

**AVISON
YOUNG**

Union Street Station
201 SE 2nd Place, Suite 114
Gainesville, Florida 32601



Downtown Gainesville Office/Retail Space For Lease

- Located in the heart of downtown Gainesville in Union Street Station.
- Features include an open floor plan with interior second floor mezzanine space; high ceilings; end-cap space; restroom with shower.
- Building amenities include a Starbucks, Dragonfly Sushi, Relish, Marks Prime Steakhouse and many other restaurants within walking distance.



Lease rate: \$25/SF modified gross



1,615 SF available



Within walking distance to many restaurants

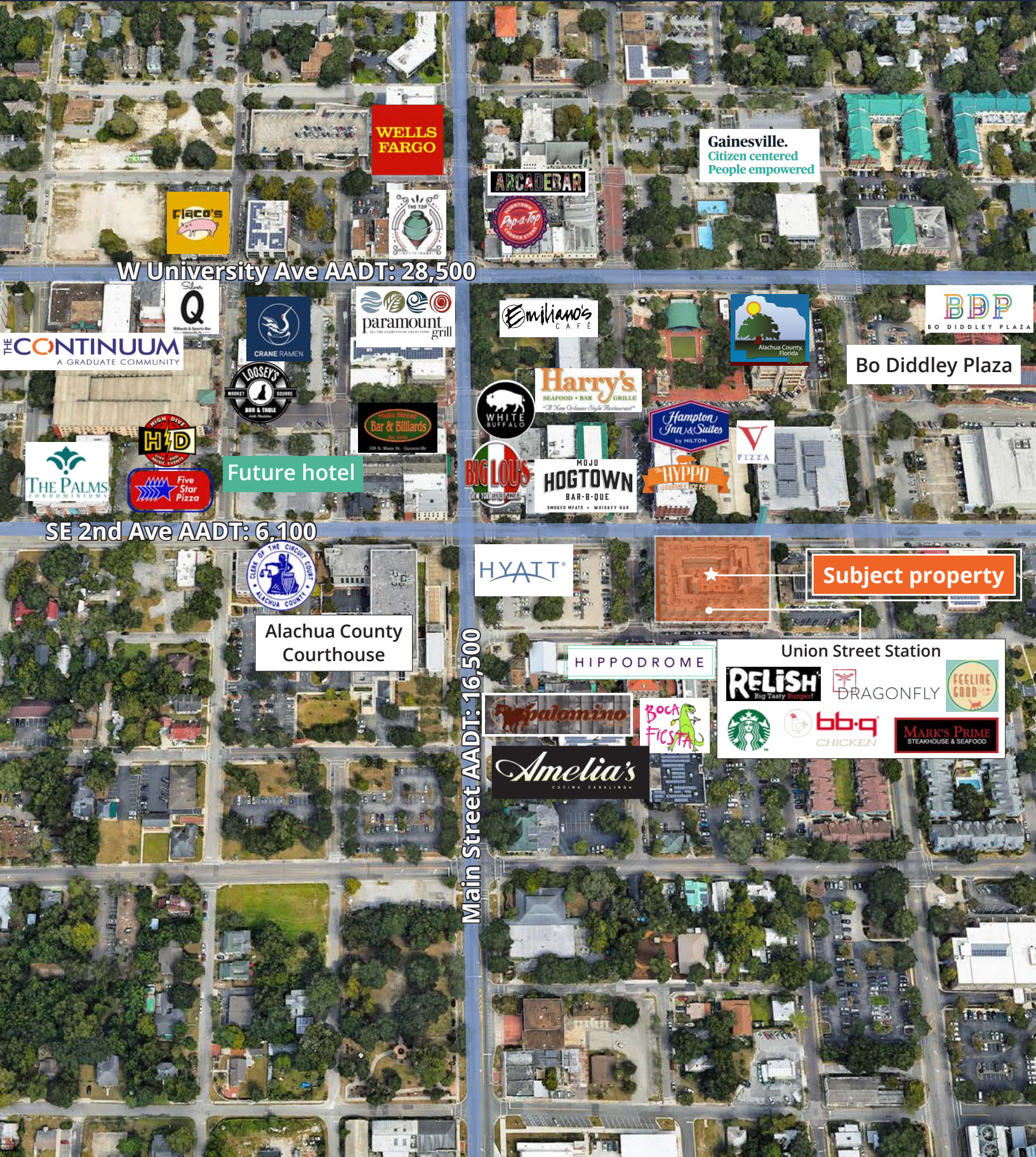
For further information

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avisonyoung.com

Aerial map

201 SE 2nd Place
Gainesville, Florida



WELLS FARGO

Gainesville.
Citizen centered
People empowered

W University Ave AADT: 28,500

THE CONTINUUM
A GRADUATE COMMUNITY

CRANE RAMEN

paramount grill

Emiliano's CAFE

Alachua County
Florida

BDP
BO DIDDLEY PLAZA

Bo Diddley Plaza

LOOSEY'S
BAR & TABLE

Spin Wheel Bar & Billiards

WHITE BUFFALO

Harry's
SEAFOOD • BAR • GRILLE
"A New Orleans Style Restaurant"

Hampton Inn & Suites
by HILTON

PIZZA

THE PALMS
LANDSCAPE

HIGH OIVE HD
HOME IMPROVEMENT

Future hotel

Spin Wheel Bar & Billiards

BIG LOU'S
ALL YOU CAN EAT

MOJO HOGTOWN
BAR-B-QUE
SMOKED MEATS • WHISKEY BAR

HYPPPO
CANDY APPLES • ICE CREAM

SE 2nd Ave AADT: 6,100

CLERK OF THE CIRCUIT COURT
ALACHUA COUNTY

Alachua County
Courthouse

HYATT

Subject property

HIPPODROME

Union Street Station

Palomino

BOCA FICSA

RELISH
Big Tasty Burgers

DRAGONFLY

FEELINE GOOD

Amelia's
CUCINA CATALINA

Starbucks

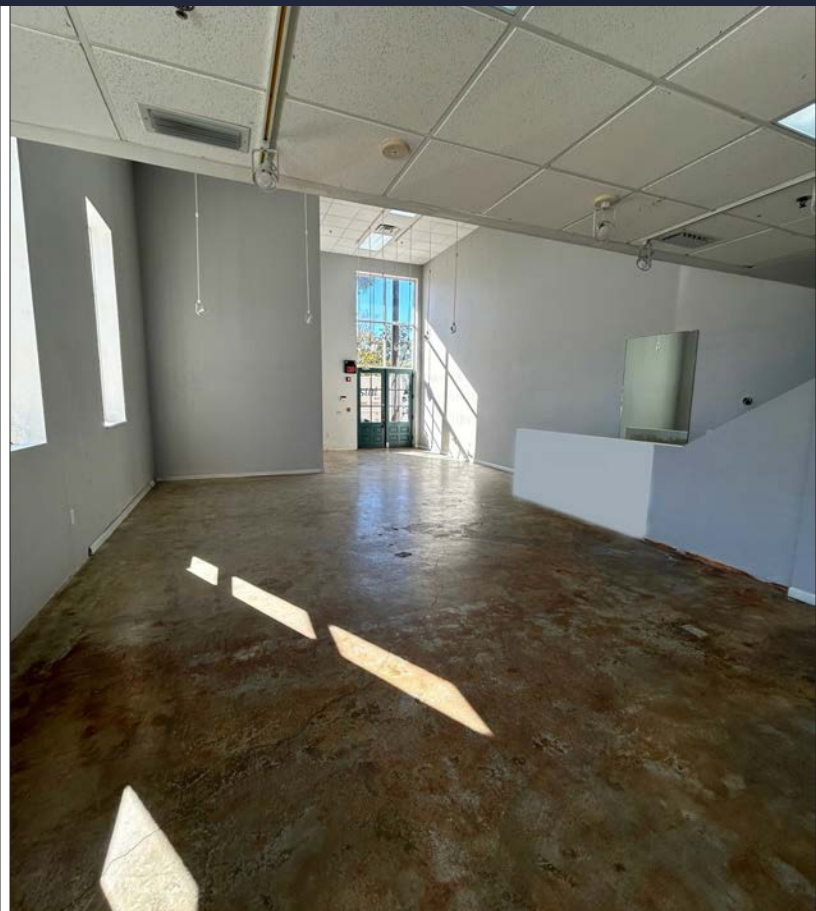
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CHICKEN

MARK'S PRIME
STEAKHOUSE & SEAFOOD

Main Street AADT: 16,500

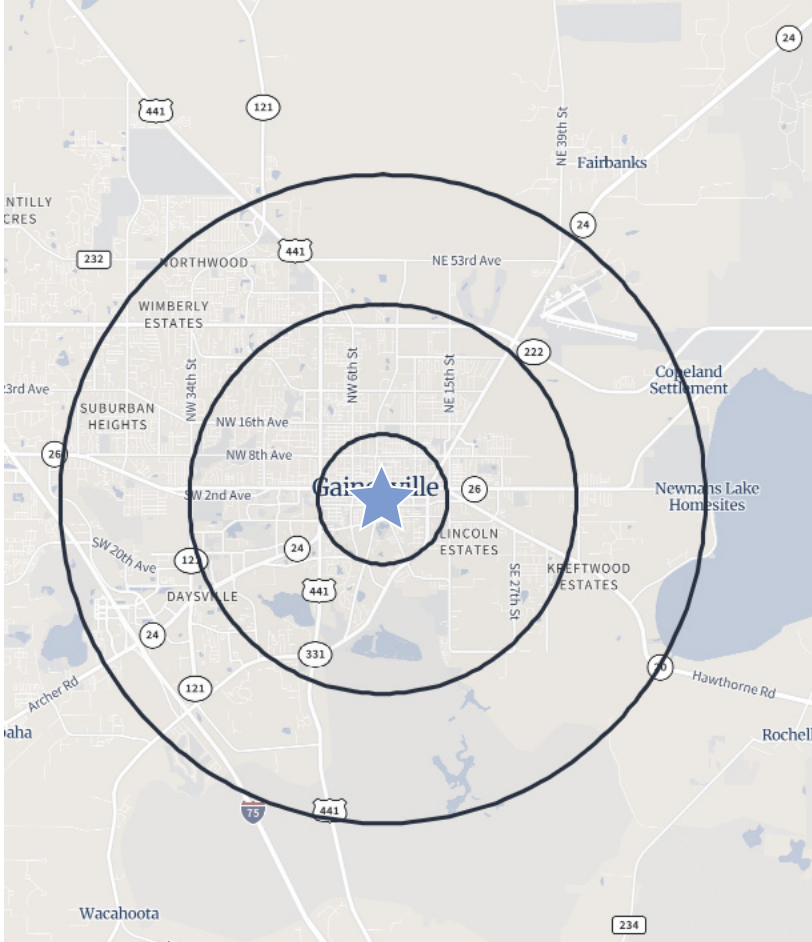
Photos

201 SE 2nd Place
Gainesville, Florida



Demographics

201 SE 2nd Place
Gainesville, Florida



Population: Over 141,000 people within a five mile radius.



Home Value: Average home value of \$284,116 within a five mile radius.



Density: Over 57,000 households within a five mile radius.



Income: Average household income of \$80,396 within a five mile radius.



Age: Median age of 25.9 within a five mile radius.



Employment: Employment population of over 83,000 within a five mile radius.

Population	1 Mile	3 Miles	5 Miles
Total population	15,253	71,284	141,156
Median age	24.1	24.9	25.9
Median age (Male)	24.6	25.0	26.2
Median age (Female)	23.6	24.8	25.4

Households & Income	1 Mile	3 Miles	5 Miles
Total households	6,735	27,885	57,819
Average HH income	\$63,896	\$74,271	\$80,396
Average house value	\$262,219	\$293,597	\$284,116

Businesses	1 Mile	3 Miles	5 Miles
Total businesses	1,225	3,585	6,345
Total employees	13,852	68,973	104,174

**If you would like to discuss this further,
please get in touch.**

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avisonyoung.com

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