





SPRINGHILL COMMONS

9200 NW 39th Avenue | Gainesville, FL 32606

RETAIL SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- **AVAILABLE SPACE:** 1,200 SF & 3,000 SF (Coming Available)
- Dominant Publix-Anchored Center located on NW 39th Ave (31,500 VPD) between two signalized intersections. The center also has a right-in, right-out access point between Shell/McDonald's and the future Campus USA branch.
- Excellent accessibility from I-75 with over 65,000 VPD
- Located 1 mile from Santa Fe College with over 15,000 students and adjacent to UF Health Springhill's multispecialty medical facility
- Nearby retailers include:    

DEMOGRAPHICS

POPULATION



1 Mile	3,049
3 Mile	30,819
5 Mile	88,161

HOUSEHOLDS



1 Mile	1,349
3 Mile	13,434
5 Mile	38,437

DAYTIME POPULATION



1 Mile	4,655
3 Mile	27,388
5 Mile	64,459

AVE. HOUSEHOLD INCOME



1 Mile	\$70,975
3 Mile	\$93,610
5 Mile	\$88,012

DAILY TRAFFIC COUNTS



NW 39th Ave.	31,500 AADT
I-75	65,500 AADT



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1	Affordable Care	4,200	5	Campus USA (Coming Available)	3,000	9	Mail Boxes and More	1,200
2	America's Home Place	1,800	6	Chan's Chinese Restaurant	1,200	10	Glamorous Nails	900
3	Cuts By Us	1,200	7	Publix	44,270	11	Picture This Frame Shop	1,400
4	Available	1,200	8	Springhill Liquors	1,200	12	Pomodoro Cafe	3,400

