

13TH ST SHOPPES

2231 NW 13TH ST, GAINESVILLE, FL 32609

US 441 • UNIVERSITY AREA

ESTABLISHED NATIONAL CO-TENANCY • FRONTAGE ON NW 13TH ST**1,295 SF**

AVAILABLE

\$40.00/SF

LEASE RATE

9,940 SF

BUILDING

1.01 AC

SITE

5

UNITS

US 441

CORRIDOR

THE OPPORTUNITY

Position your business along one of Gainesville's busiest commercial corridors at 2231 NW 13th Street. This ±1,295 SF retail suite offers an efficient layout ideal for retail, restaurant, medical, professional office, wellness, or service-oriented users. Offered at \$40.00/SF NNN, the space benefits from strong frontage along NW 13th Street (US 441), shared customer parking, and convenient access to the University of Florida, UF Health, Downtown Gainesville, and I-75. Surrounded by established residential neighborhoods, major employers, and a strong mix of national and local businesses, 13th St Shoppes provides a highly visible leasing opportunity in one of Gainesville's most active commercial corridors.

PROPERTY HIGHLIGHTS

- ◆ **Availability** — ±1,295 SF retail suite
- ◆ **Rate** — \$40.00/SF/YR NNN
- ◆ **Visibility** — Frontage along NW 13th St (US 441)
- ◆ **Access** — Minutes to UF, UF Health, Downtown Gainesville and I-75
- ◆ **Parking** — Shared on-site customer parking
- ◆ **Tenancy** — Chipotle, Sport Clips, Smoothie King, T-Mobile and Mattress Firm
- ◆ **Uses** — Retail, restaurant, medical, office, wellness and service uses

OFFERING SUMMARY

Lease Rate	\$40.00/SF/YR NNN
Available SF	1,295 SF
Building Size	9,940 SF
Site Area	1.01 Acres
Number of Units	5
Property Type	Neighborhood Retail Center
Parking	Shared On-Site
Availability	Immediate

TENANT MIX

CHIPOTLE SPORT CLIPS SMOOTHIE KING T-MOBILE MATTRESS FIRM

LOCATION

Located along NW 13th Street (US 441), the property sits within one of Gainesville's most established commercial corridors. The center is minutes from the University of Florida, UF Health, Downtown Gainesville, and I-75, providing convenient access to major employment, education, and medical hubs. Surrounded by established residential neighborhoods, national retailers, restaurants, and professional services, the location benefits from a strong daytime population and consistent customer traffic.

CENTER AERIAL — NW 13TH ST FRONTAGEPROPERTY AERIAL — 13TH ST SHOPPES

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