



## 2330 Northwest 13th Street Gainesville, FL 32609

#3499 - GAINESVILLE, FL | RETAIL PROPERTY

**FOR LEASE | 50,000 SF**

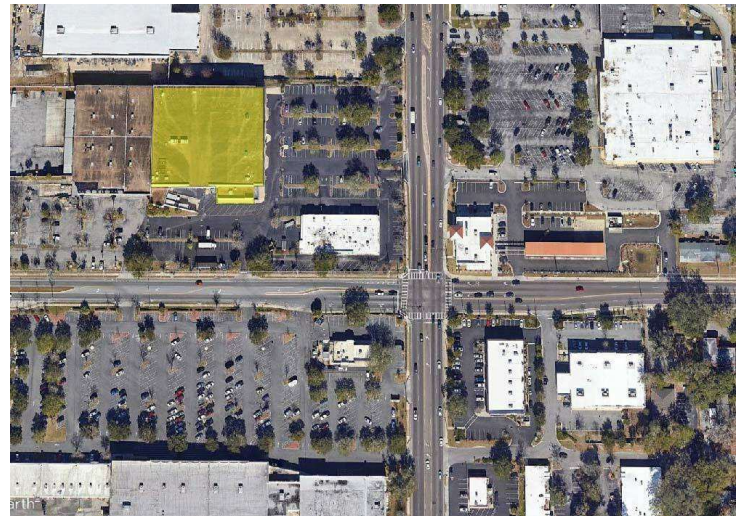


### PROPERTY DESCRIPTION

50,000 SF Freestanding Retail building on 3.8 Acres.

### PROPERTY HIGHLIGHTS

- Available 2/1/2026
- Corner location.
- Superb market.
- Join Area Retailers Lowes, Aldi, Burlington, Ross Dress for Less, Publix, Winn Dixie and Dollar Tree.
- Prime corner location
- Surrounded by major retailers
- Proximity to popular shopping destinations
- Excellent market visibility



Available Size: **50,000 SF**

**ROBERT CRUM**  
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**JEFF ROSS**  
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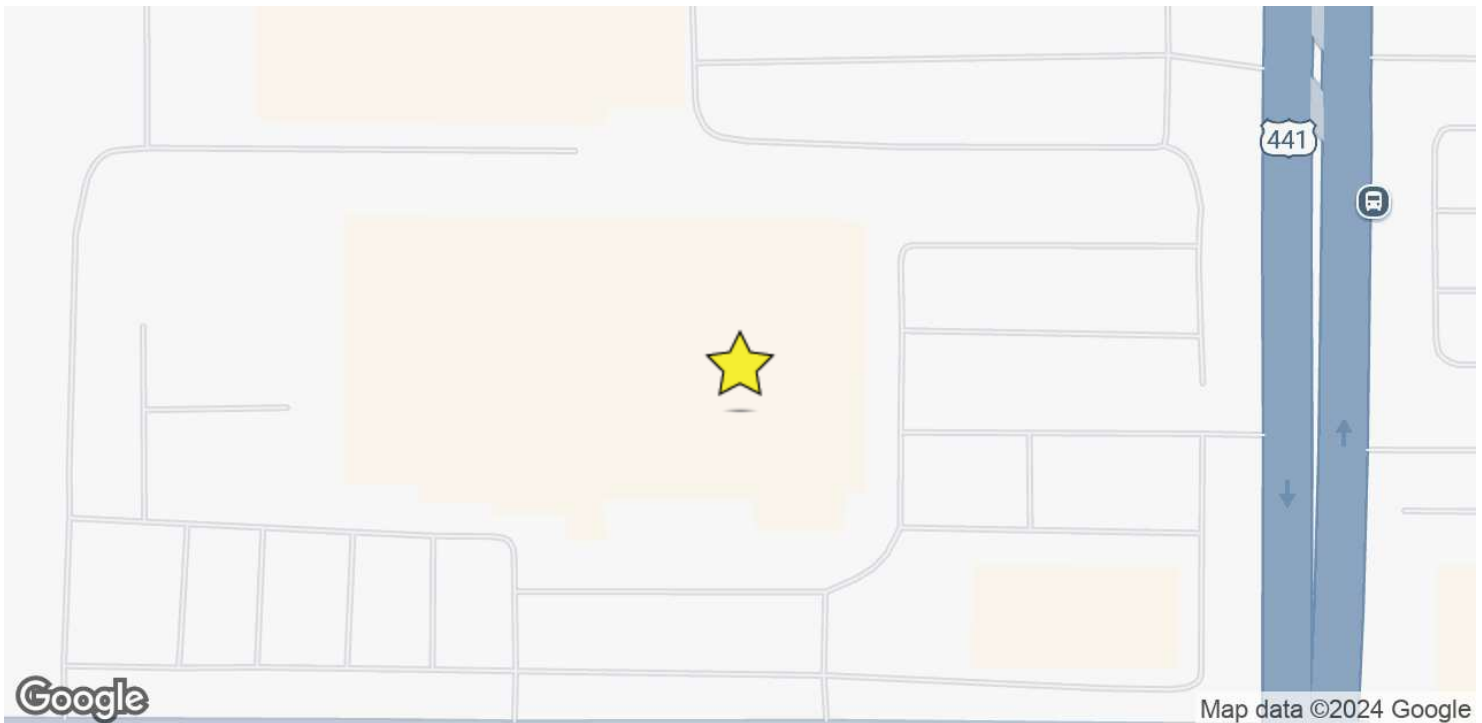
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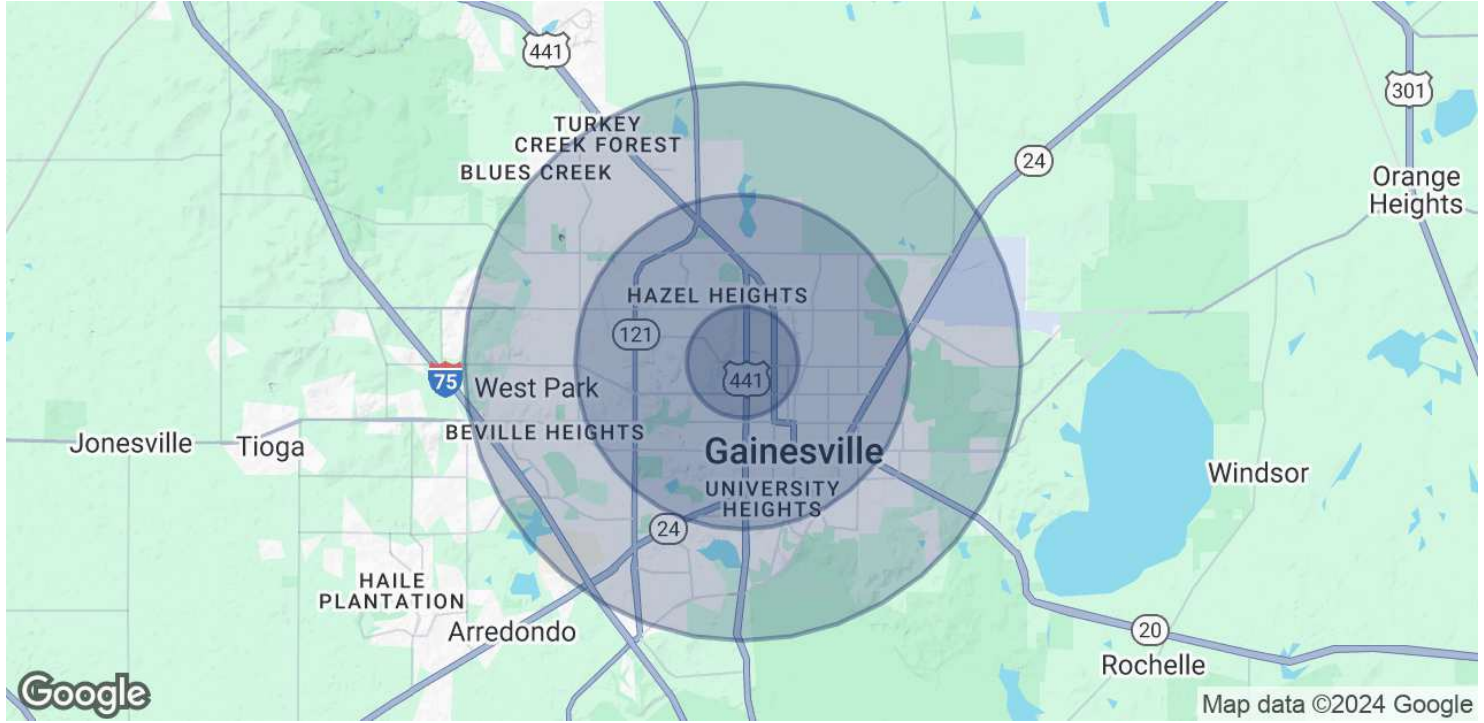
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| <b>POPULATION</b>    | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|----------------------|---------------|----------------|----------------|
| Total Population     | 8,633         | 82,269         | 158,585        |
| Average Age          | 39            | 35             | 34             |
| Average Age (Male)   | 39            | 34             | 34             |
| Average Age (Female) | 39            | 35             | 35             |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Households               | 4,173         | 32,659         | 64,733         |
| # of Persons per HH            | 2.1           | 2.5            | 2.4            |
| Average HH Income              | \$84,906      | \$73,224       | \$71,639       |
| Average House Value            | \$273,246     | \$279,714      | \$263,122      |

*Demographics data derived from AlphaMap*

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