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Site

34th Street Plaza | Prime Retail Space for Lease

2108 SW 34th Street | Gainesville, FL 32607

Size: 1,500± SF | **Lease Rate:** \$28/SF NNN | **Zoning:** U9 (Urban 9)

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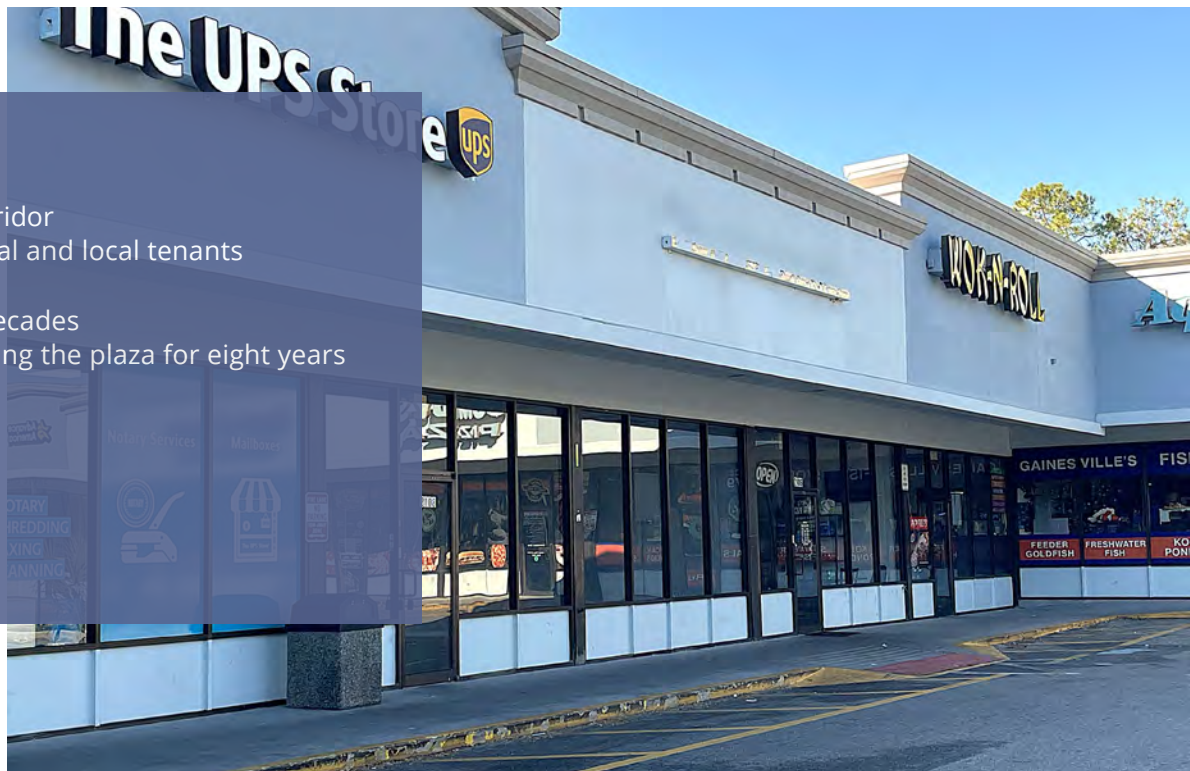
104 SW 6th Street
Gainesville, FL 32601
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Property Details

Position your business in **one of Gainesville's most active retail corridors**. This 1,500± SF in-line suite at **34th Street Plaza** offers unmatched visibility, easy accessibility and a dynamic tenant mix that drives daily consumer traffic. Located along SW 34th St, one of the city's busiest north-south arteries, the plaza benefits from three convenient ingress/egress points with direct access from both SW 34th St and SW 20th Ave.

Available **January 2026**, the space features:

- Bright storefront windows ideal for merchandising
- A welcoming showroom space
- Office area with visibility into the showroom
- Dedicated storage
- Two newly renovated bathrooms
- Two rear exits for operational convenience
- New HVAC system and upgraded electrical



Highlights

- Prime location along Gainesville's high-traffic SW 34th St corridor
- Well established 'go-to' plaza with long-term national, regional and local tenants
- Plaza has brand new roof and downspout system
- Plaza has been under same ownership for more than four decades
- Highly-experienced and professional Property Manager serving the plaza for eight years
- Customizable on-building and pylon signage available
- Updated in-line retail space with excellent visibility
- Storefront windows and flexible showroom layout
- Just 0.5 miles to the University of Florida
- Close proximity to Archer Road's major retail and dining hub
- Pass-thrus: \$11.26/SF

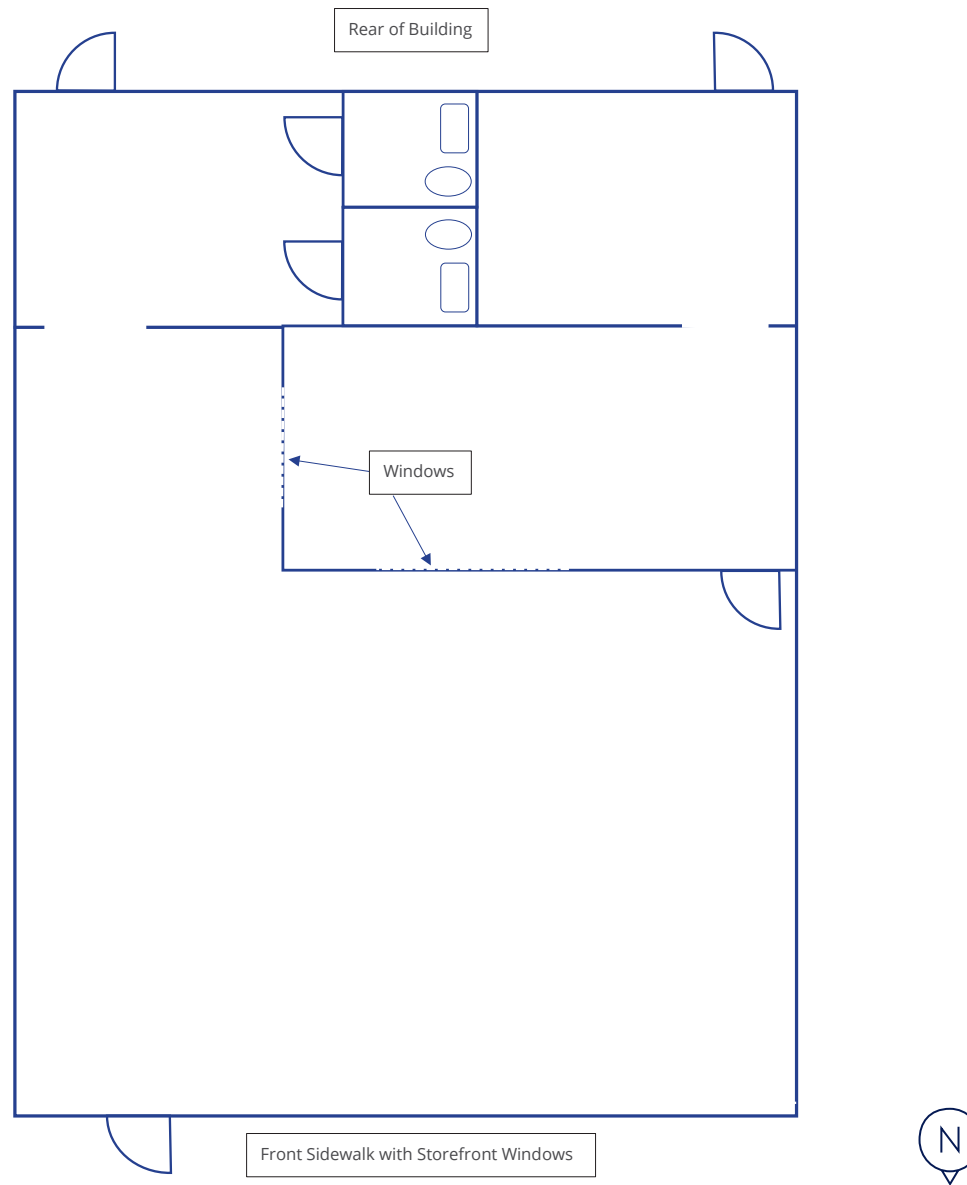
Photo Gallery

Interior



Versatile and well-positioned, this suite is ideal for a wide range of retail concepts, service providers, and customer-facing businesses. Don't miss the chance to secure a location in one of Gainesville's most recognized and accessible shopping plazas.

Floor Plan



*Not to scale

34th Street Plaza – Home to Long-term National, Regional & Local Tenants

The center is home to successful national and local brands including Crunch Fitness, Advance Auto Parts, Wingstop, Aquatropics, The UPS Store, Gator Nutrition, Gumby's Pizza, Wok N Roll, and Metro Diner—providing built-in customer draw and strong co-tenancy. With prominent pylon, monument, and on-building signage opportunities, your business will enjoy exposure to traffic counts exceeding 58,000 vehicles per day, ensuring exceptional brand visibility.

Location



The property's strategic location places it just 0.5 miles from the University of Florida, surrounded by dense multifamily housing and moments from the Butler Shopping & Commerce Center, one of Gainesville's top retail destinations. This is a high-energy trade area with steady foot traffic, daily commuters, and a constant flow of students and professionals.

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Contact Us

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Area Demographics

Source: ESRI Business Analyst, 2025



**Population
(2025)**

1 Mile 20,684
3 Mile 101,570
5 Mile 179,194



**Population
Projection (2030)**

21,023
103,586
181,734



**Average Household
Income (2025)**

\$49,221
\$66,195
\$87,958



**Projected Average
Household Income (2030)**

\$52,626
\$73,114
\$97,877

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