1800 W UNIVERSITY, GAINESVILLE, FL 32603

OFFICE/RETAIL SPACE FOR LEASE

BUILDING:

7 Units Available

Office Space:

500-2200 SF

Retail Space:

250-2000 SF

PROPERTY HIGHLIGHTS

Prime Retail & Office space is now available for lease at "The Stadium Club" in the heart of Midtown Gainesville just across from the University of Florida campus!

"The Stadium Club" features significant frontage & signage opportunities right on University Avenue with traffic counts >20,000 and immense amounts of foot traffic. The available office spaces are beautifully appointed, and feature views of UF campus and Ben Hill Griffin Stadium. The convenient Midtown location surrounds these office spaces with numerous restaurants, retail, and cafes within just a short walking distance. Available office ranges from 500sf - 2,200sf. Retail spaces include common area seating, excellent foot traffic due to campus proximity/cross over business, premium location, and excellent visibility. Retail availability ranges from 250sf - 2,000sf with many spaces offering private entry/exit. Retail suite #130 features extensive bank buildout with a lobby area, teller booth, cash room, and outside ATM accommodations.

LISTING AGENT

TERESA CALLEN

TERESA@PORTALGAINESVILLE.COM

352.871.5865

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AERIAL HIGHLIGHTS

Located on University Ave in the Heart of Midtown Gainesville

Located across from the University of Florida and by student housing

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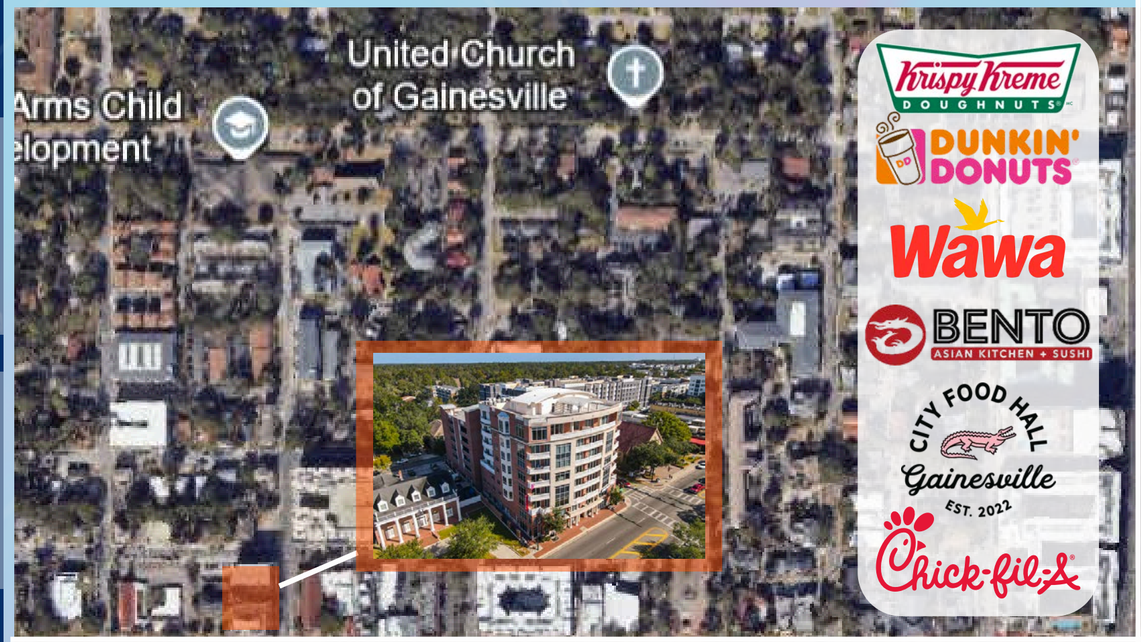

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PROPERTY SUMMARY

Located on University Ave, this property is adjacent to mostly student housing and the University of Florida

Income
Median Household Income
$12,894

Housing
Total Housing Units
3,114

Families & Living Arrangements
Total Households
2,043

Populations and People
Total Population
7,367

Median Age
Populations & People
20.5

Business and Economy
Total Employer Establishments
87

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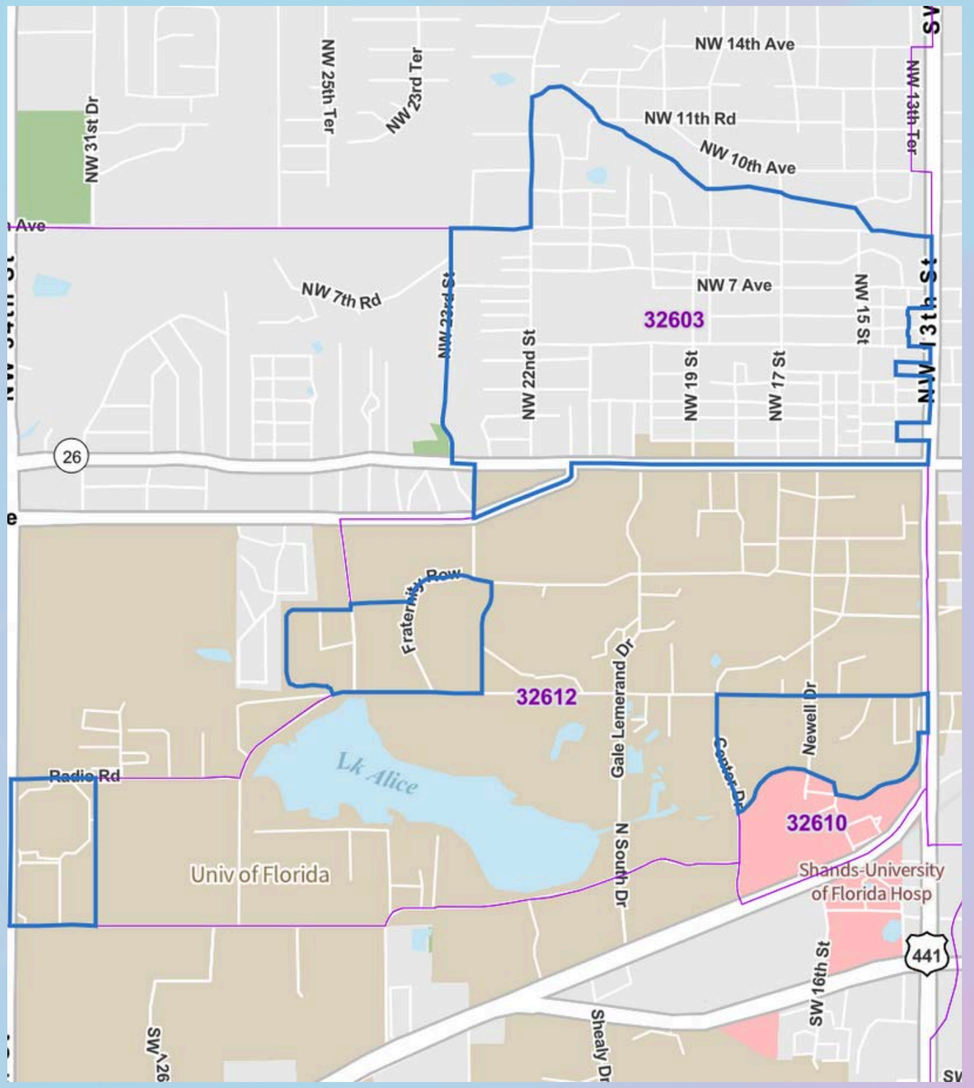

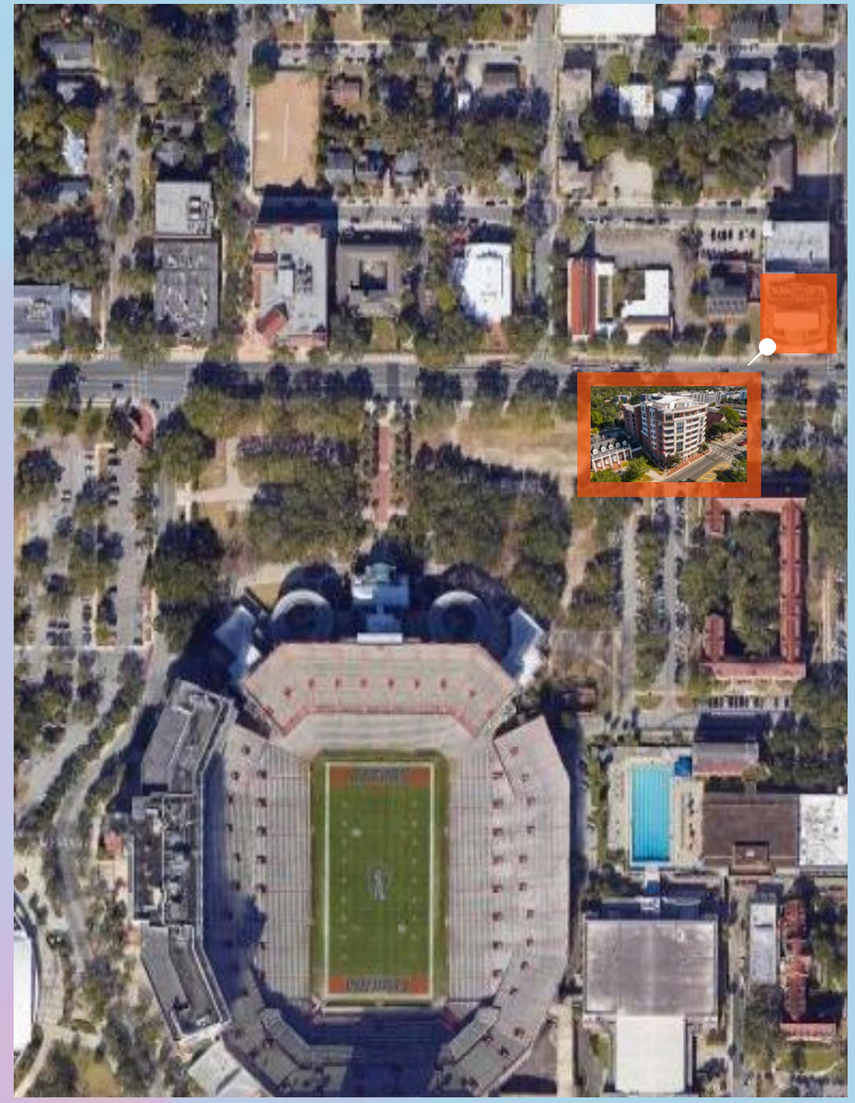

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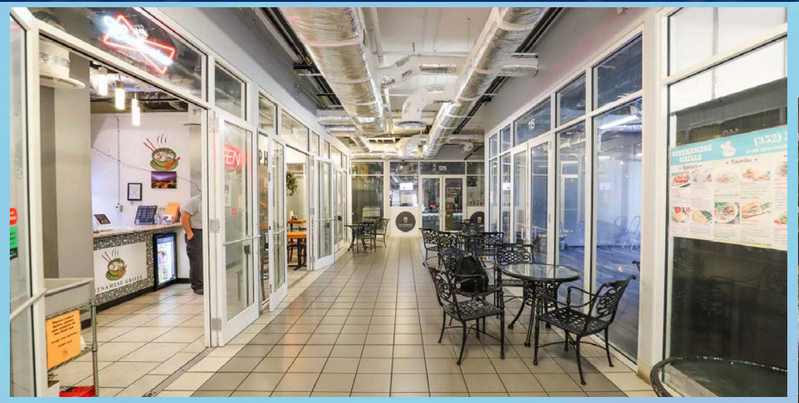
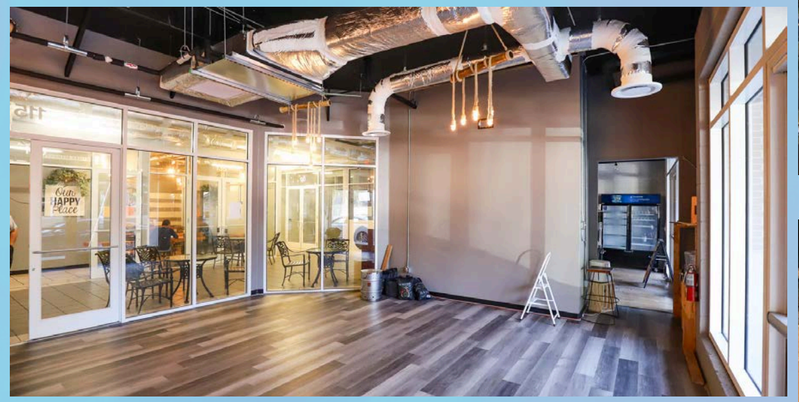
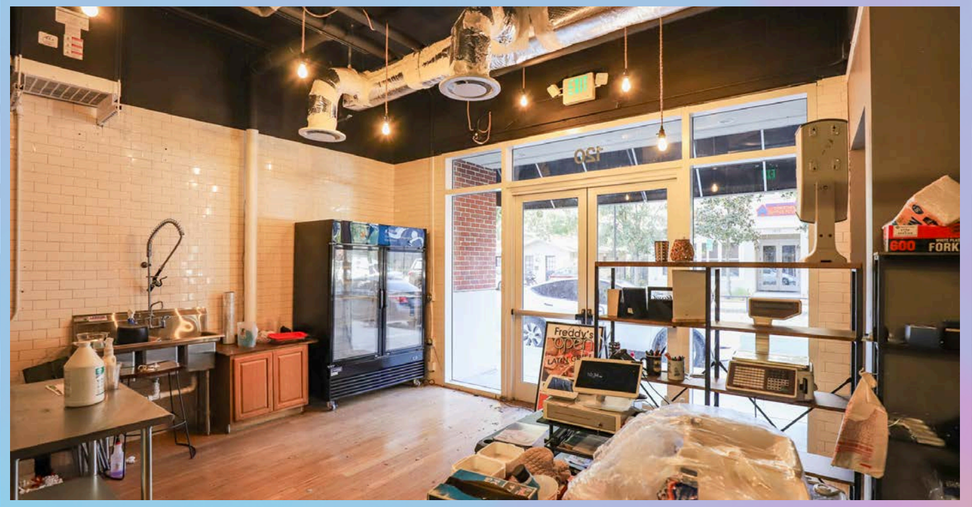
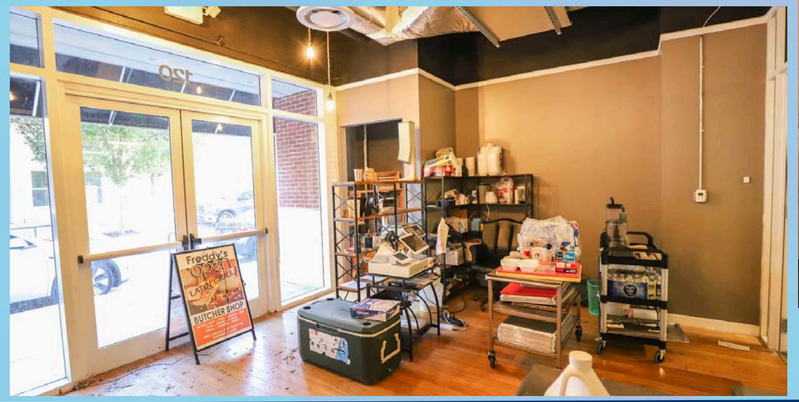
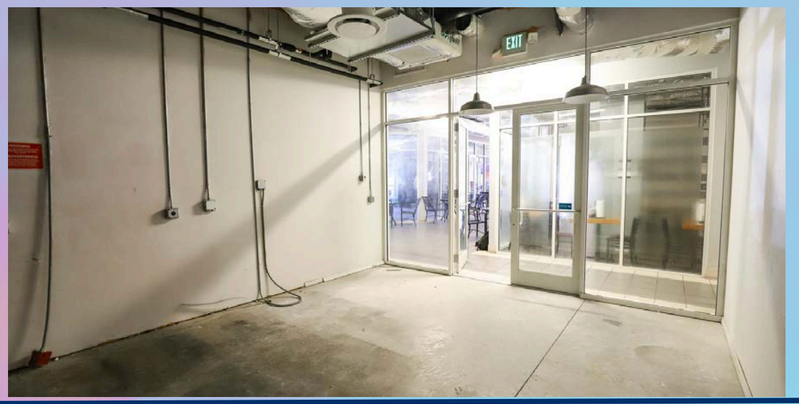
PROPERTY PHOTOS: 850 SF Restaurant or Retail Units for Lease











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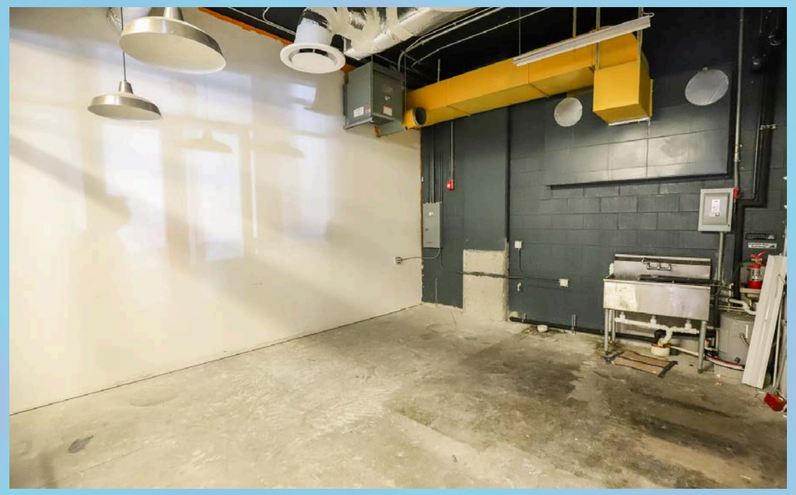
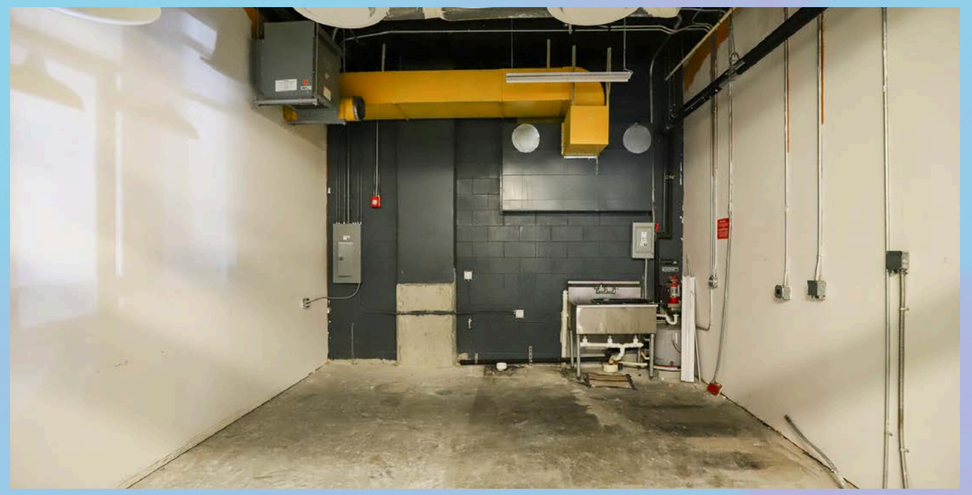
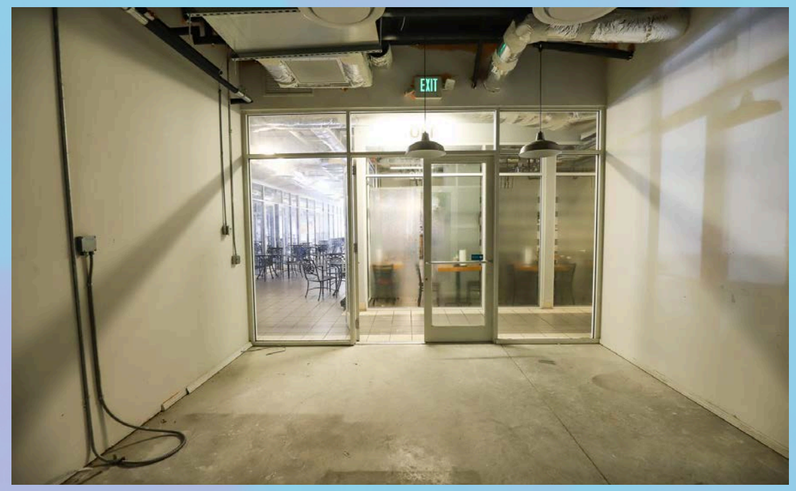
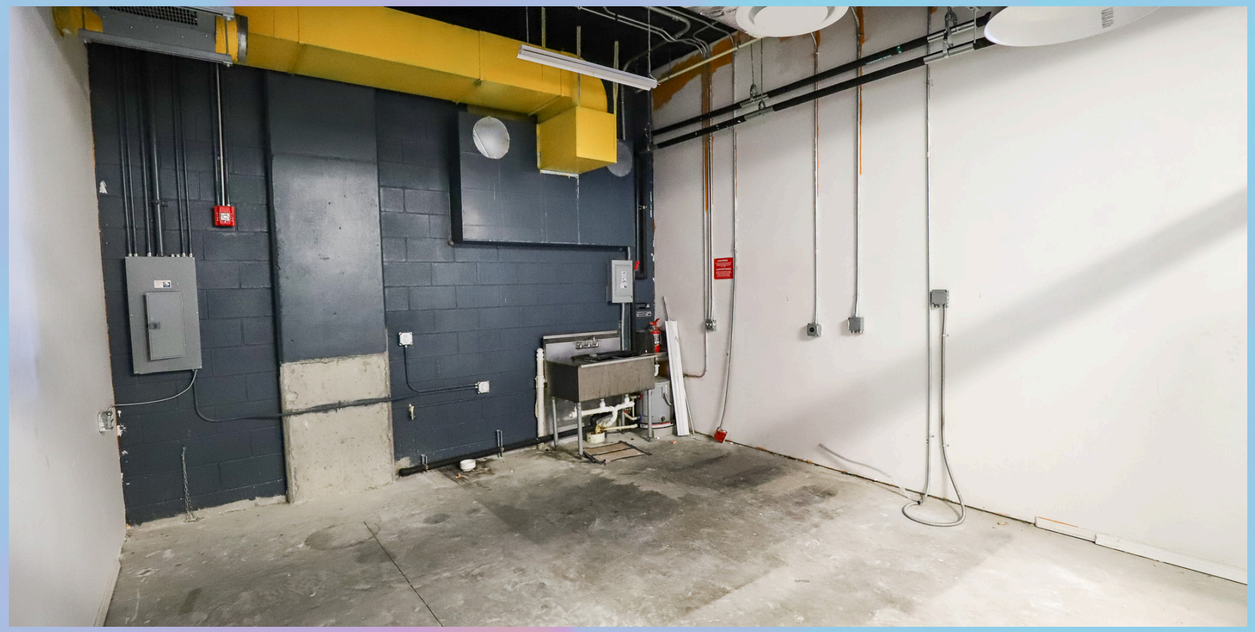
PROPERTY PHOTOS: 241 SF Restaurant or Retail Unit for Lease









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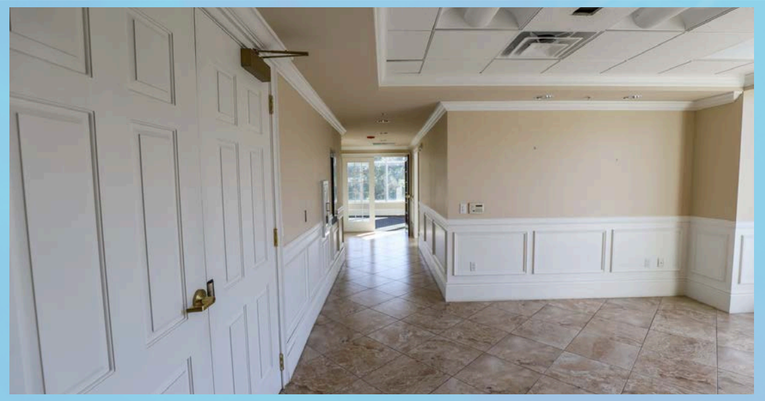
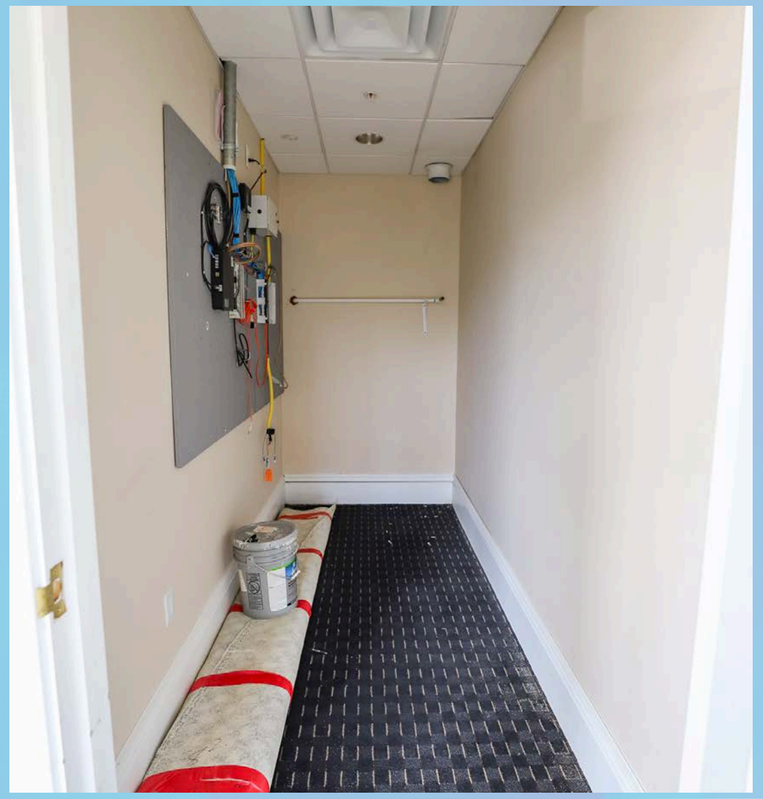
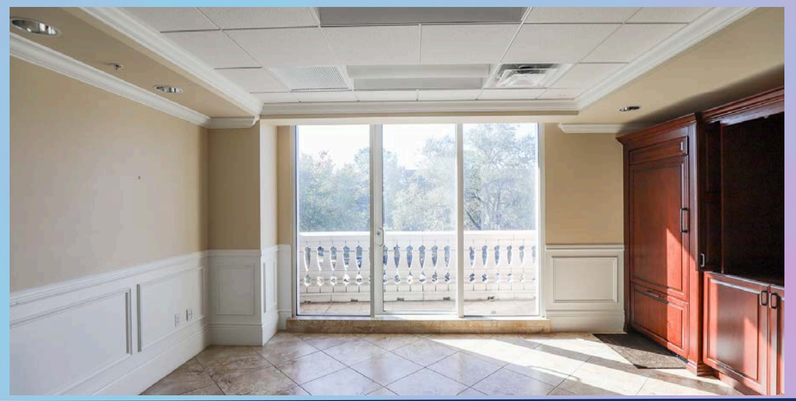
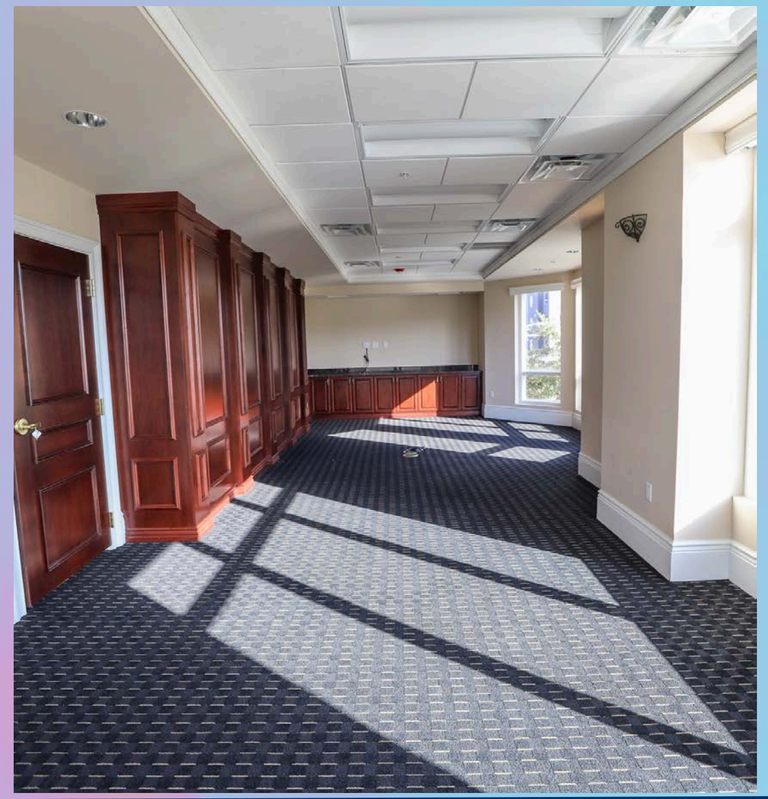
PROPERTY PHOTOS: 1272 SF of Office Space









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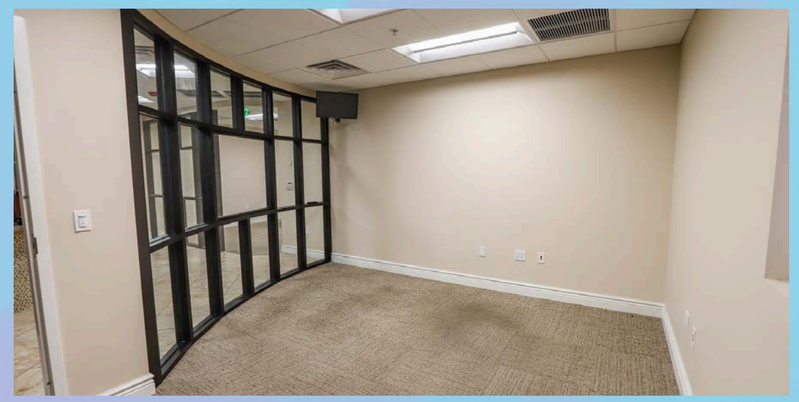
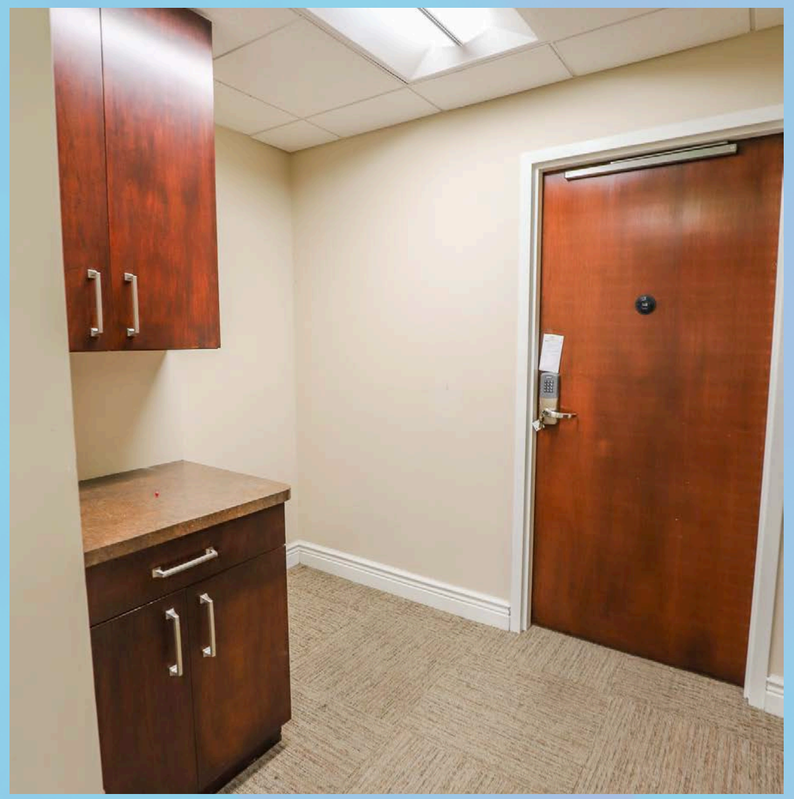
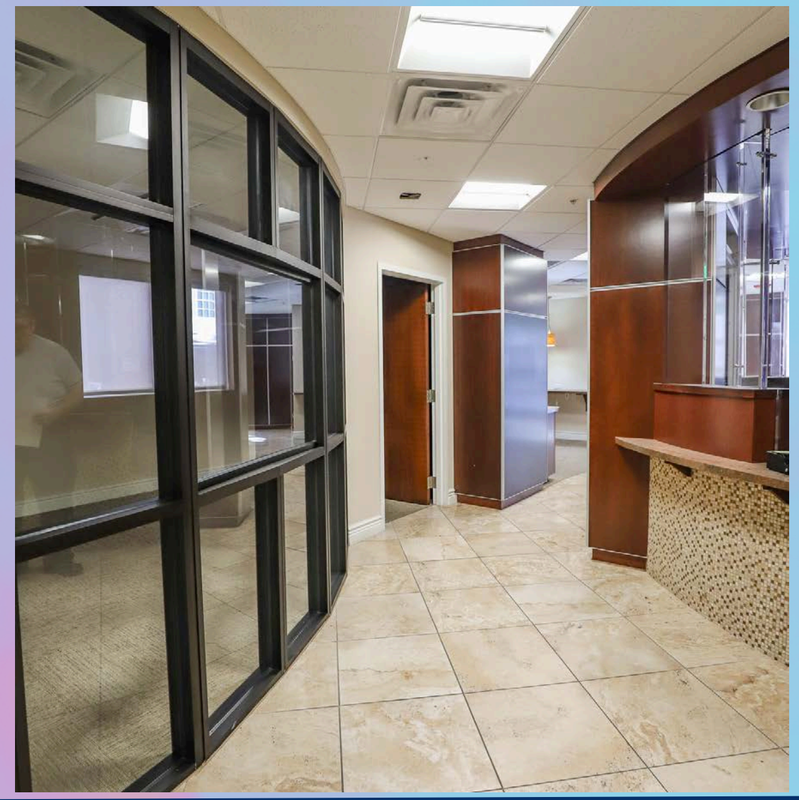
PROPERTY PHOTOS: Former Bank, 1360 SF of Office Space







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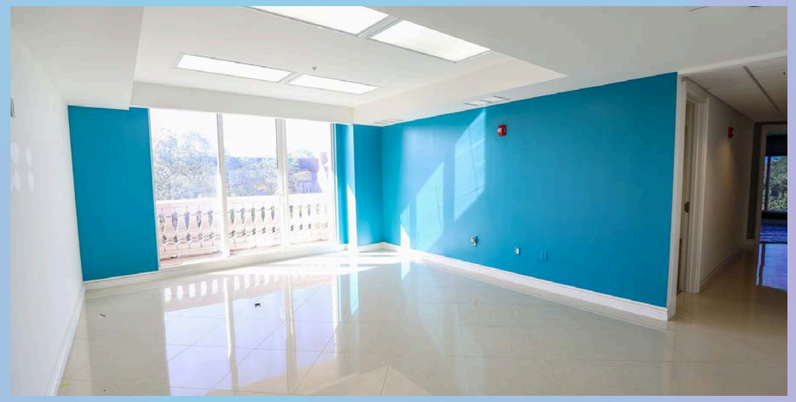
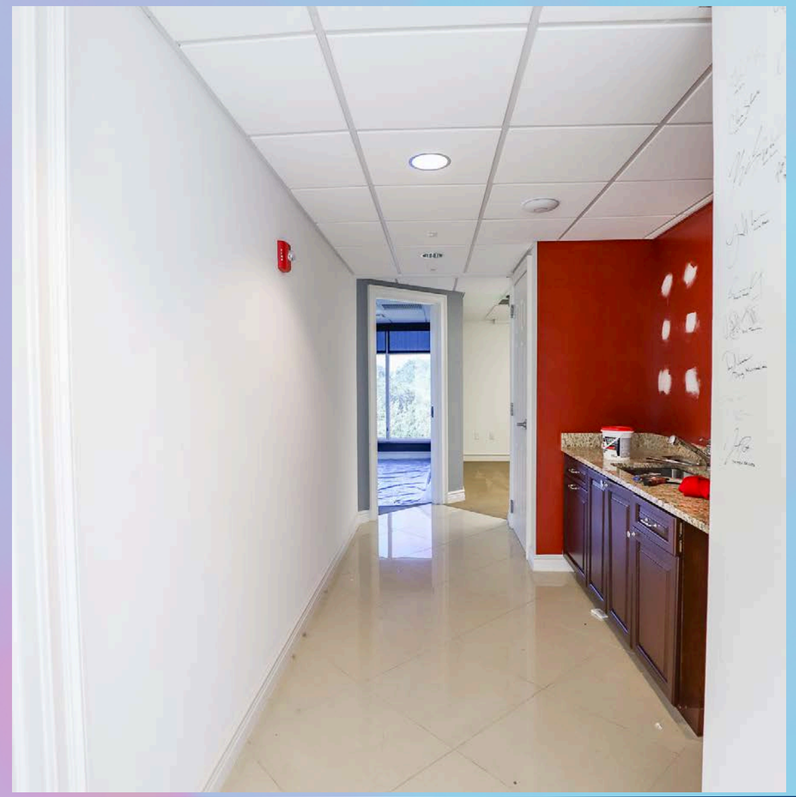
PROPERTY PHOTOS: 2122 SF of Office Space





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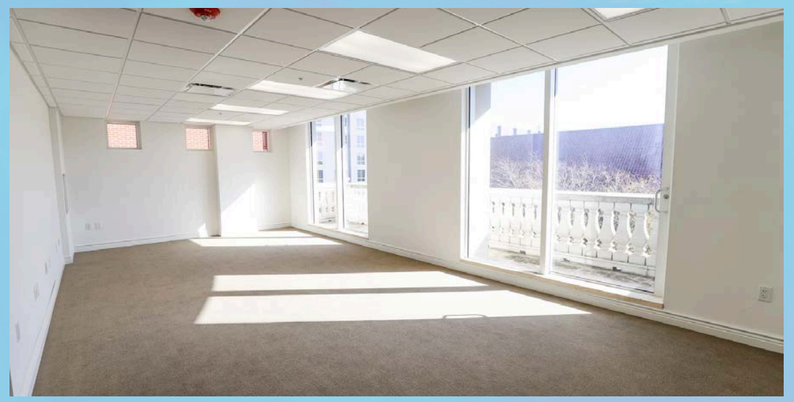
PROPERTY PHOTOS: 1825 SF of Office Space



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PROPERTY PHOTOS: EXTERIOR

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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.

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