



## GAINESVILLE

1360 W. UNIVERSITY AVE  
GAINESVILLE, FL 32603

Colliers



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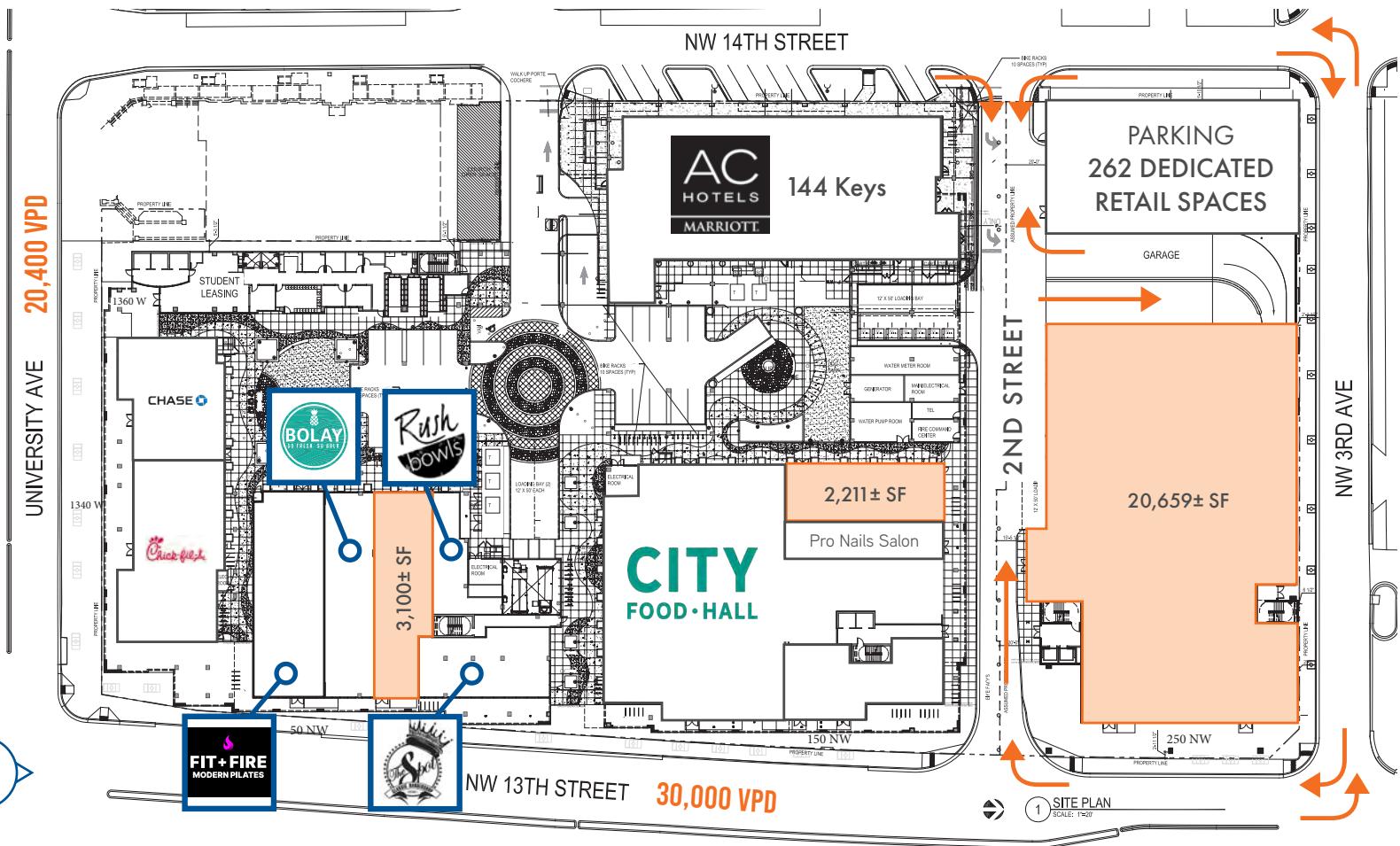
# GAINESVILLE

# TRADE AREA



# THE STANDARD GAINESVILLE

# SITE PLAN



**\$236K  
AVG ANNUAL  
INCOME OF  
RESIDENTS**

100%  
LEASED  
APARTMENTS

1,200  
BEDS

144 - KEY  
AC MARRIOT  
HOTEL

960 NEW JOBS  
193 START-UPS  
GENERATED BY THE  
INNOVATION DISTRICT

# GAINESVILLE FLORIDA

## DEMOGRAPHICS

1 MILE   3 MILE   5 MILE

	1 MILE	3 MILE	5 MILE
Total Population	25,147	100,407	164,426
Total Households	7,864	41,197	67,742
Average HH Income	\$41,662	\$68,873	\$76,612
Daytime Population	55,478	135,842	205,901

Source: ESRI Business Analyst, 2026

## LOCATION



284,030  
POPULATION IN  
ALACHUA COUNTY

\$305,299  
MEDIAN  
PROPERTY VALUE



GREATER  
GAINESVILLE  
IS THE STATES'  
YOUNGEST & MOST  
EDUCATED REGION



**THE UNIVERSITY OF FLORIDA**, is an American public land-grant, sea-grant and space-grant research university on a 2,000-acre campus in Gainesville, Florida. The University of Florida is home to 16 academic colleges and more than 180 research centers and institutes on one contiguous campus.

CLASSIFIED AS A  
RESEARCH UNIVERSITY  
with Very High Research by the Carnegie  
Foundation for the Advancement of Teaching

3RD LARGEST  
FLORIDA UNIVERSITY  
by student population.

5TH LARGEST  
SINGLE-CAMPUS  
UNIVERSITY  
in the United States.



60,795±  
UF STUDENTS LIVE IN  
GAINESVILLE  
  
32,228  
UNIVERSITY EMPLOYEES





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