

# 3904 NW 13<sup>TH</sup> ST RETAIL SPACE FOR LEASE



CONTACT  
FOR PRICING  
**10,665 SF**

## PROPERTY FEATURES

3904 NW 13th St is a 10,665-square-foot freestanding retail space positioned on a prominent, high-traffic corner in northwest Gainesville. The property offers excellent visibility and convenient access to surrounding residential neighborhoods, nearby businesses, and major roadways, with easy connectivity to downtown Gainesville and the University of Florida. Call now for more information.

## LISTING AGENTS

### TERESA CALLEN

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Senior CRE Specialist

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### DEREK CALLEN

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### ADRIAN HAYES-SANTOS

352-514-3191

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**AADT: 28,000**

## DEMOGRAPHICS

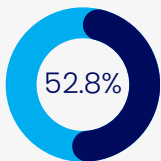
2024 Census Data



**Population and People**  
Total Population  
19,752



**Income and Poverty**  
Median Household Income  
\$49,406



**Employment**  
Employment Rate  
52.8%



**Housing**  
Total Housing Units  
8,497



**Business and Economy**  
Total Employer Establishments  
657



**Families and Living Arrangement**  
Total Households  
7,743

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## PROPERTY HIGHLIGHTS

- Prominent corner location with excellent visibility
- Formerly occupied by CVS
- Features a convenient drive-up window
- Over 10,000 square feet with a flexible, open floor plan
- Roll-up doors ideal for retail and service uses

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