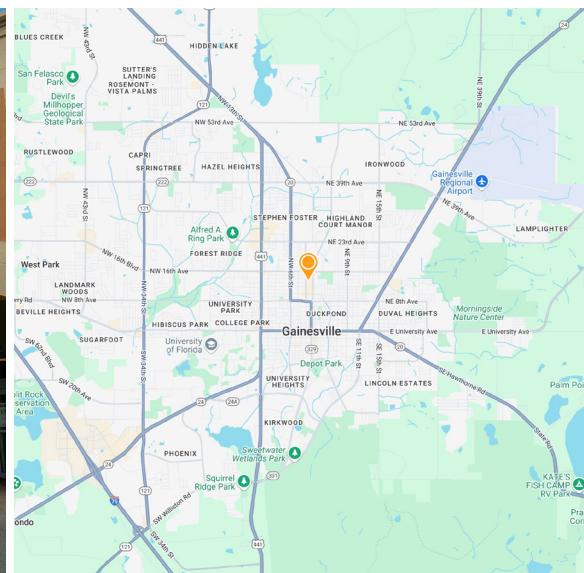# GAINESVILLE SHOPPING CENTER

1302 N Main St, Gainesville, FL 32601
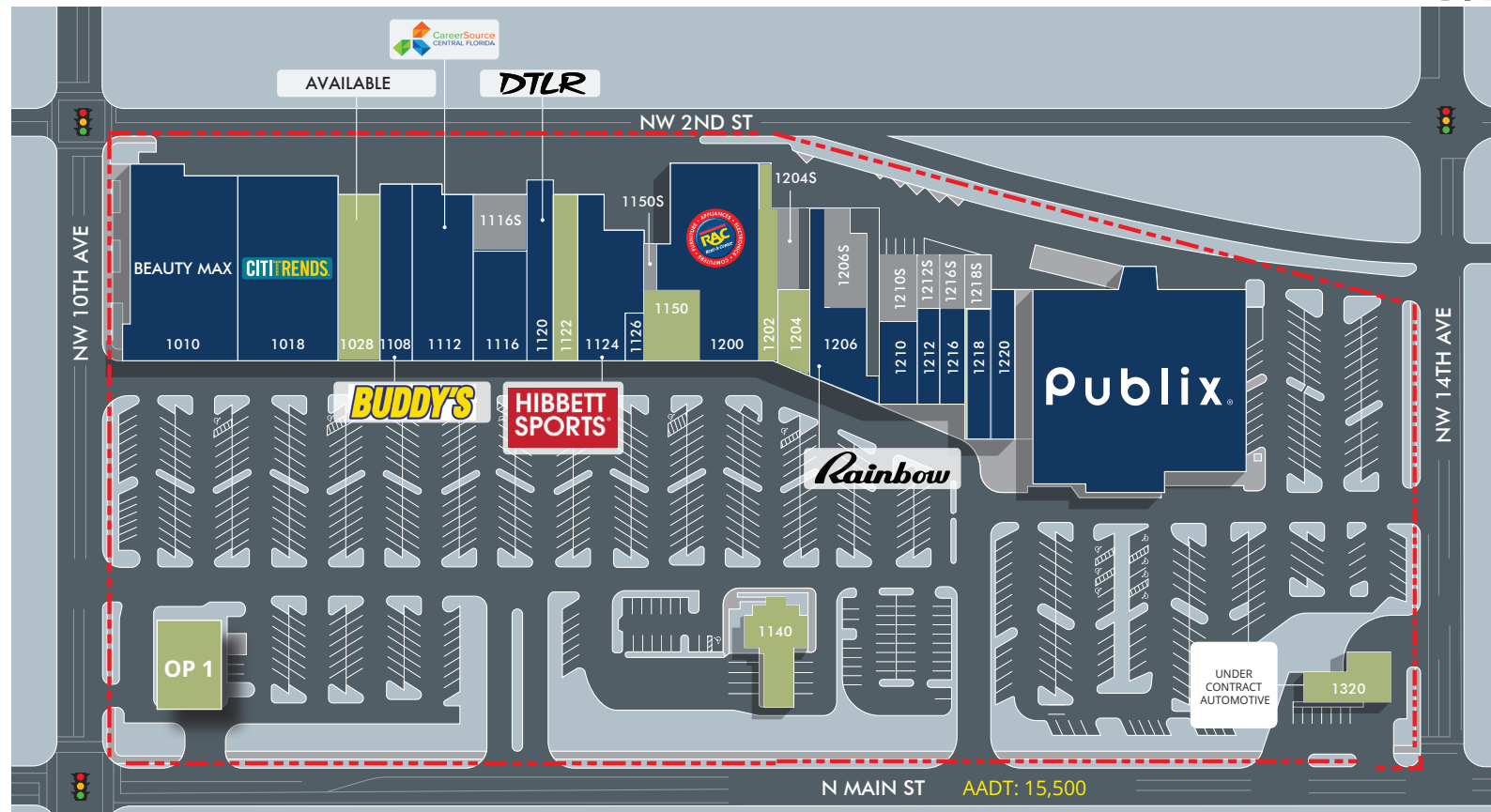
FOR LEASE

PROPERTY OVERVIEW

» **Availability: 1,400 SF-20,585 SF and Outparcels**

» Centrally located on N Main St (AADT: 15,500), offering direct access to downtown Gainesville's restaurants, retail, and campus-area amenities

» Convenient location on a signalized Intersection

» Located just 2.0 miles from the University of Florida, ranked No. 4 among public universities by Forbes in 2024, with a student population of 60,000

» Only 2.7 miles from UF Health Shands Hospital, recognized among the top 50 in the U.S. News & World Report "Best Hospitals" rankings

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,262	78,723	153,770
Households	5,519	30,801	62,629
Daytime Pop.	14,587	74,172	127,834
Ave. HH Income	$80,235	$78,122	$80,914

FranklinStreet

RICKY OSTROFSKY (LEAD)
REGIONAL MANAGING DIRECTOR
904.899.0315
Ricky.Ostrofsky@FranklinSt.com

KAELYN CASSIDY
SENIOR ASSOCIATE
904.899.0318
Kaelyn.Cassidy@FranklinSt.com

GAINESVILLE SHOPPING CENTER | 1302 N MAIN ST, GAINESVILLE, FL 32601

SITE PLAN

SUITE	OCCUPANT	SF
1010	MAINSTREET BEAUTY MAX **(CAN BE AVAILABLE)**	20,585
1018	CITI TRENDS	18,800
1028	**AVAILABLE**	**9,982**
1108	BUDDY'S HOME FURNISHINGS	7,160
1112	CAREER SOURCE FLORIDA	10,544
1116	A TOWN WINGS	4,000
1120	DTLR	4,600

SUITE	OCCUPANT	SF
1122	**AVAILABLE**	**2,400**
1124	HIBBETT SPORTS	8,549
1126	FIRST ACCEPTANCE INSURANCE	800
1140	**AVAILABLE**	**3,400**
1150	**AVAILABLE**	**3,576**
1200	RENT-A-CENTER	5,483
1202	**AVAILABLE**	**1,981**
1204	**AVAILABLE**	**1,400**

SUITE	OCCUPANT	SF
1206	RAINBOW	10,198
1210	MAIN STREET LIQUOR	2,280
1212	FLY SMOKE SHOP	2,715
1216	GREAT WALL CHINESE	1,800
1218	H&R BLOCK	2,562
1220	CICI'S NAILS	2,755
1302	PUBLIX	37,888
1320	**UNDER CONTRACT – AUTOMOTIVE**	**2,400**
OP 1	**AVAILABLE**	**0.6 AC**

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SENIOR ASSOCIATE
904.899.0318
Kaelyn.Cassidy@FranklinSt.com

DARRON KATTAN
BROKER OF RECORD, FLORIDA
BOR License No. BK3256503
Darron.Kattan@FranklinSt.com

GAINESVILLE REGIONAL AIRPORT

THE EXCHANGE

ALDI

26,500 AADT

29,500 AADT

GAINESVILLE PLAZA
ROSS DRESS FOR LESS
five BELOW
Wendy's
Burlington
tropical CAFE
HIBBETT SPORTS
FIRE HOUSE SUBS
UPS

GAINESVILLE SHOPPING CENTER

LOWE'S

planet fitness
TACO BELL
Winn Dixie
SUBWAY

CHIPOTLE

BURGER KING

POPEYES LOUISIANA KITCHEN

22,500 AADT

STARBUCKS COFFEE
CVS
Walgreens

CHIPOTLE
CAVA
just salad WRAPS, BOWLS + MORE
Chick-fil-A
huey magoos
CHASE

Office DEPOT

ZAXBY'S

8th Ave

Walmart
DUVAL HEIGHTS

Raising Cane's
Wawa

P
STARBUCKS COFFEE
M (McDonald's)

22,000 AADT

M (McDonald's)

Walgreens
O'Reilly AUTO PARTS

P

HIBISCUS PARK

COLLEGE PARK

W University Ave

Gainesville

E University Ave   E University Ave

DOLLAR GENERAL

DRAGONFLY SUSHI

329

PORTERS COMMUNITY

Wawa
Advance Auto Parts

Auto Zone
KFC

SE Hawthorne Rd

University of Florida
60,795 Students
32,000 Employees
UF UNIVERSITY of FLORIDA

UF HEALTH Shands Hospital

UNIVERSITY HEIGHTS

LINCOLN ESTATES

First Coast High School
2,592 Students

Shands Cancer Hospital & Medical center

TACO BELL

DOLLAR TREE

24A

VA Hospital

N