



## End-Cap Retail Space For Lease

- The available 1,505 SF end-cap retail space is located in Magnolia Parke, a mixed-use community located in northwest Gainesville along one of the city's major corridors, NW 39th Avenue.
- Retail businesses in Magnolia Parke include Dominos, Sleep Center, Starbucks, Ichiban Sushi, Taste, Arashi Yami Sushi, Crafty Bastards Pub and One Love Cafe.
- Magnolia Parke is home to UF Medical campus of over 50,000 SF.
- Magnolia Parke boasts excellent visibility along NW 39th Avenue, a major east and west corridor with an average daily traffic count of 32,500, and offers easy access to Interstate 75 and the UF Health Springhill medical campus.
- Future development of luxury apartment community with 200 plus units planned.



Diverse mix of local, regional, and national tenants



Excellent visibility along NW 39th Avenue, near NW 43rd St intersection



Ample and convenient parking



On major east/west traffic artery feeding large employment hubs of UF, UF Health, downtown and NW 43rd St corridor

### For further information

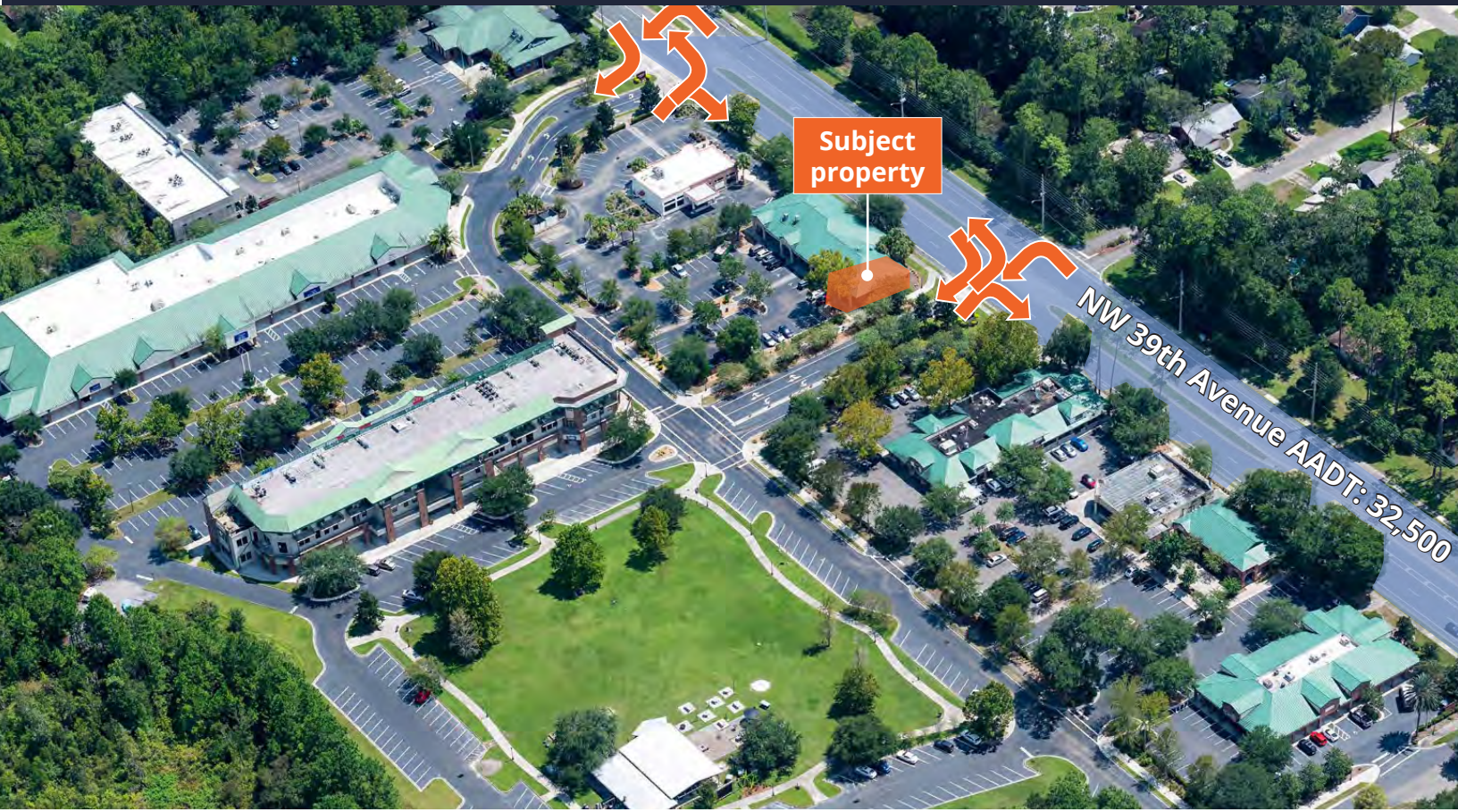
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# Property overview

Magnolia Parke | Retail  
Gainesville, Florida









# Site plan

Magnolia Parke | Retail  
Gainesville, Florida



Building #	Suite #	Tenant	Size (sf) available
A-2	1	Arashi Yama Sushi & Hibachi	
A-2	3	Lovely Nails	
A-2	5	Roots Plant Studio	
A-2	7	Gainesville Spa	
A-2	9	AVAILABLE	1,505 SF
BW-1	A	Sleep Center Superstore	
BW-1	B	The Spirit Shoppe	
BW-1	C	Charisma for Hair	
BW-1	D	Especially For Women	
BW-2	1	Relax Salt Rooms	
BW-2	2	Karate-Do	
C-1	111	Carbonxt	
C-1	121	Florida Psychiatric	
C-1	211	UF Health Shands Wound Care	
C-1	219	Gentiva Health Services	
C-1	301-310	Apartments	
POD F	1	One Love Cafe	
I-1	A	Starbucks	
I-1	B	Axis Training Studio	
I-1	C	Dominos	
POD G	A	Career Center Temp Force	
POD G	B	UF Health Florida Clinical Practice	
POD G	C,D	UF Shands Rehab	



# Gainesville | Future apartments

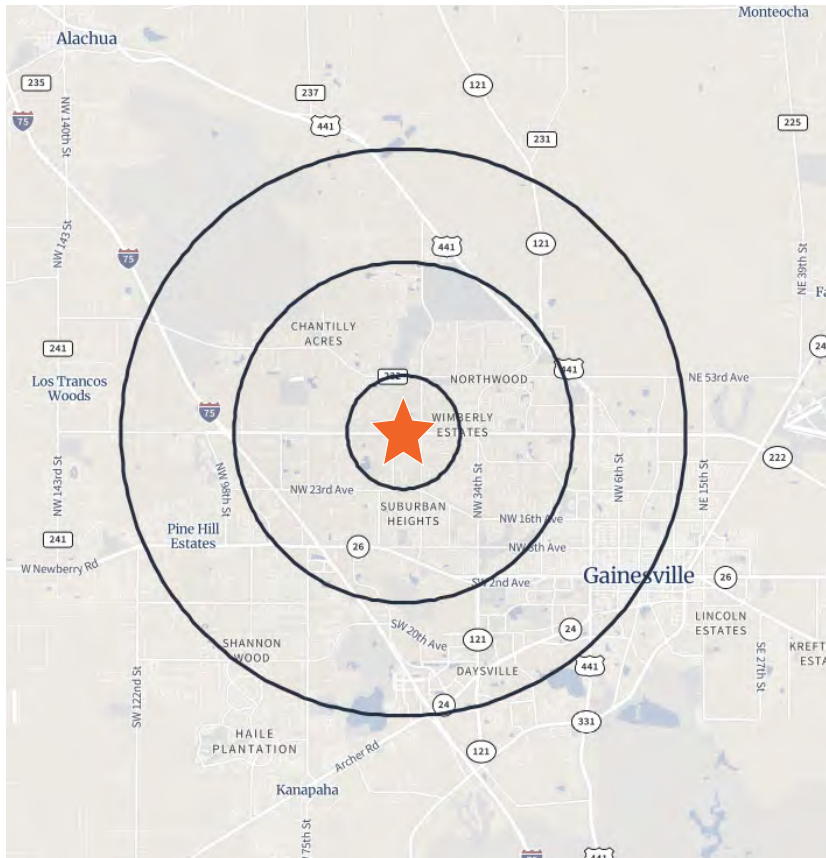
Magnolia Parke | Retail  
Gainesville, Florida





# Demographics

Magnolia Parke | Retail  
Gainesville, Florida



**Population:** Over 157,000 people within a five mile radius.



**Density:** Over 65,00 households within a five mile radius.



**Income:** Average household income of \$89,781 within a five mile radius.



**Home Value:** Average home value of \$330,441 within a five mile radius.



**Employment:** Employment population of over 108,000 within a five mile radius.



**Consumer spending:** Consumers spend more than \$1.5 billion a year within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
Total population	9,115	59,032	157,115
Median age	44.3	39.0	27.7
Median age (Male)	42.3	36.8	27.5
Median age (Female)	46.3	41.5	28.0
Households & Income	1 Miles	3 Miles	5 Miles
Total households	4,171	25,957	65,109
# of persons per HH	2.15	2.23	2.18
Average HH income	\$127,360	\$116,209	\$89,781
Average house value	\$335,347	\$339,166	\$330,441
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	608	3,211	7,454
Total employees	4,389	32,126	108,652

**If you would like to discuss this further,  
please get in touch.**

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