

For Lease | Gainesville Plaza



2649 NW 13th Street
Gainesville, FL 32609

Property Highlights:

- 175,600± SF plaza, anchored by Burlington, Ross, 2nd and Charles and Five Below
- 750± SF up to 9,677± SF of space available
- Up to 50,063± SF anchor space coming available
- Signalized access
- Approximately 2.0 miles from University of Florida, which is ranked No. 4 in the nation for public universities according to *Forbes 2024* and has 55,000 students enrolled
- Approximately 2.8 miles from UF Health Shands Hospital, which ranks in the top 50 in the "Best Hospitals" report, according to *U.S. News & World Report* and has more than 9,000 employees and 1,000 beds

Call for pricing



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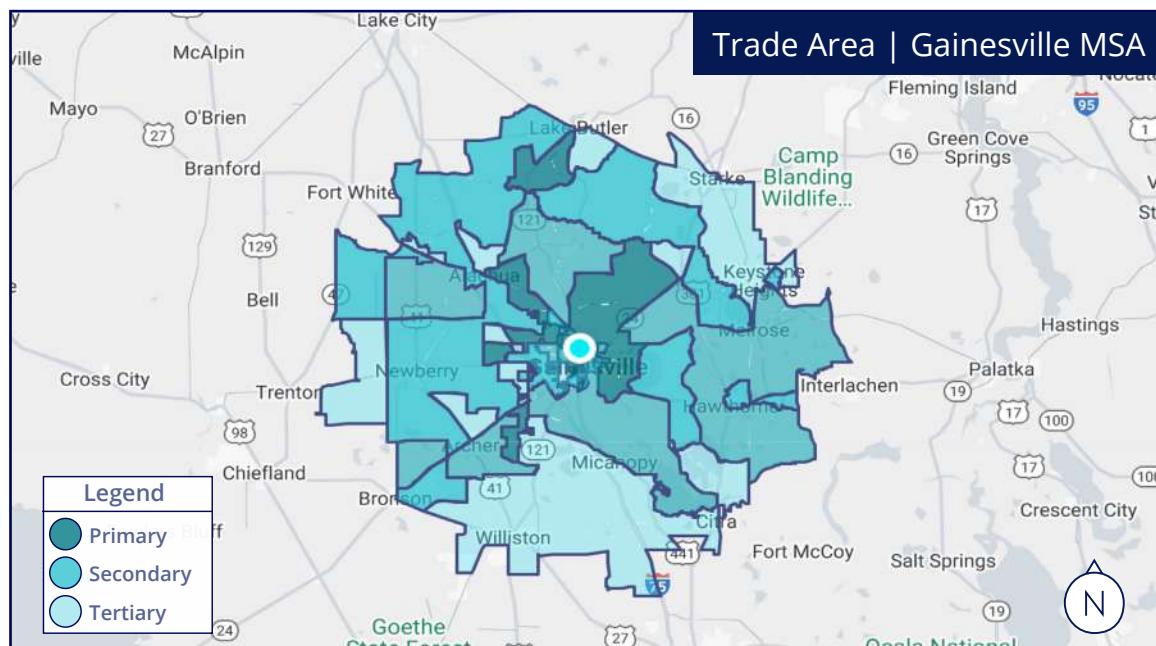
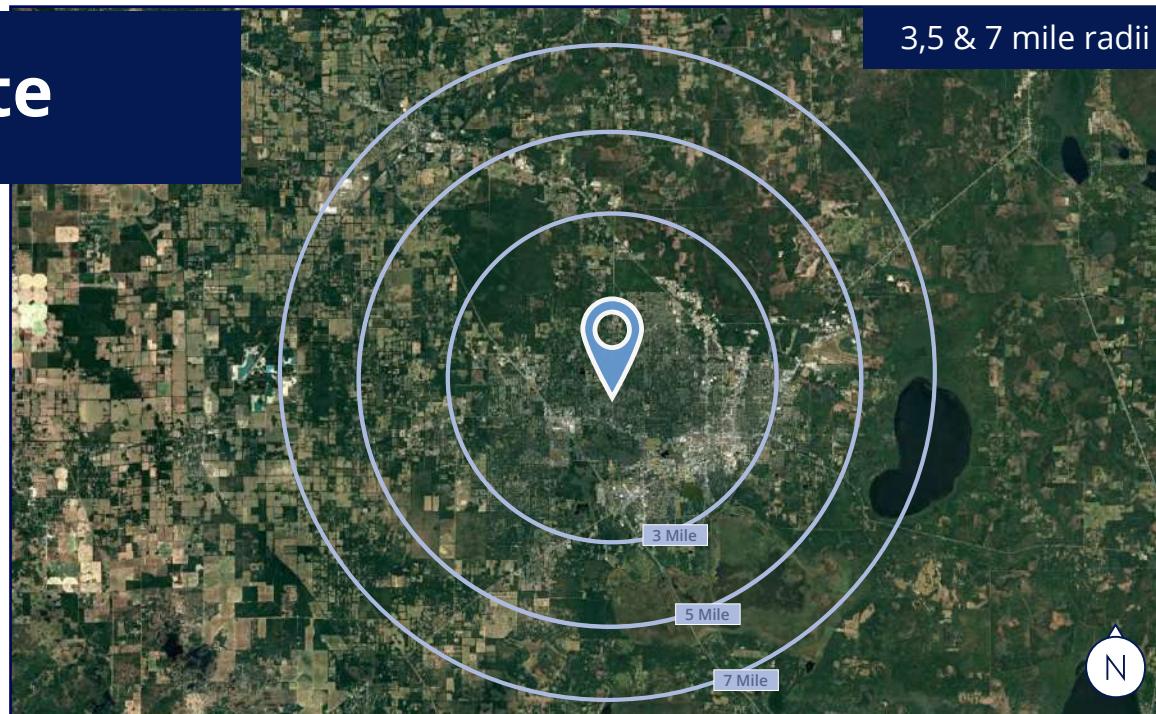
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Site Plan



Suite	Tenant	SF	Suite	Tenant	SF
OP2A	Tropical Smoothie	1,800	2627	Available	2,100
OP2B	Firehouse Subs	1,500	2631	Available	1,680
2601	2nd & Charles	20,150	2635	Available	750
2603	The UPS Store	2,350	2639	Available	3,400
2605	Save A Lot	15,012	2643	Ross Dress For Less	25,000
2607	Available	9,677	2643	Burlington Coat Factory	25,523
2613	Five Below	10,470	20	Available	50,063
2619	Hibbett Sports	6,600			Total: 175,600

Site



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Demographics

Source: ESRI Business Analyst & CreditIntel, 2024

Population

 3 Mile | 80,110
5 Miles | 157,171
7 Miles | 196,587
Trade area | 362,130

Daytime Population

 3 Mile | 123,738
5 Miles | 197,701
7 Miles | 234,983
Trade area | 432,900

Total Households

 3 Mile | 31,592
5 Miles | 64,033
7 Miles | 80,474
Trade area | 144,800

Average HH Income

 3 Mile | \$74,593
5 Miles | \$73,121
7 Miles | \$77,697
Trade area | \$83,200

Retail Overview



Location Overview



Photo Gallery



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