

THE ROW

407 SW 13th Street | Gainesville, FL 32601

Owned & Managed by:



RETAIL SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- Ground Floor Retail Space Available for Lease and 3rd Floor Retail/Office Space Available
- 182 Unit Apartments - fully leased and 95% pre-leased for 2025
- Parking garage attached along with additional street parking available
- **Across the street from University of Florida's 2,000 Acre campus with a total of 61,112 students**
- Heavy foot traffic from the student populations daily commute to campus
- Located along **SW 13th Street** (33,500 AADT) just off of UF campus with **over 1 million visits per year**

DEMOGRAPHICS

POPULATION



1 Mile 24,962
3 Mile 96,866
5 Mile 160,762

*Includes Students

DAYTIME POPULATION



1 Mile 24,832
3 Mile 74,446
5 Mile 122,089

HOUSEHOLDS



1 Mile 9,058
3 Mile 41,043
5 Mile 67,365

TOTAL ANNUAL CONSUMER EXPENDITURE



1 Mile \$300.95 M
3 Mile \$2.1 B
5 Mile \$3.73 B

DAILY TRAFFIC COUNTS



SW 13th Street 33,500 AADT



LICENSED REAL ESTATE BROKER | FranklinSt.com

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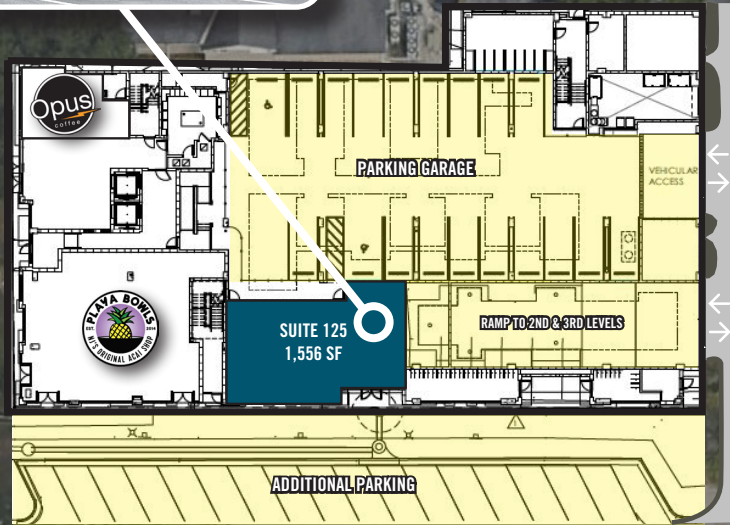
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#TogetherOneTeam





GROUND FLOOR
RETAIL SPACE



Florida State Road 24
33,500 AADT

441



24

Inner Rd

Inner Rd

STREET PARKING

Inner Rd
STREET PARKING

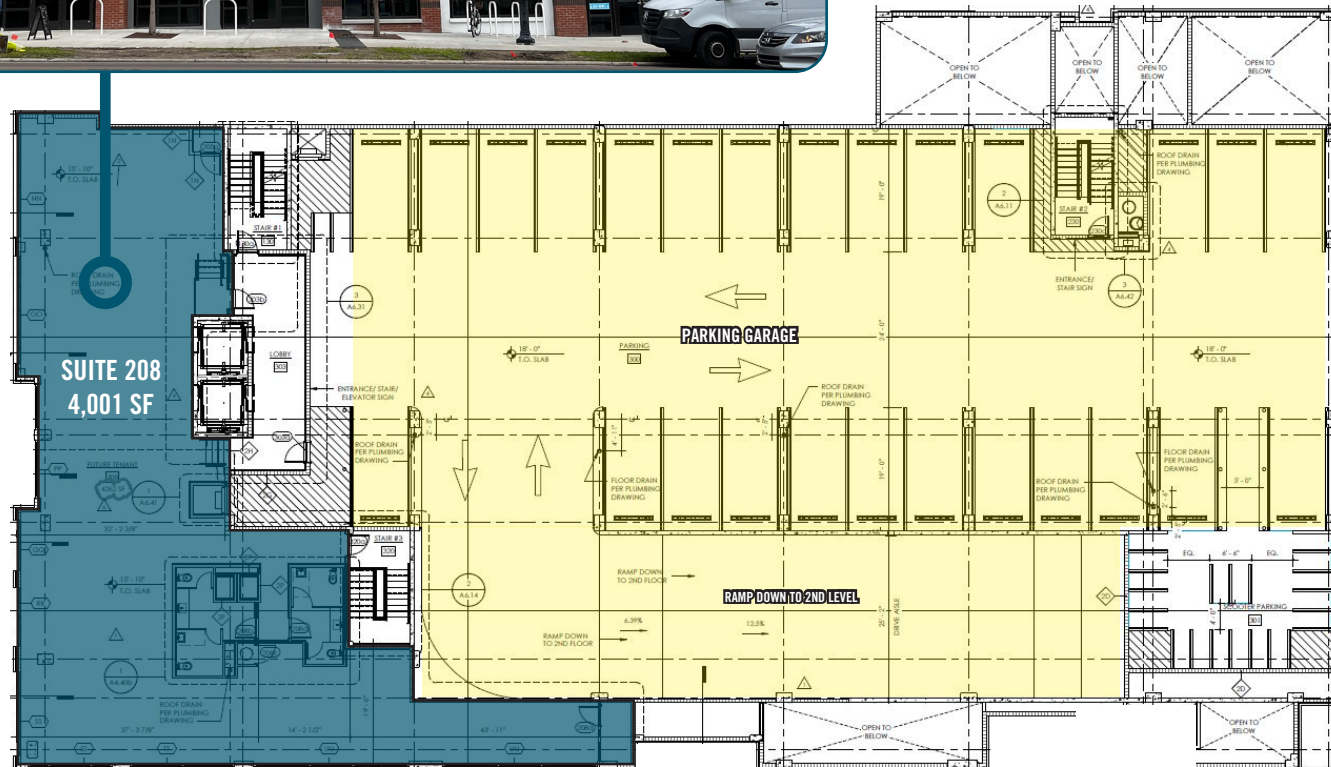
STREET PARKING

SW 5th Ave

STREET PARKING



**THIRD FLOOR
RETAIL/OFFICE SPACE**





UF UNIVERSITY of FLORIDA
 55,862 STUDENTS
 15,035 EMPLOYEES

STUDENT HOUSING
 1,917 ROOMS

SITE

33,500 AADT

SORORITY ROW
 16 HOUSES

Lyons Corner
 101 units

Campus Walk
 58 units

Royal Village
 118 units

The Courtyards
 375 units

LynCourt Square
 98 units

The Hub
 201 units

INNOVATION DISTRICT
 80+ BUSINESSES
 59 RESTAURANTS

24,000 AADT





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