



Colliers

Retail for Sublease
31,677± SF
Lease Rate: Call for Pricing

1420 NW 23rd Avenue
Gainesville, FL 32605



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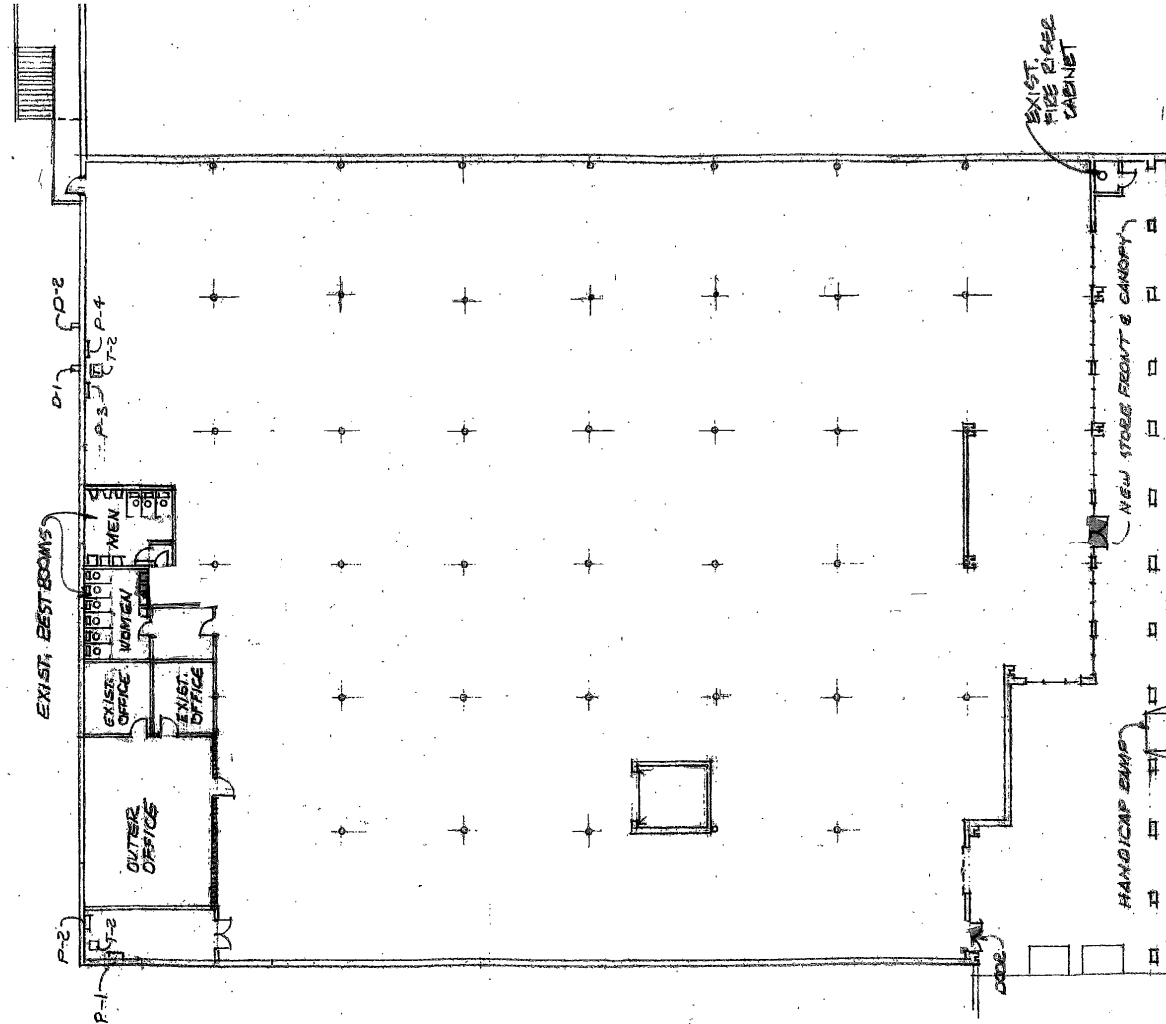


Property Description

Fantastic retail location! Formerly used as a furniture store/showroom, this expansive 31,677± SF property can be the new home for your business!

This space has direct frontage on NW 23rd Avenue and is across the street from Winn-Dixie and Planet Fitness. It is just one parcel from the NW 23rd Avenue/NW 13th Street intersection, both major corridors in Gainesville. This intersection is flush with commerce drawing thousands of customers to this area of town.

The 31,677± SF is currently configured as a huge, open showroom with offices, a break room, restrooms, and an electrical room located at the rear of the space. The front of the building has a canopy covered storefront. This provides shade from the Florida sun without blocking the natural light streaming into the space. Adjacent to parking and to the west of the store entrance, there is a loading dock with two truck-high bays with levelers, a ramp, and a commercial roll-up door. Ceiling clear height is 12'. The space has fire suppression throughout. The property has on-building signage as well as monument signage on NW 23rd Avenue.



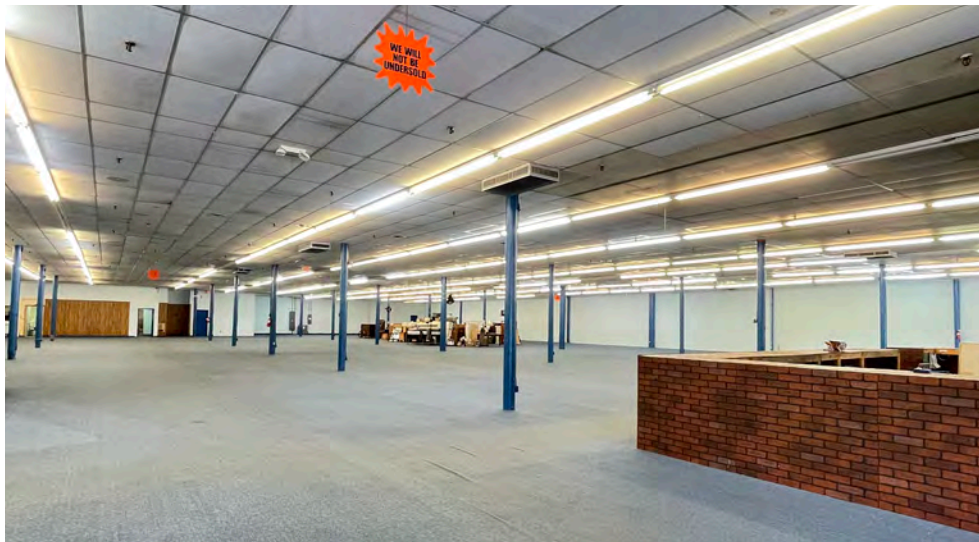
Property Highlights

- Great location on busy NW 23rd Avenue
- Huge open floor space
- 1.6 miles to the University of Florida
- On-Building and monument Signage
- Fire suppression throughout
- Truck-high dock with two levelers
- Commercial roll-up door
- Generous parking (95 spaces)

Property Details

- Zoning: U8 - Urban 8
- Tax Parcel: #09003-002-000

Property Photos





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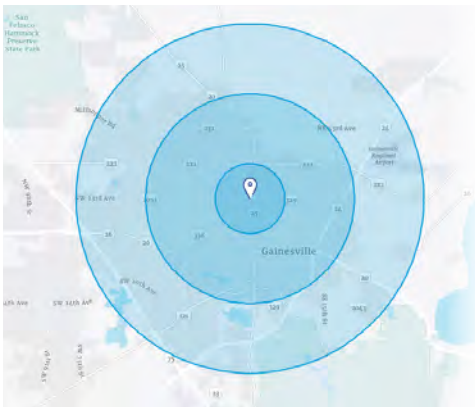
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Area Demographics

Source: Esri Business Analyst 2024



| | Radius | Population | Daytime Population | Households | Average HH Income |
|--|---------------|-------------------|---------------------------|-------------------|--------------------------|
| | 1 Mile | 9,866 | 9,074 | 4,827 | \$80,020 |
| | 3 Mile | 82,191 | 126,073 | 32,545 | \$74,580 |
| | 5 Mile | 160,994 | 203,199 | 65,718 | \$73,062 |

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