

RETAIL SPACE FOR LEASE

DIRECTLY ACROSS FROM THE UNIVERSITY OF FLORIDA WITH 55,000 STUDENTS

1404 West University Avenue, Gainesville, FL 32603



±1,816 SF 2ND GENERATION RESTAURANT WITH PATIO COMING AVAILABLE



EXCLUSIVE RETAIL LEASING




KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

HIGHLIGHTS

- ±1,816 SF 2nd Generation Restaurant with patio coming available
- Directly across from the University of Florida (UF)  with ±55,000 students, 14,723 faculty and over 6,000 student housing beds
- Located across the street is The Standard – a new 1,200 bed luxury off campus housing with 144 key AC Marriott Hotel
- Surrounding retailers include:          
- Proximity to Innovation Square, which integrates office, research space and has generated 960 jobs, over \$1 billion dollars in private investment and 193 startup companies
- 3.85+ million visitors annually to Gainesville for University, healthcare and cultural events
- UF is the 5th largest University campus by enrollment (53K+) in the country and is the top employer in Gainesville (30K+ employees) followed by the hospital which accounts for 15K+ employees

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	24,029	100,600	164,381
HOUSEHOLDS	7,761	41,200	67,490
EMPLOYEES	21,853	85,827	137,895
AVERAGE HH INCOME	\$46,551	\$69,543	\$74,799
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	44,468	118,470	180,790
HOUSEHOLDS	17,000	48,406	74,277
EMPLOYEES	39,279	100,754	151,165
AVERAGE HH INCOME	\$66,326	\$70,871	\$77,973





Gilbane
MELTwich food co.
CAVA
huey magoos

±1,816 SF
SECOND GEN
RESTAURANT
W/ PATIO
AVAILABLE

SITE

THE STANDARD
1,200 BED LUXURY
OFF CAMPUS HOUSING
WITH 144 KEY AC
MARRIOTT HOTEL

AC
HOTEL'S
MARRIOTT

THE STANDARD
AT GAINESVILLE

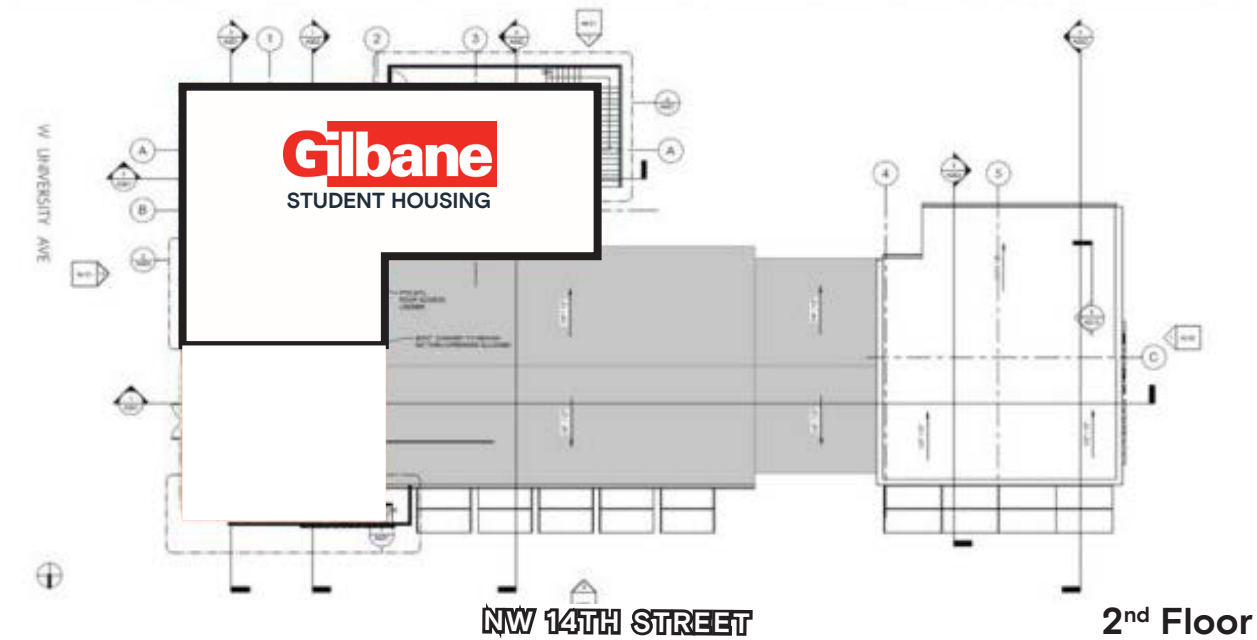
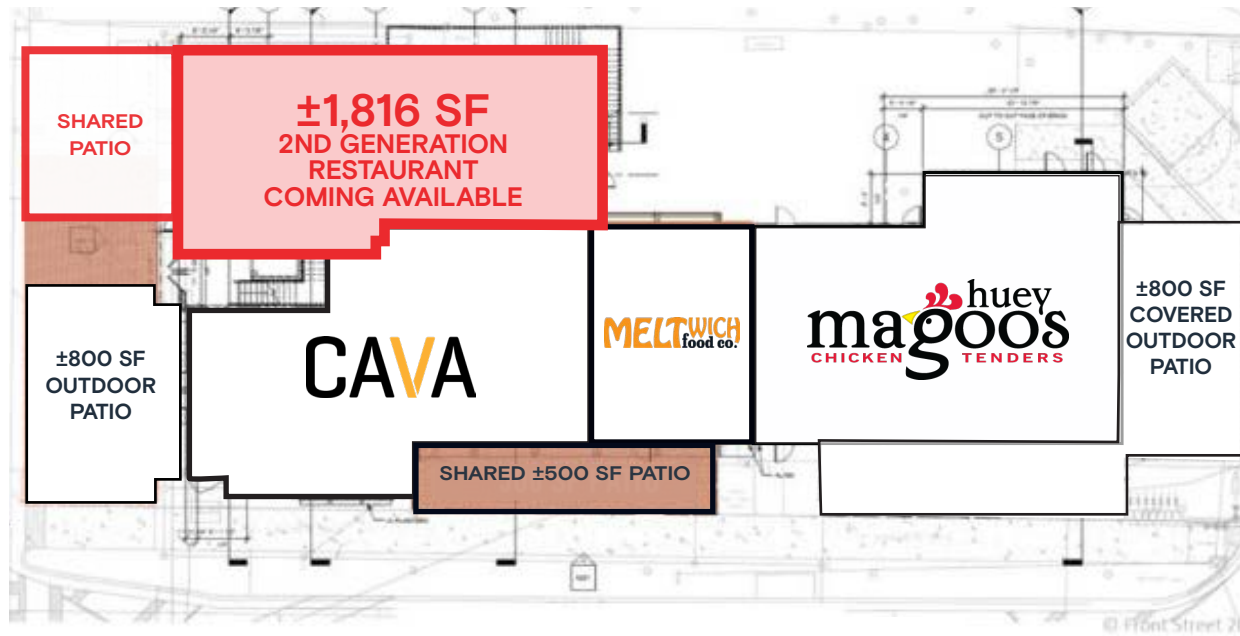
CVS
Orangetheory
Chick-fil-A
BOLAY
Kitchen
CHASE
BENTO

W UNIVERSITY AVENUE - 20,400 AADT

UF UNIVERSITY of FLORIDA



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Contact Broker

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