

FOR LEASE
\$22/SF NNN

14 SW 1st Avenue, Gainesville, FL 32601



Downtown Gainesville Retail Space for Lease



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Owned and Operated.



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Executive Summary

14 SW 1st Avenue, Gainesville, FL 32601



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Property Summary

Property Details	
Address	14 Southwest 1st Avenue
City, State, Zip Code	Gainesville, FL 32601
Available SF	1,870 SF
Land Area	0.12 AC
Building FAR	0.97
Tenancy	Multiple
Year Built	1900
Zoning	DT

Located at 14 Southwest 1st Avenue in Gainesville, FL, this commercial property offers a prime opportunity in the heart of downtown Gainesville. The site features 1,870 SF of space currently available for lease at \$22 per SF (NNN). Situated on a 0.12-acre lot with a Building FAR of 0.97, the property benefits from its Downtown (DT) Zoning. This downtown space is ideally suited for retail use and benefits from excellent foot traffic and visibility.



Investment Highlights



Prime Downtown Retail Location

Strategically located at 14 SW 1st Avenue in the heart of downtown Gainesville, this retail space is perfectly suited for new, upcoming concepts seeking a vibrant and accessible downtown presence.



Thriving Market with Strong Demographics

The area boasts robust projected population growth (4.06%–7.63% by 2029) and a diverse demographic base, including a significant student population, providing a consistent customer base.



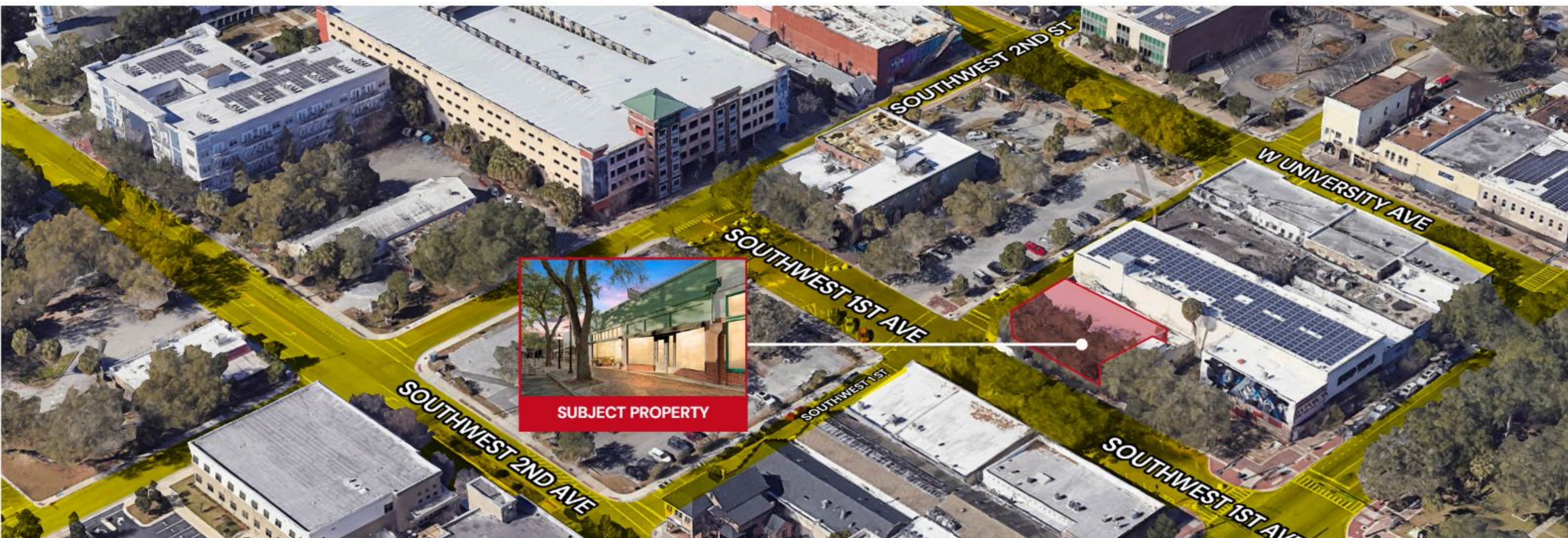
Favorable Downtown Zoning (DT)

The Downtown (DT) Zoning offers valuable flexibility for retail operations and potential future redevelopment, securing long-term value for the investor.

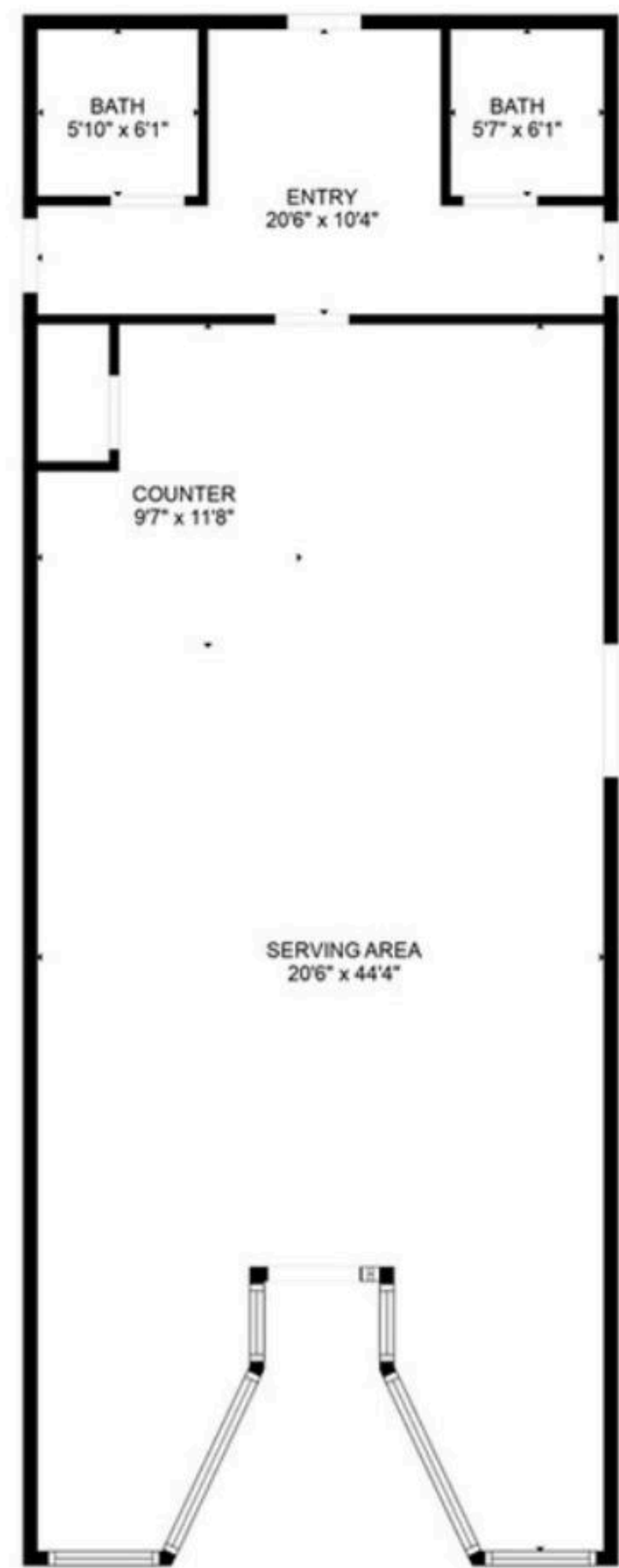


Established Area with Abundant Amenities

Located in a developed area, the property benefits from convenient access to surrounding services, businesses, and consistent foot traffic from a vibrant downtown environment.



Floor Plan



Floor Plan Created by CubiCasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Property Gallery

14 SW 1st Avenue, Gainesville, FL 32601

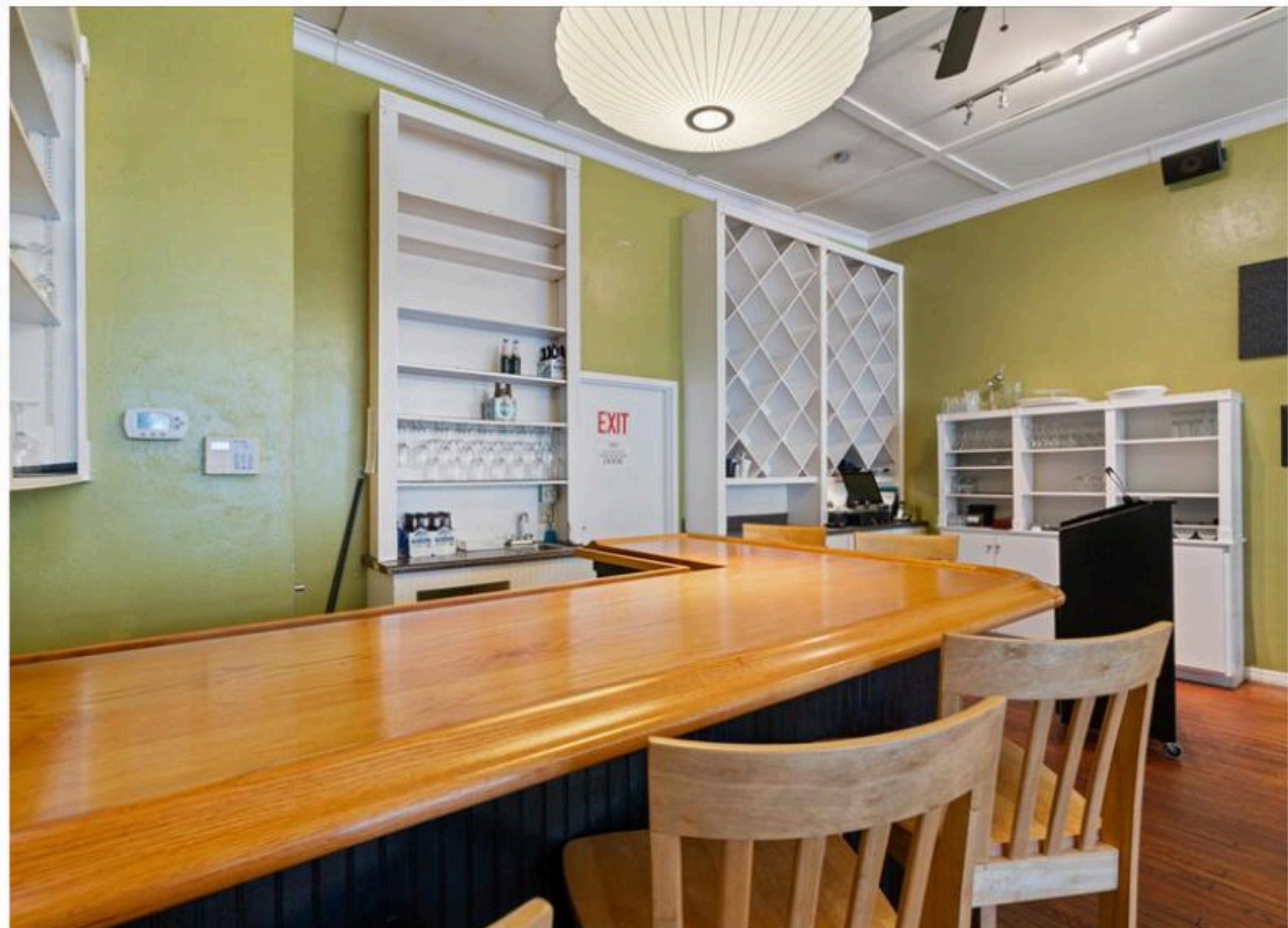
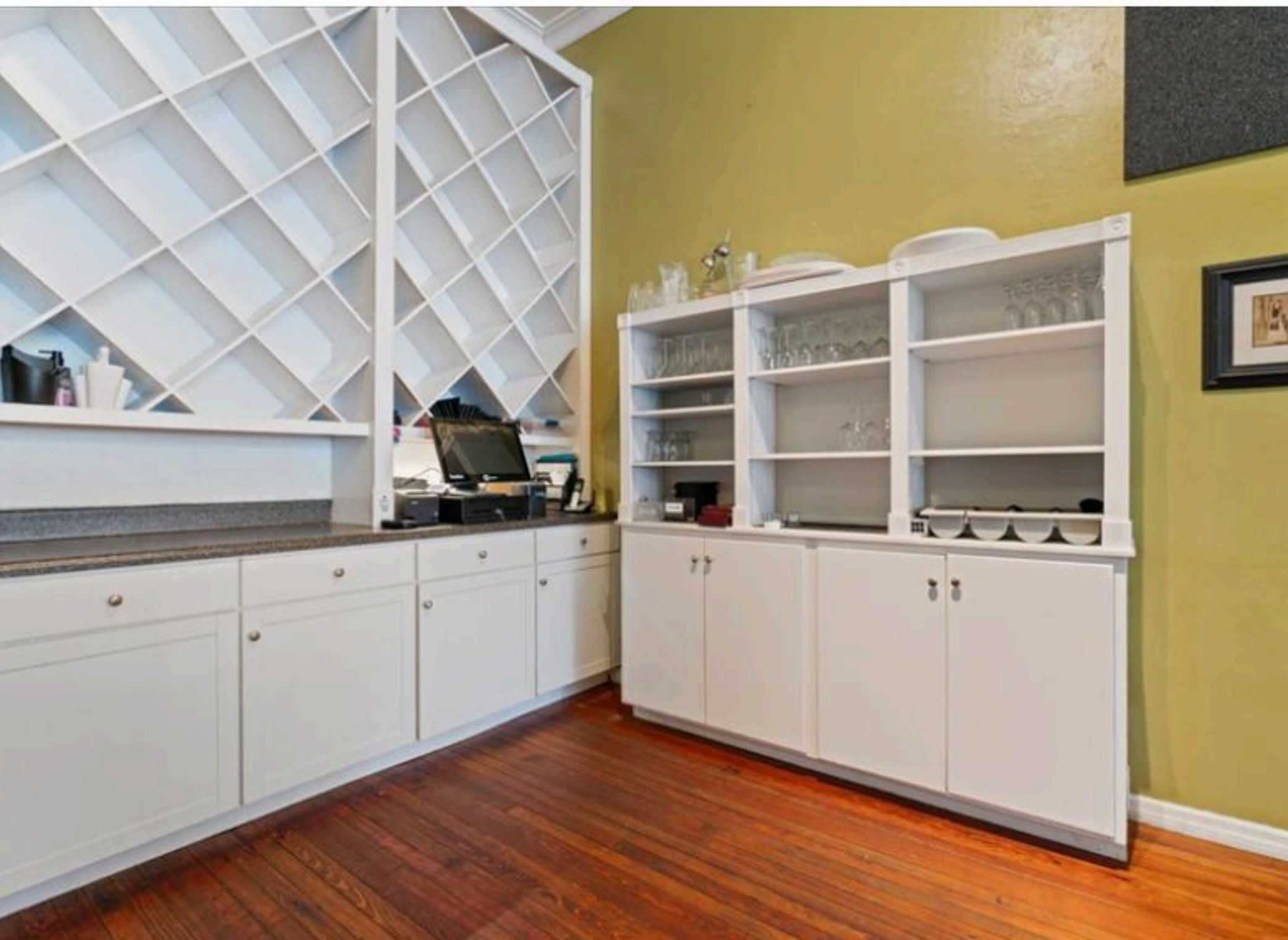


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Key Businesses & Retailers

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Demographic & Traffic Count Report

14 SW 1st Avenue, Gainesville, FL 32601



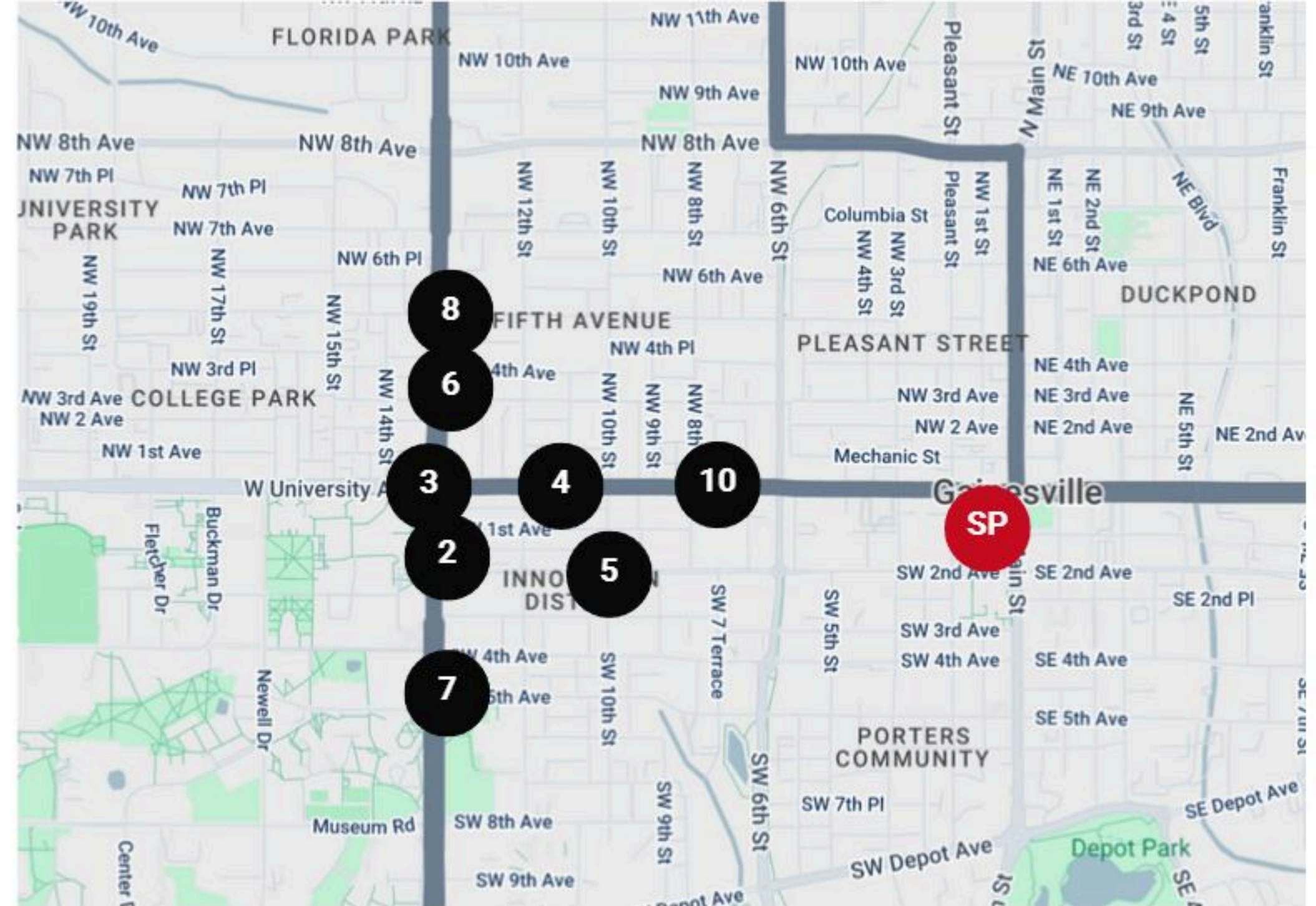
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Demographic and Traffic Count Report

Category	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	15,477		85,849		155,890	
2024 Estimate	14,993		81,806		148,474	
2020 Census	16,488		79,741		146,452	
Growth 2024 – 2029	3.23%		4.94%		4.99%	
Growth 2020 – 2024	–9.07%		2.59%		1.38%	
2024 Population by Hispanic Origin	2,039		9,652		19,104	
2024 Population	14,993		81,806		148,474	
White	10,314	68.79%	46,987	57.44%	85,252	57.42%
Black	2,159	14.40%	20,621	25.21%	33,822	22.78%
Am. Indian & Alaskan	35	0.23%	132	0.16%	280	0.19%
Asian	630	4.20%	4,411	5.39%	9,403	6.33%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	0	0.00%
Other	1,857	12.39%	9,655	11.80%	19,717	13.28%
U.S. Armed Forces	2		28		60	
Households						
2029 Projection	6,560		33,496		62,476	
2024 Estimate	6,382		31,809		59,417	
2020 Census	7,155		31,484		59,309	
Growth 2024 – 2029	2.79%		5.30%		5.15%	
Growth 2020 – 2024	–10.80%		1.03%		0.18%	
Owner Occupied	1,256	19.68%	9,788	30.77%	20,894	35.17%
Renter Occupied	5,126	80.32%	22,021	69.23%	38,522	64.83%
2024 Households by HH Income	6,381		31,807		59,416	
Income: <\$25,000	2,861	44.84%	11,306	35.55%	18,123	30.50%
Income: \$25,000 – \$50,000	1,585	24.84%	8,362	26.29%	16,027	26.97%
Income: \$50,000 – \$75,000	563	8.82%	3,648	11.47%	7,215	12.14%
Income: \$75,000 – \$100,000	462	7.24%	2,833	8.91%	6,090	10.25%
Income: \$100,000 – \$125,000	266	4.17%	2,205	6.93%	4,714	7.93%
Income: \$125,000 – \$150,000	123	1.93%	798	2.51%	1,690	2.84%
Income: \$150,000 – \$200,000	186	2.91%	1,072	3.37%	2,273	3.83%
Income: \$200,000+	335	5.25%	1,583	4.98%	3,284	5.53%
2024 Avg Household Income	\$54,643		\$61,346		\$66,889	
2024 Med Household Income	\$28,535		\$35,222		\$41,292	



No	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W University Ave	NW 12th Ter	0.04 E	2022	30,146	MPSI	0.04
2	SW 13th St	SW 1st Ave	0.03 N	2018	32,931	MPSI	0.07
3	W University Ave	NW 13th St	0.03 E	2022	33,495	MPSI	0.09
4	West University Avenue	NW 12th St	0.01 W	2022	22,161	MPSI	0.1
5	Southwest 2nd Avenue	SW 10th St	0.01 E	2022	5,877	MPSI	0.21
6	Northwest 13th Street	NW 3rd Pl	0.01 SW	2022	26,503	MPSI	0.22
7	Southwest 13th Street	SW 5th Ave	0.01 S	2022	32,161	MPSI	0.26
8	NW 13th St	NW 4th Ln	0.02 S	2022	32,538	MPSI	0.28
9	W University Ave	NW 8th St	0.01 E	2022	26,318	MPSI	0.33
10	West University	NW 7th Ter	0.01 E	2022	19,532	MPSI	0.35

Discover Growth & Opportunity

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About Gainesville, Florida

1001 NE Waldo Road, Gainesville, FL 32609

"Gainesville, Florida, anchored by the prestigious University of Florida, presents a consistently dynamic and stable investment environment. The university's substantial presence not only fuels a diverse economy, driven by education, healthcare, and burgeoning technology sectors, but also cultivates a highly educated workforce and generates a consistent demand for housing, retail, and related services. This vibrant city, with its robust medical infrastructure led by UF Health and a growing startup ecosystem propelled by university research, attracts both residents and businesses seeking a high quality of life and significant opportunities for growth within a strategically located North Central Florida market. The area's blend of academic rigor, medical innovation, and expanding technological influence creates a resilient and promising landscape for investment. Furthermore, Gainesville's relatively affordable cost of living compared to other Florida metropolitan areas enhances its appeal, and the city's commitment to sustainable development and infrastructure improvements ensures long-term growth potential.



Discover Gainesville's Growth and Opportunity

Economic Expansion

- **Butler Plaza Development:** Located approximately 3 miles southeast of the address, Butler Plaza has expanded into one of Florida's largest retail power centers, featuring major retailers like Lowe's, Walmart, Target, Best Buy, Sam's Club, and Publix supermarkets. This expansion has significantly boosted local commerce and employment opportunities.
- **Newberry Village Proposal:** A mixed-use development plan is under review for an 87-acre property off West Newberry Road, adjacent to Newberry Square. The proposal includes approximately 730 residential units and 277,500 square feet of retail space, aiming to enhance the local economy by attracting new businesses and residents.

Infrastructure and Transportation

- **Highway Expansion and Modernization:** Gainesville's economic growth has been supported by significant infrastructure investments, including the expansion of highways and modernization of public transportation systems, facilitating better connectivity and mobility in the area.
- **Regional Transit System (RTS) Enhancements:** The Gainesville Regional Transit System (RTS) continues to expand and improve services, providing increased access to public transportation and connecting residents to key employment and commercial areas.



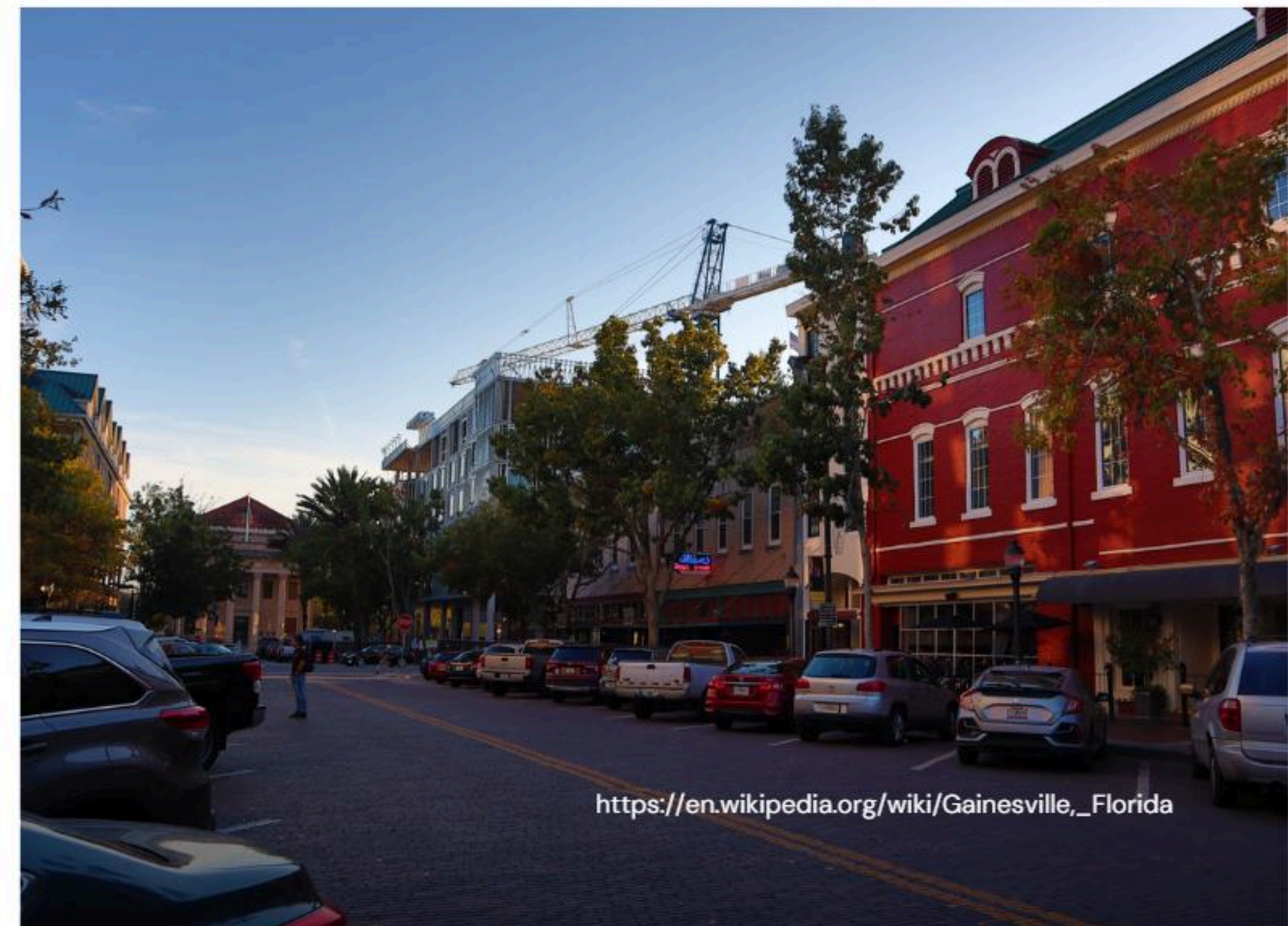
Urban Revitalization and Development Projects

- Blount Center Expansion: The Charles L. Blount Center, a campus of Santa Fe College located in downtown Gainesville, has undergone several expansions to enhance educational facilities and community outreach. The recent addition of Blount Hall provides business incubation space and supports local entrepreneurship.
- East Gainesville Initiatives: Alachua County has invested millions in East Gainesville projects, including the East Gainesville Legacy Project, which focuses on developing housing and addressing community needs in Northeast Gainesville.



Population Growth and Community Development

- Regional Population Growth: Florida has been home to some of the nation's fastest-growing metropolitan areas, reflecting a larger trend of population growth across the South. This trend underscores the increasing attractiveness of regions like Gainesville for new residents.
- Housing and Affordability Efforts: In response to the growing population, developers are introducing new residential communities and affordable housing projects in Gainesville, ensuring diverse housing options for families, students, and professionals.





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