

SALE / LEASE

FORMER TIJUANA FLATS

1720 West University Avenue Gainesville, FL 32603



PROPERTY DESCRIPTION

UNBELIEVABLY RARE OPPORTUNITY! This TURN KEY restaurant space is just steps across West University Avenue from the beautiful University of Florida campus in the single most critical traffic corridor for businesses serving campus. Also, the epicenter of "Game Day," this prime location is just blocks from Ben Hill Griffin Stadium. With outstanding foot traffic, direct exposure, and high visibility along University Avenue, this location is surrounded by upscale and high-density student housing. This truly phenomenal location has been filled by the same tenant for 23 years, a strong testament to the quantity and stability of the student-led foot traffic in the area. If you're in the market for a turn-key restaurant space serving the University of Florida campus, there is simply no better location!

OFFERING SUMMARY

Sale Price:	Bring Offers!
Lease Rate:	\$8,250.00 per month (NNN)
Available SF:	2,200 SF
Zoning:	U-8
APN:	14976-000-000

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	805	2,246	6,427
Total Population	1,865	6,611	20,117
Average HH Income	\$11,894	\$17,181	\$33,916

Craig Carter
352 339 4038

Dean R. Cheshire
352 745 1883

Michelle Carter
352 339 5734

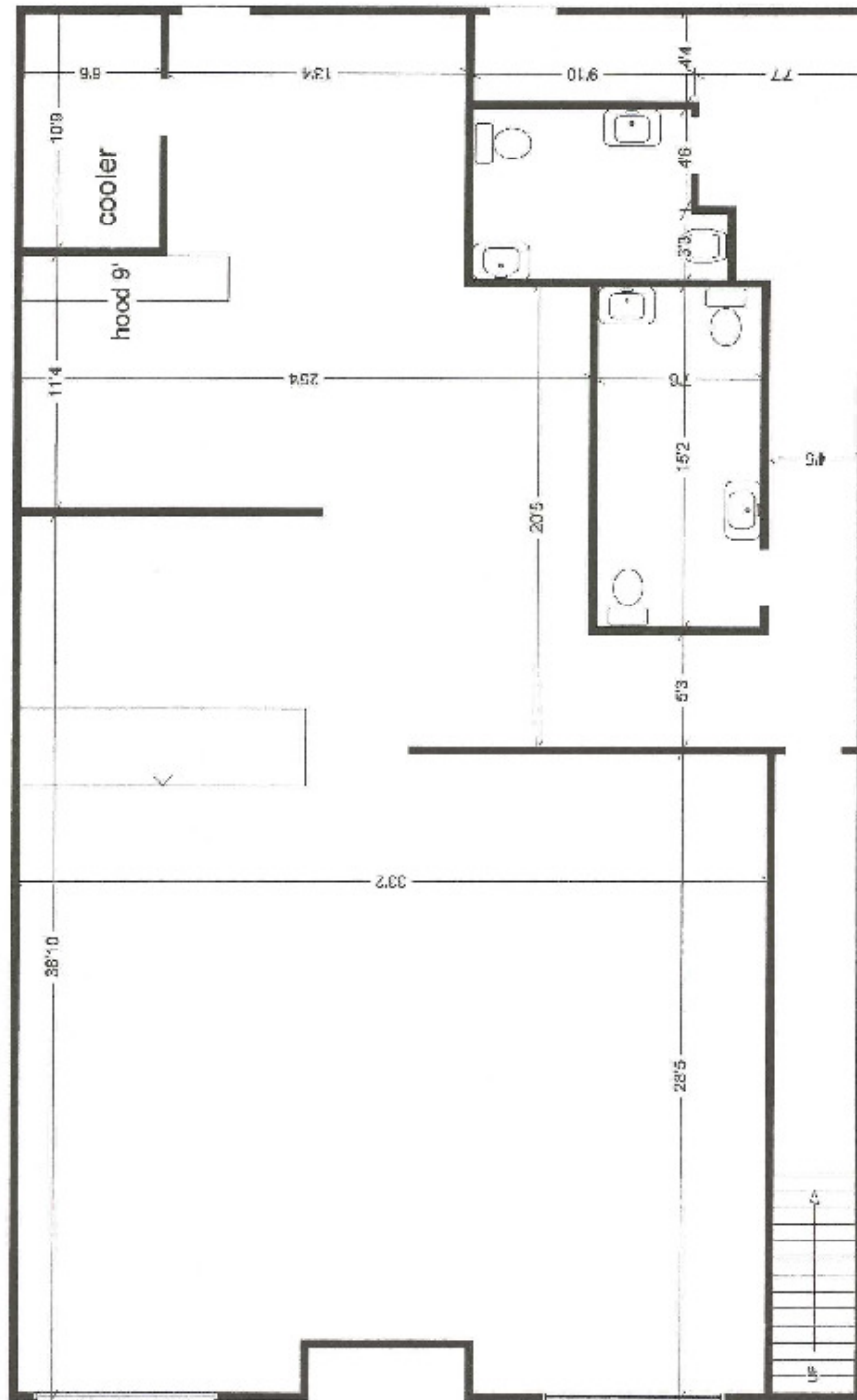


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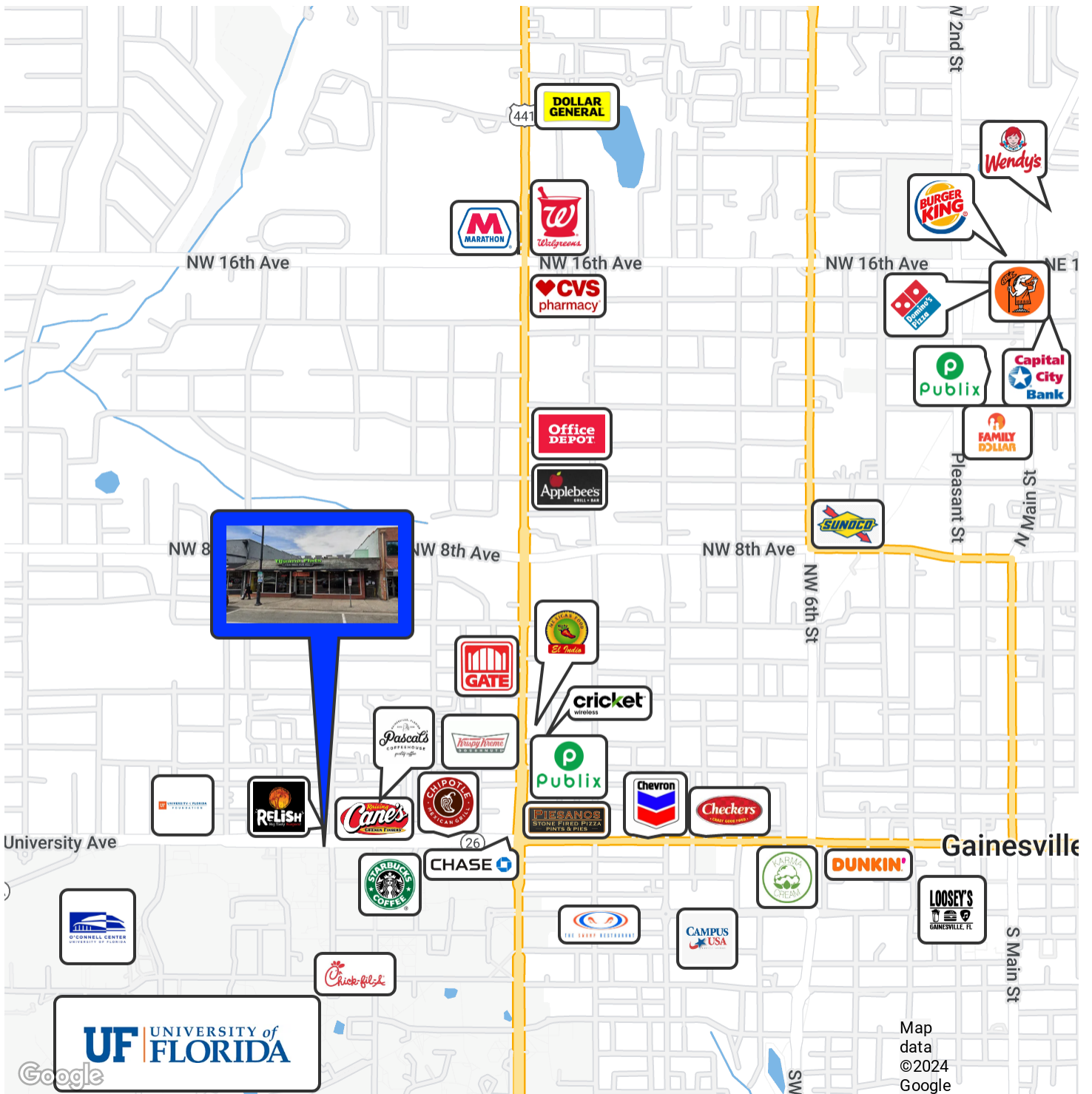


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M.M. PARRISH,
REALTORS®

The CRE Pro Team has been the dominant commercial presence in North Central Florida for many years. Working with private owners as well as multiple government entities, we have worked on both sides of hundreds of transactions with selling and leasing in all asset classes. Dean grew up in the world of real estate, construction and development. He graduated cum laude from the University of Florida and subsequently earned the distinction of an MBA from the Hough Graduate School of Business at the University of Florida. Craig has been a business owner, a private real estate investor and a City Commissioner. His out-of-the-box thinking and determination have delivered strong successes for his many clients in the commercial real estate industry. Michelle offers many years of business marketing experience and organizational precision in the development of innovative ways to market properties. The CRE Pro Team has drawn from their vast experience and education and have been multi-million-dollar producers for many years.

Learn more about the CRE Pro Team or see their listings at www.CREProTeam.com.

