

FOR LEASE: 1,600 SF — 4,100 SF

ROBBINSWOOD PLAZA
3841 SW ARCHER RD
GAINESVILLE, FL 32608

Join Chipotle Directly Across Butler Plaza, Busiest Shopping District in FL

2ND-GENERATION RESTAURANT SPACE AVAILABLE

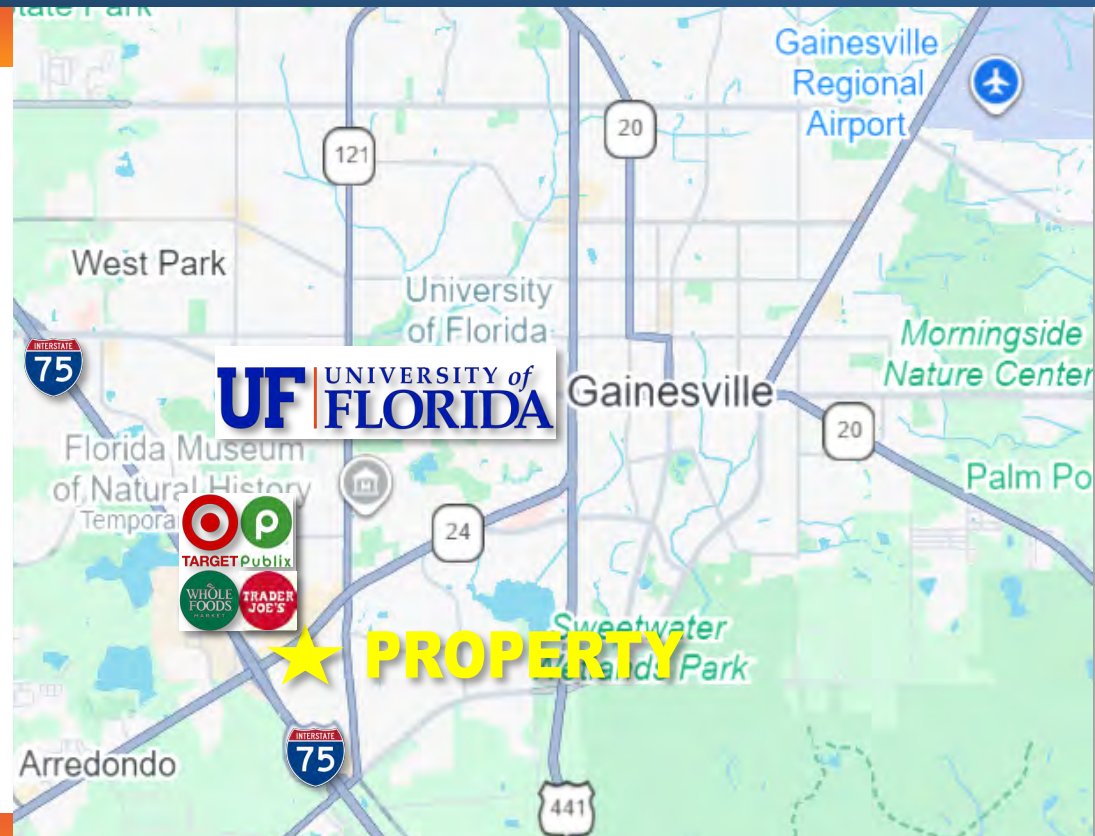


For Inquiry, Please Contact:
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PROPERTY INFORMATION

HIGHLIGHTS

- ◆ Premier position on Gainesville’s main retail corridor, SW Archer Rd (54,000 cpd)
- ◆ Conveniently located just off I-75 interchange, on main road to University of Florida (60,000 students), only 3 mi away
- ◆ Directly fronts Target, Publix, Whole Foods and Trader Joes-anchored Butler Enterprises, busiest shopping district in FL and 3rd busiest in US, with 21 million annual visitors
- ◆ Surrounded by +100 national tenants, incl. two Chick-Fil-A’s within 1,500 ft of each other

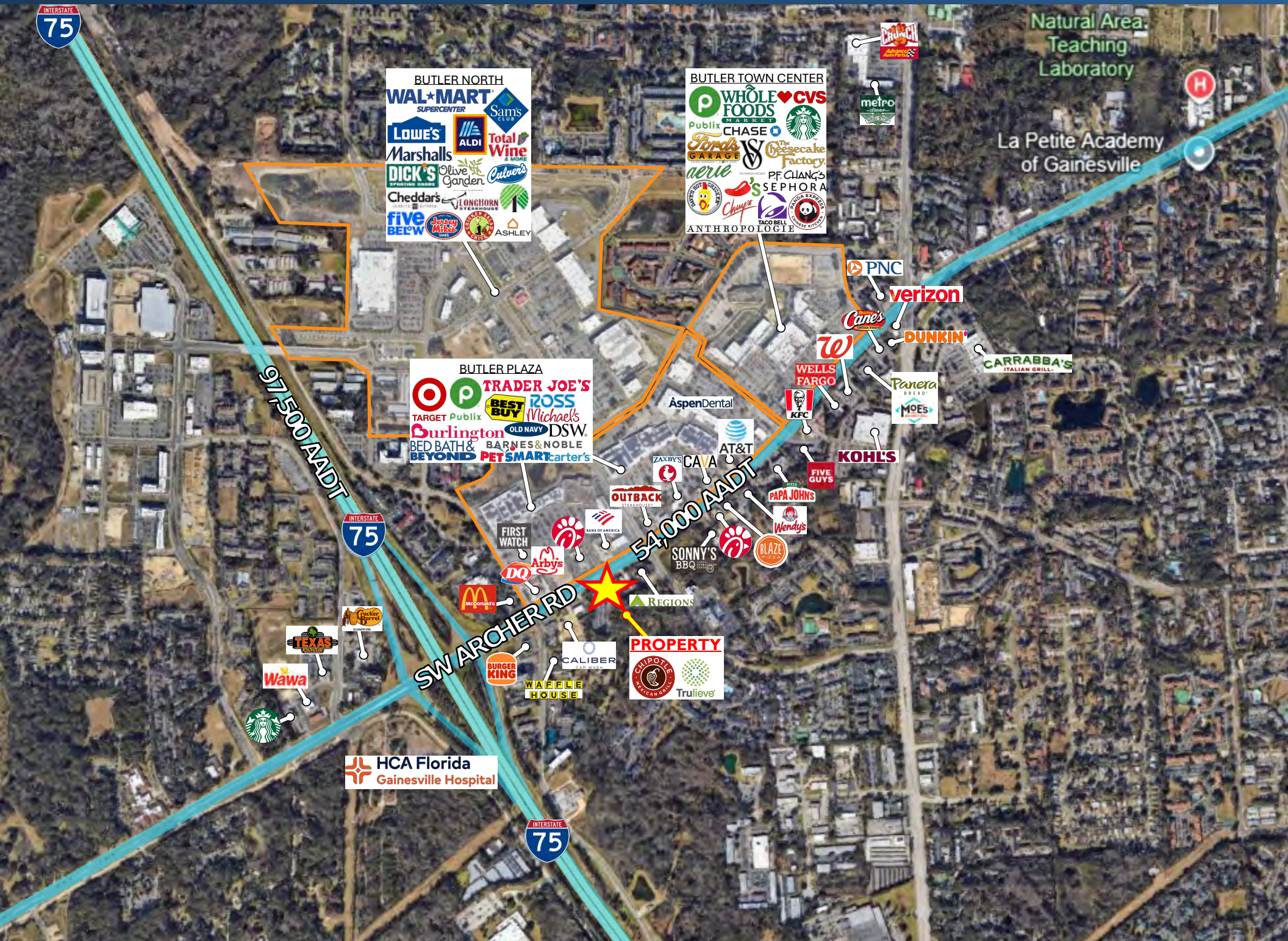


BUILDING & PROPERTY SPECS

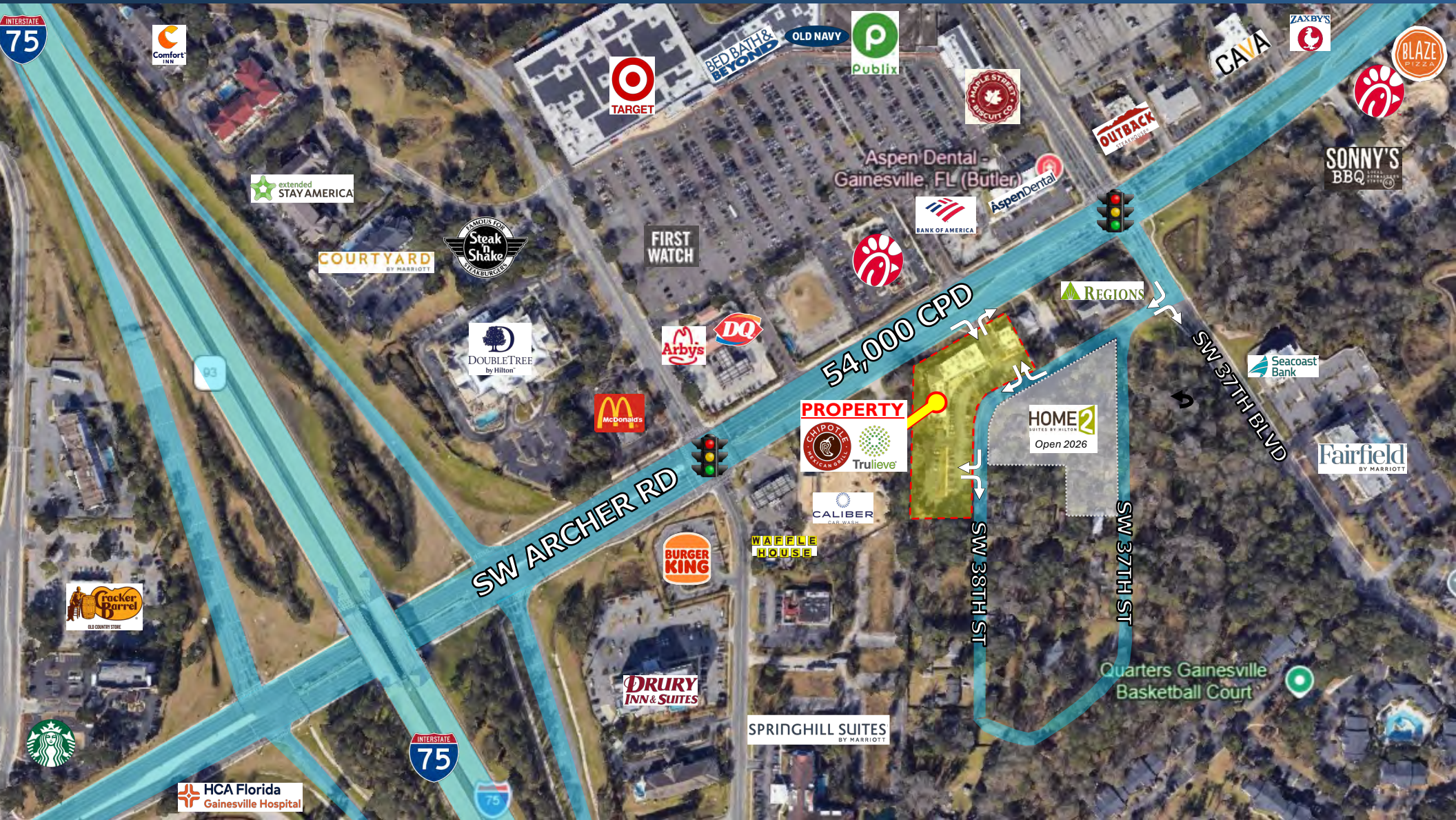
ADDRESS	3841 SW Archer Rd Gainesville, FL 32608
GLA	13,250 SF
FRONTAGE	~200' (SW Archer Rd)
AVAILABILITY	Option A: 1,600 SF (In-Line Space) Option B: 2,500 SF (Corner Space—2nd-Gen Restaurant) Option C: 4,100 SF (Entire Space)
CO-TENANTS	Chipotle, Relish Burgers, Trulieve, Vale Food Co., others
ACCESS	1. Signalized Full Access on Archer Rd & SW 37th Blvd 2. Direct Right-In/Right-Out on Archer Rd 3. Two Secondary Access Points on SW 38th St
PARKING	115 Stalls
ZONING	City of Gainesville — MUL (Mixed Use Low Intensity)



MARKET OVERVIEW: 2-mi Radius



IMMEDIATE MARKET AERIAL



DEMOGRAPHICS (2025)			
Radius	1 mi	3 mi	5 mi
Daytime Population	19,566	105,674	191,177
Median HH Income	\$42,453	\$47,633	\$55,997
College Students	4,021	11,627	17,720

Source: ESRI

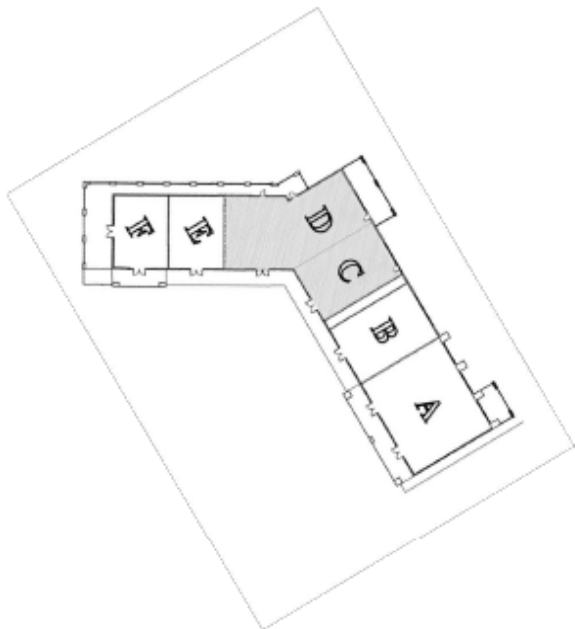
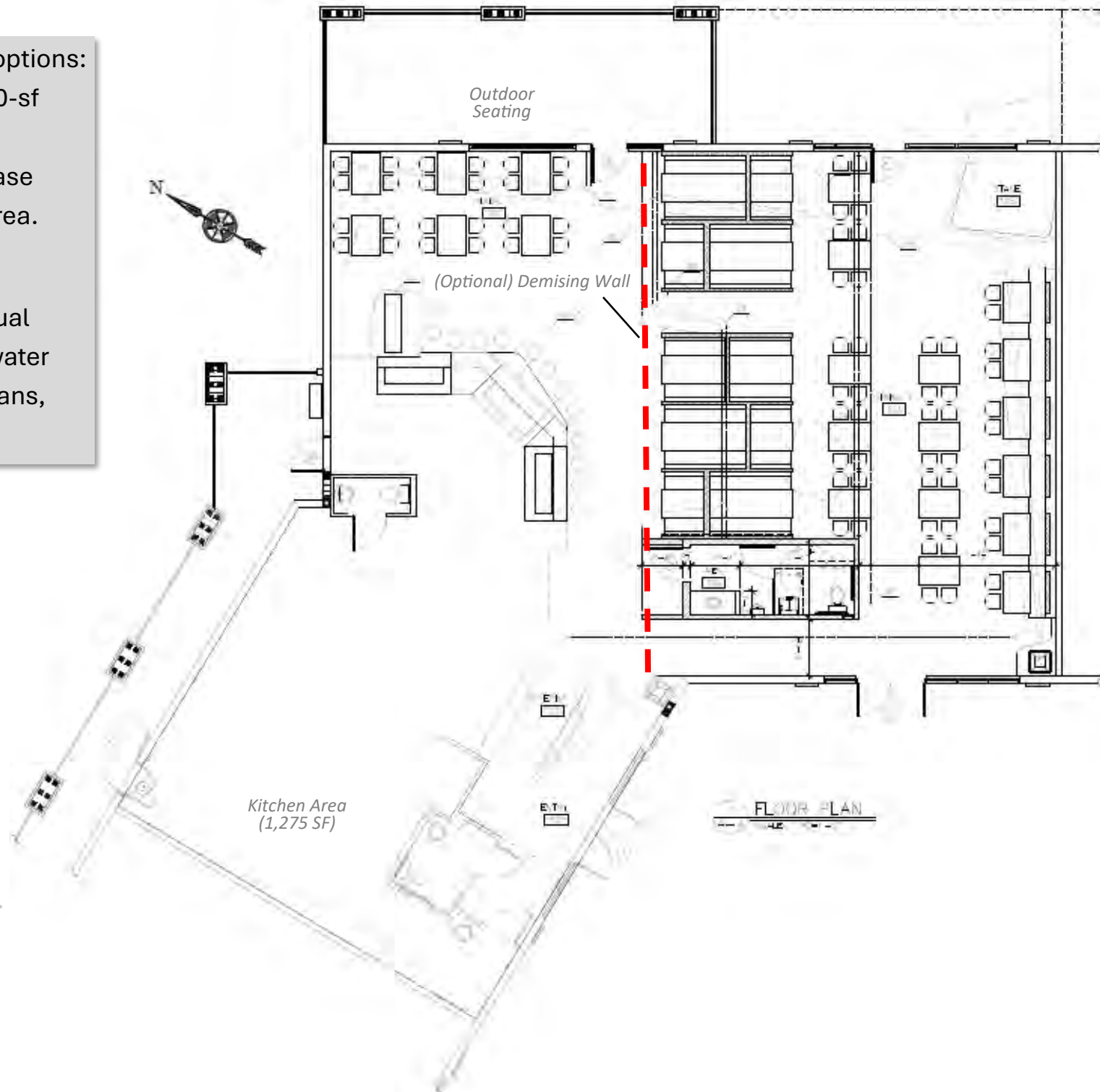
TRAFFIC COUNTS (2025)	
Road	Avg (CPD)
SW Archer Rd	54,000
I-75 (N of interchange)	97,500
I-75 (S of interchange)	84,000

Source: FDOT

FLOOR PLAN

Leasing opportunity includes two options: minimum 1,600-sf unit or full 4,100-sf unit. Full unit option includes 2nd-generation restaurant kitchen, grease interceptor, and outdoor seating area.

Note: both options include individual restrooms, separate electric and water meters, separate HVAC, lighting plans, and entryways.





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