

3545 SW 34th St, Gainesville, FL 32608

PROPERTY FOR LEASE



LEASE RATE:
\$31/SF NNN

Suite E Available
Approx. 1564 SF
>30,000 Daily
Traffic



PROPERTY HIGHLIGHTS

Located just off the intersection of Archer Rd. & 34th Street, the Stratford Square Plaza sits prominently in one of Gainesville's most expansive retail districts seeing over 30,000 average annual daily traffic. Stratford Plaza is located less than 1 mile from the University of Florida, just around the corner from Butler Plaza & Celebration Pointe, and adjacent to a brand-new 200+ unit multi-family development.

Adjacent tenancy includes "Ember's" & "Sparks", two of Gainesville's most popular steakhouses & craft cocktail establishments, along with a top performing State farm insurance office.

LISTING
AGENT



TERESA CALLEN
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AERIAL HIGHLIGHTS

Surrounded by National
retailers, supercenters,
and entertainment venues

Monument signage & unit
signage is visible to over
30,000 cars daily.



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PROPERTY SUMMARY



Income
Median Household Income
\$57,249



Housing
Total Housing Units
25,918



Families & Living Arrangements
Total Households
22,032



Populations and People
Total Population
55,540



Median Age
Populations & People
29.8



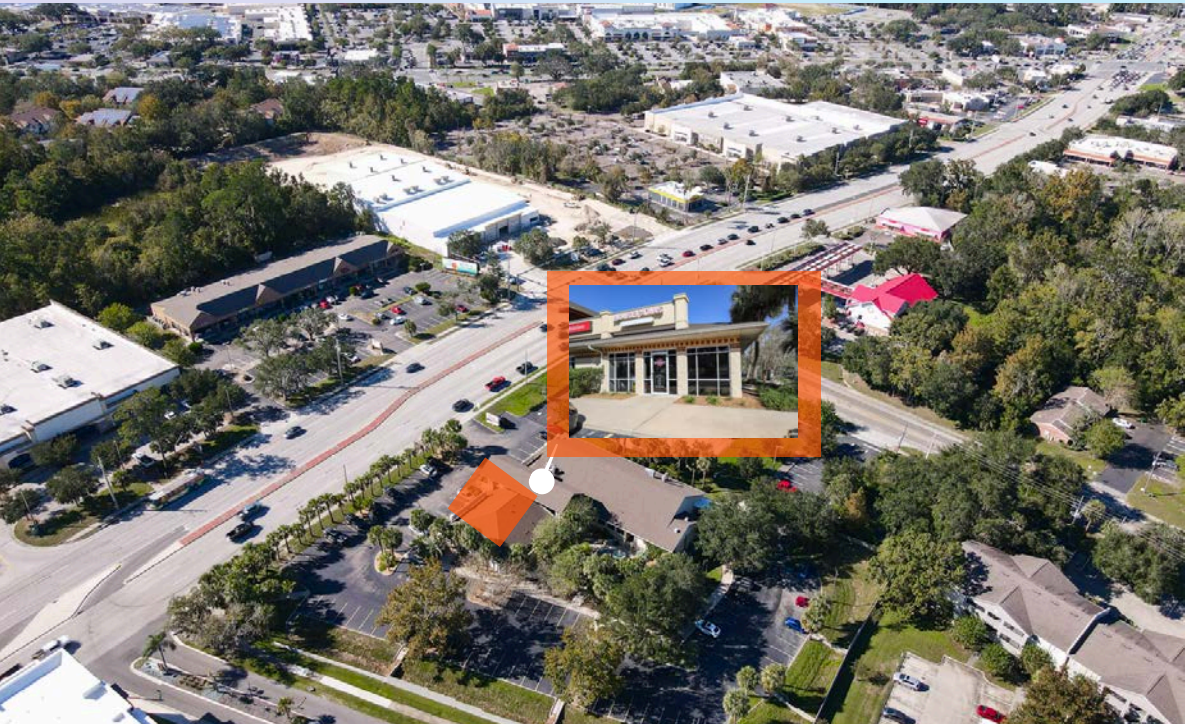
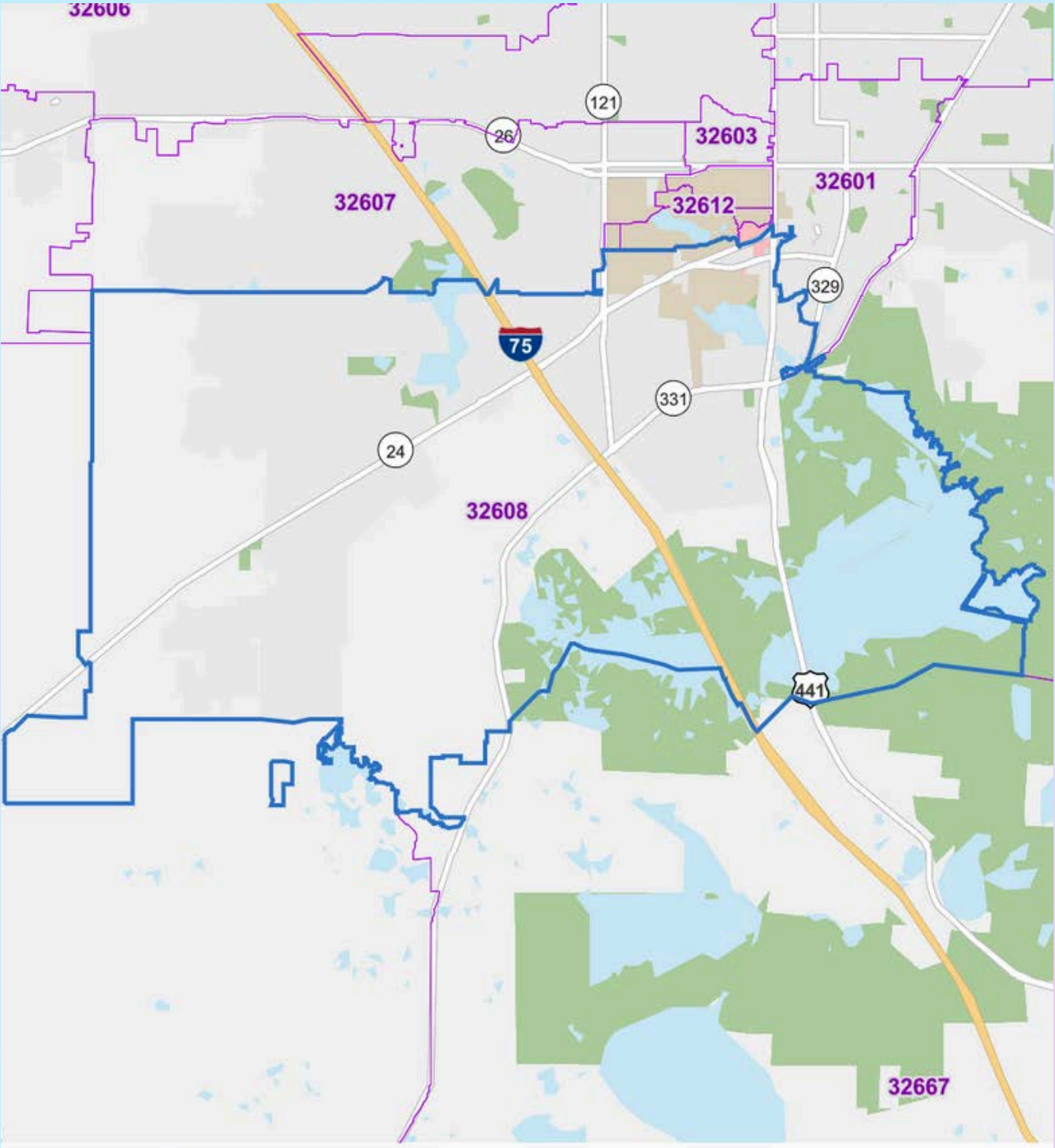
Business and Economy
Total Employer Establishments
967



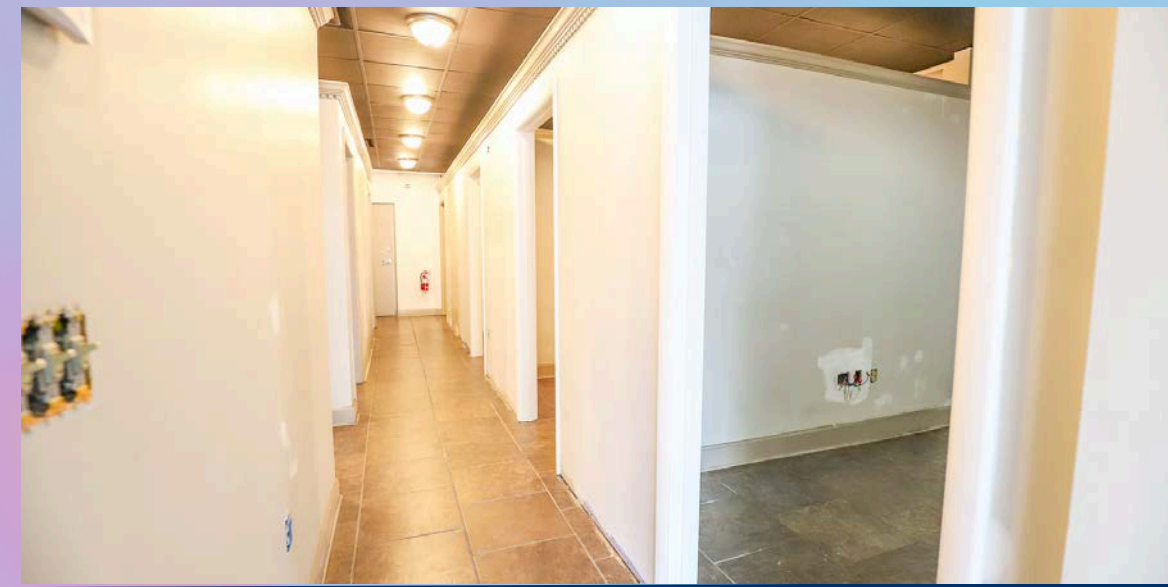
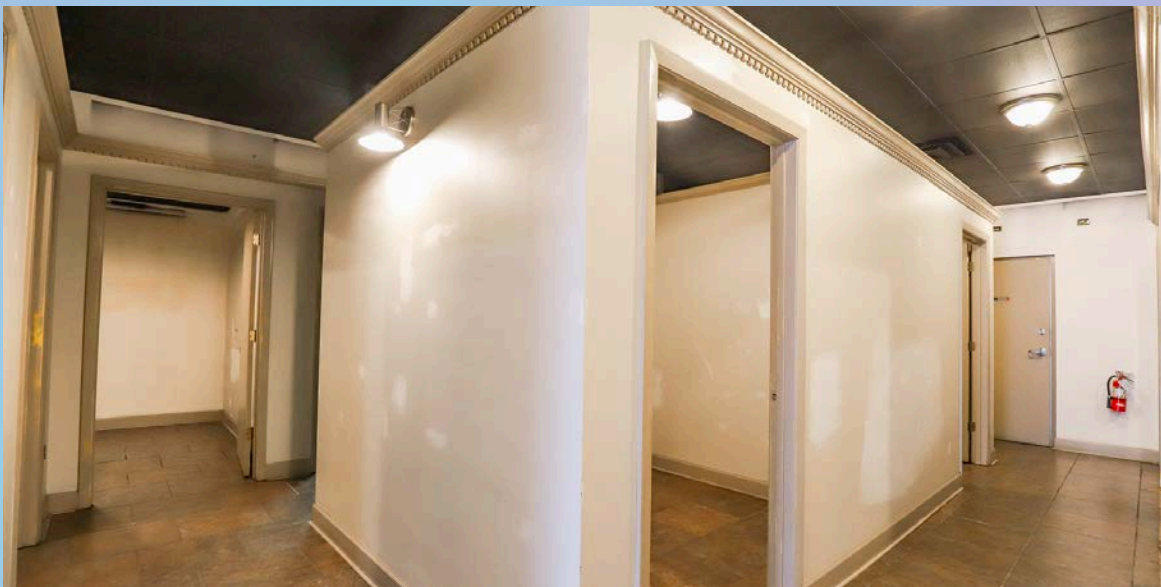
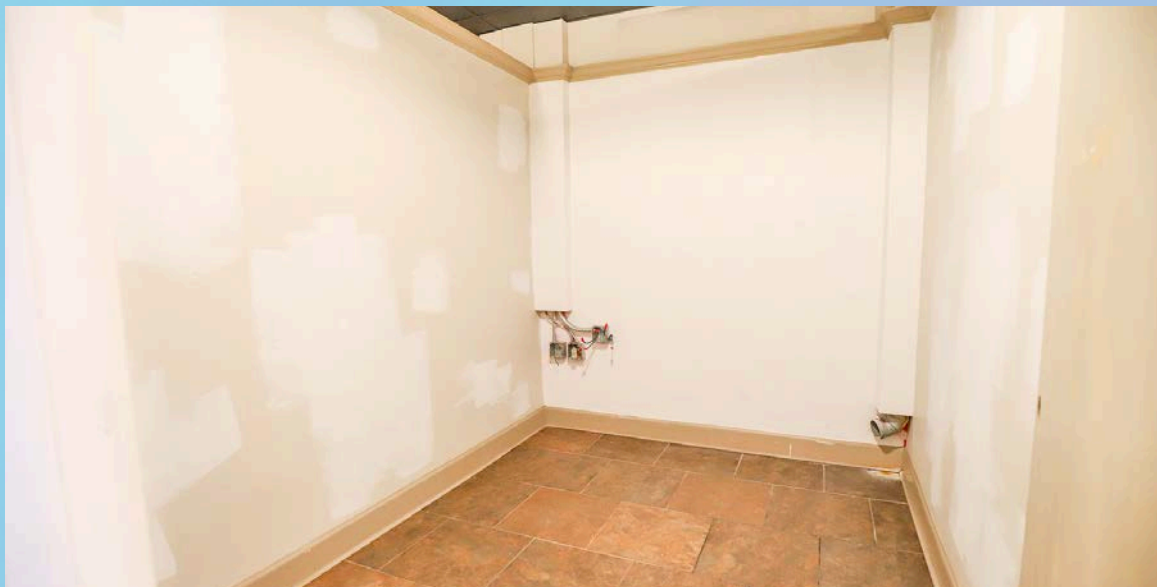
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PROPERTY PHOTOS- INTERIOR



PROPERTY PHOTOS- EXTERIOR



GAINESVILLE OVERVIEW



DOWNTOWN GAINESVILLE

Gainesville's Downtown is the symbolic heart of the city. A quintessentially quaint tight-knit gathering of shops, restaurants, theatres and parks it somehow pulls off always feeling lively, yet open and personal at the same time. By day, walk down tree-lined streets. Take in the sounds of live music as it bounces off the buildings surrounding the Bo Diddley Plaza. Fulfill your quest for knowledge at the Alachua County Library District Headquarters and browse books, music, movies and attend educational events and programs. By night, take in a play or movie at the Hippodrome Theatre or wander by the one-of-a-kind shops and fun boutiques around Union Street Station before sitting down to dinner at a mouth-watering restaurant and enjoy a pint of local craft beer. Just like downtown itself, there's something for everyone.



INNOVATION DISTRICT

Nestled between downtown and the University of Florida, the Gainesville Innovation District is home to more than 80 thriving businesses. Join the vibrant and active community for a concert on the lawn at Midpoint Park and Eatery or attend professional networking events at The Hub. There's always something to do in district.



UNIVERSITY OF FLORIDA

The University of Florida (UF), located in Gainesville, is a top-tier public research university renowned for its academic excellence and vibrant campus life. Established in 1853, UF is one of the largest universities in the United States, serving over 56,000 students across diverse undergraduate, graduate, and professional programs. As a member of the prestigious Association of American Universities, UF is committed to advancing research, with robust programs in fields such as agriculture, engineering, business, and health sciences. The university boasts a dynamic community, rich in traditions and opportunities, where students engage in a multitude of extracurricular activities, sports, and leadership roles. With a strong emphasis on innovation and a global perspective, the University of Florida is dedicated to preparing students for success in a rapidly evolving world.