



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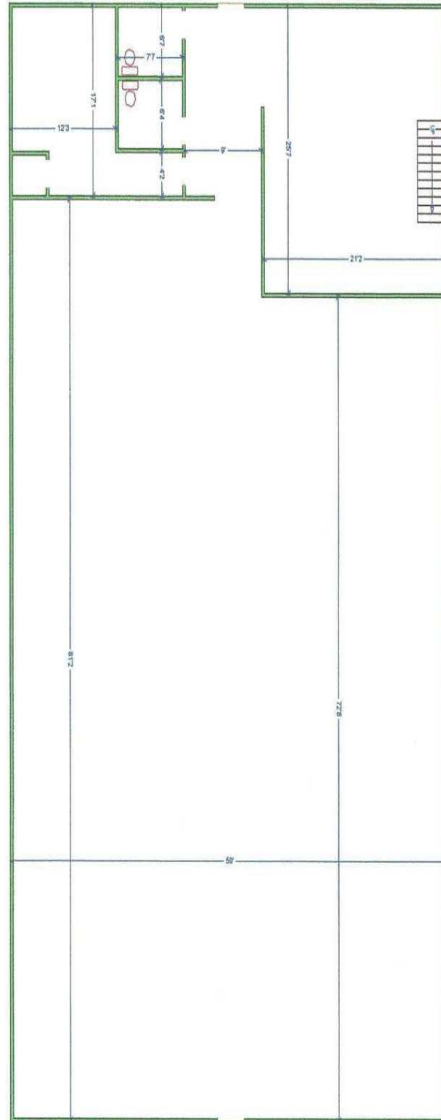


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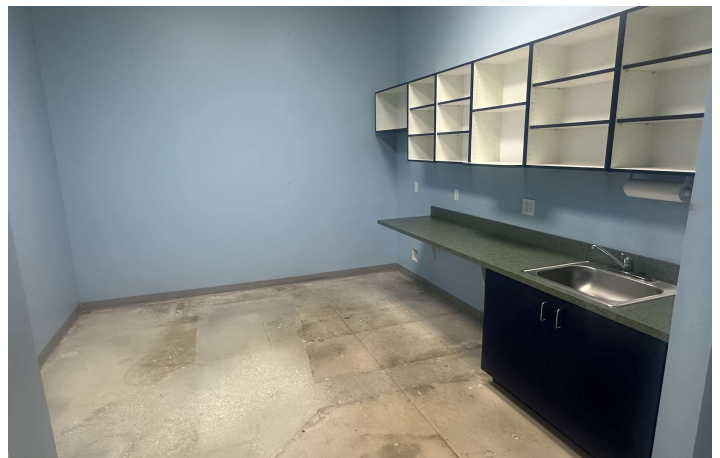
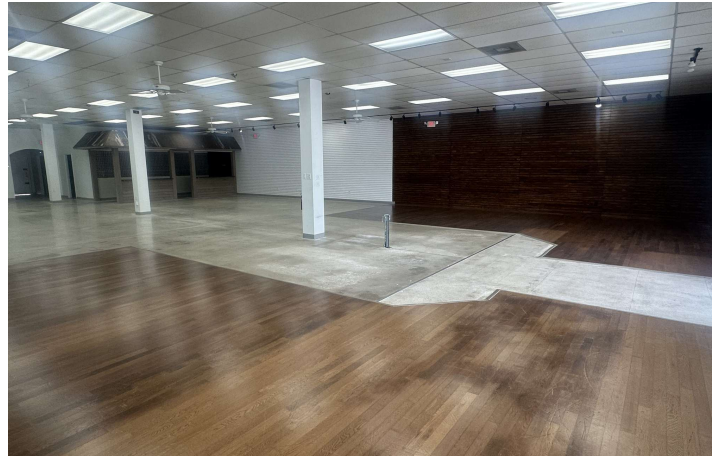
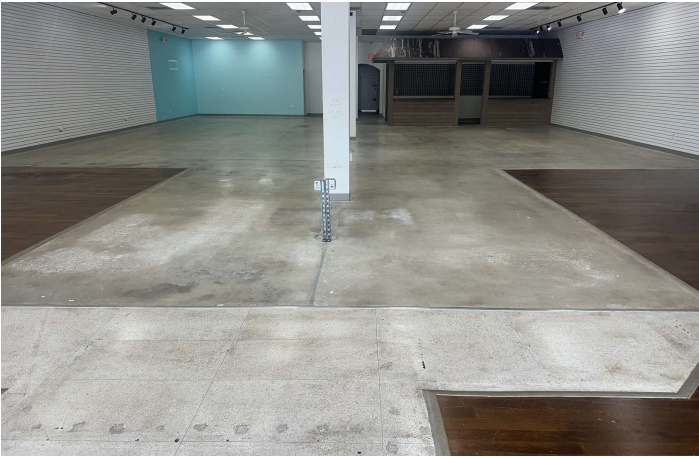


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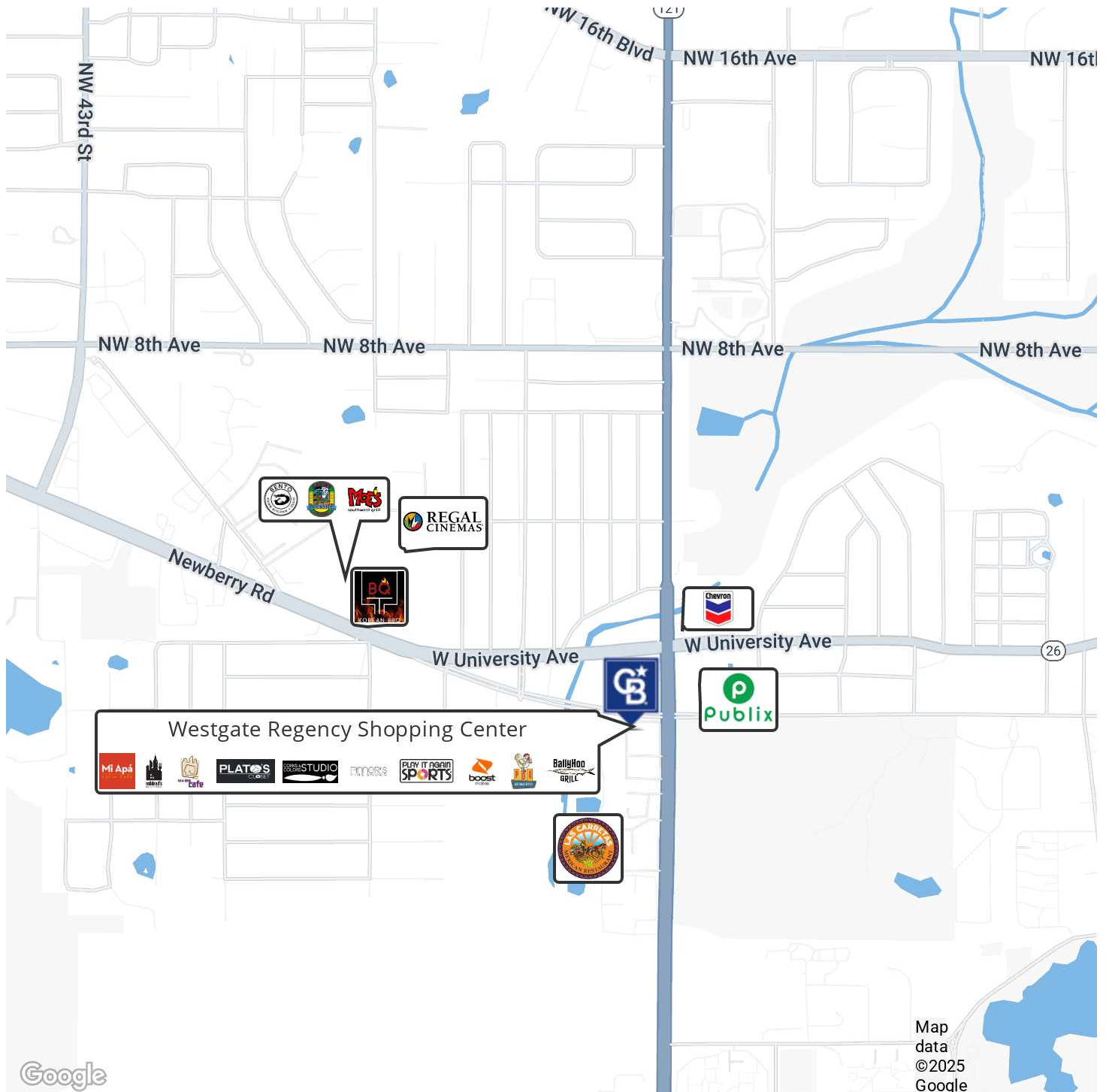


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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County for many years, which gives them insight into local laws and code requirements, relationships with folks within the industry, and a deep understanding of the needs of businesses and investors.

- **Highly Specialized:** 100% of their focus is commercial real estate.
- **Consistent Producers:** Awarded “Top Two” status for being in the top 2% of Coldwell Banker Commercial Realtors nationwide in 2023, with multi-million-dollar production year after year.
- **Global Resources:** The Team has the backing and longevity (since 1906) of Coldwell Banker Commercial agents and database assets around the U.S. and the world. Their brokerage, M.M. Parrish Realtors, who have been in our community since 1911, gives the CRE Pro Team local knowledge and global influence to make them a force in the commercial real estate market.
- **In-the-Know:** As members of the largest MLS in the state of Florida, the Team deploys listings on all the major commercial sites, including Loopnet/Costar, Crexi, CBC Worldwide, and more. Their strength in networking and regional relationships can bring off-market deals to their clients.
- **Anticipating Needs and Fixing Problems:** The Team identifies potential roadblocks before they become your problem and harnesses their resources to bring your deal to completion.

Call to see what the CRE Pro Team can do for you!

