

# 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



76 S. Laura St., Ste. 1500  
Jacksonville, FL 32202  
P: +1 904 358 1206  
colliers.com/jacksonville

**Nancy Sumner**  
Vice President  
+1 904 861 1134  
nancy.sumner@colliers.com

**Katy Figg**  
Vice President  
+1 904 861 1133  
katy.figg@colliers.com



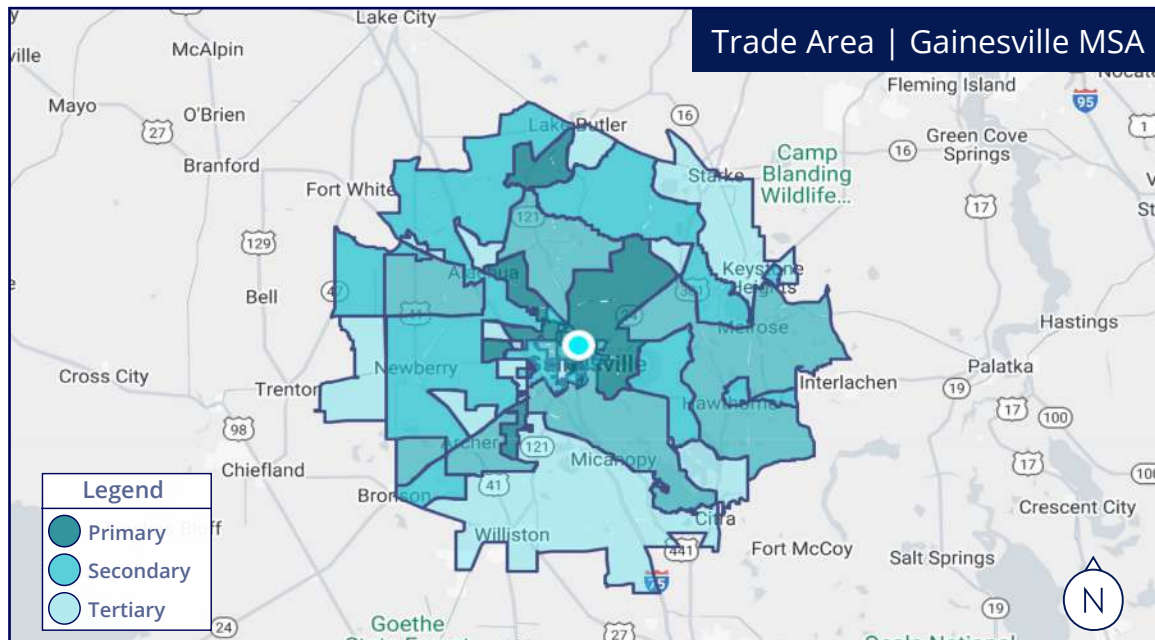
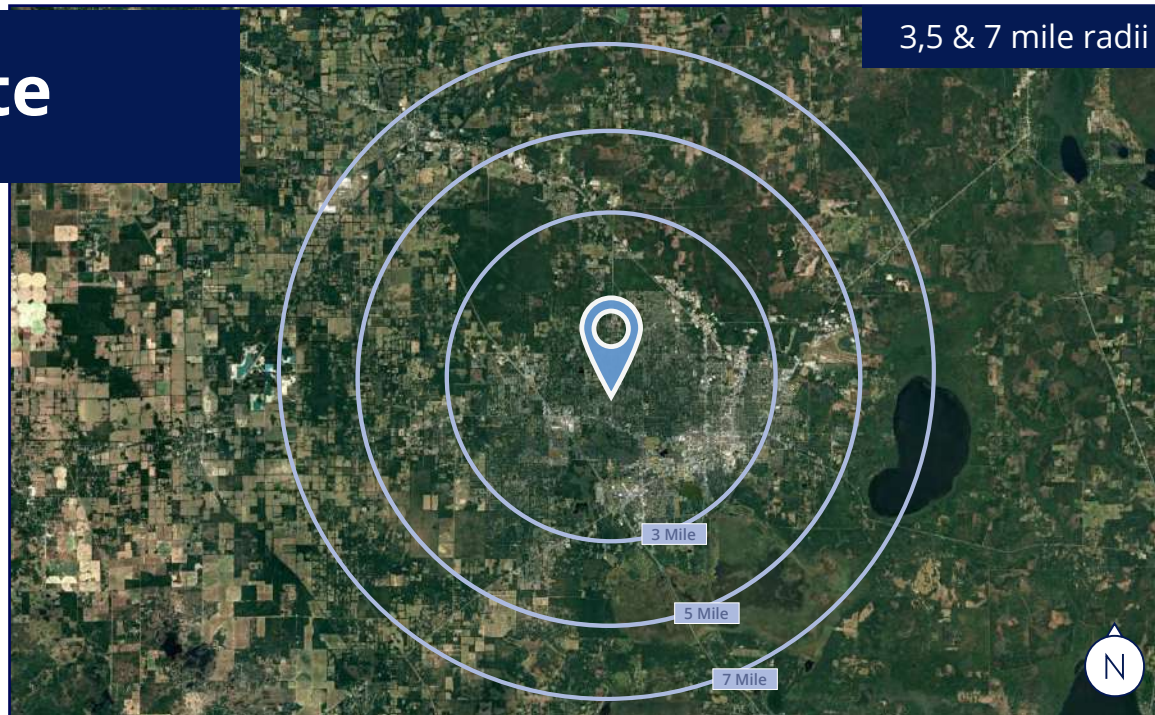
# Site Plan



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



## Demographics

Source: ESRI Business Analyst & CreditIntell, 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



Elegant Beauty  
Supply

Bank of America

Rural King  
America's Farm and Home Store

Wendy's

FIREHOUSE  
SUBS  
FRESH BAKED FRESH  
TROPICAL CAFE

ROSS  
DRESS FOR LESS

Burlington

2ND  
& CHARLES

five BELOW

Pet  
Super  
market

LOWE'S  
Home Improvement Warehouse

FURNITURE  
Country  
CLASSIC SOUTHERN LIVING

planet  
fitness

Winn-Dixie

DOLLAR TREE

NW 23rd Avenue | 14,700± AADT

NW 13th Street | 28,500± AADT





# Location Overview





# Photo Gallery



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Vice President  
+1 904 861 1134  
nancy.sumner@colliers.com

**Katy Figg**  
Vice President  
+1 904 861 1133  
katy.figg@colliers.com

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