CBRE

Retail Space at Midtown Apartments

104-110 NW 17th Street
Gainesville, Florida 32603

Property Details

The ground floor retail space at Midtown Apartments is an incredible location with amazing amenities in Gainesville, just one block from the University of Florida campus. With more than 15,000 square feet of configurable retail space at this new, mixed-use residential and retail project, it is built to suit a variety of retail uses.

Area co-tenants include Five Below, Insomnia Cookies, Dunkin Donuts, Raising Canes, Wawa and more! The development is more than 90% occupied and features 589 beds and 533 parking spaces.

Ground Floor Availability

↙ N

NOW AVAILABLE

Available

NOW OPEN

MIDTOWN
APARTMENTS

Site Plan

↑N

Availability

Unit	SF	Tenant
104	4,649±	Sushi Sake
106A	1,080±	Available
106B	1,066±	Available
106C	1,060±	Available

Unit	SF	Tenant
106D	1,075±	Tiffin Box
106E	1,066±	Available
106F-G	2,363±	D.P. Dough

Property Photos

UF UNIVERSITY of FLORIDA

DUNKIN'

JIMMY JOHN'S SANDWICHES

insomnia cookies

MacDinton's IRISH PUB & RESTAURANT

Subject Site

University of Florida

The University of Florida is an American public land-grant, sea-grant, and space-grant research university on a 2,000-acre campus in Gainesville, Florida. The University of Florida is home to 16 academic colleges and more than 150 research centers and institutes on one contiguous campus.
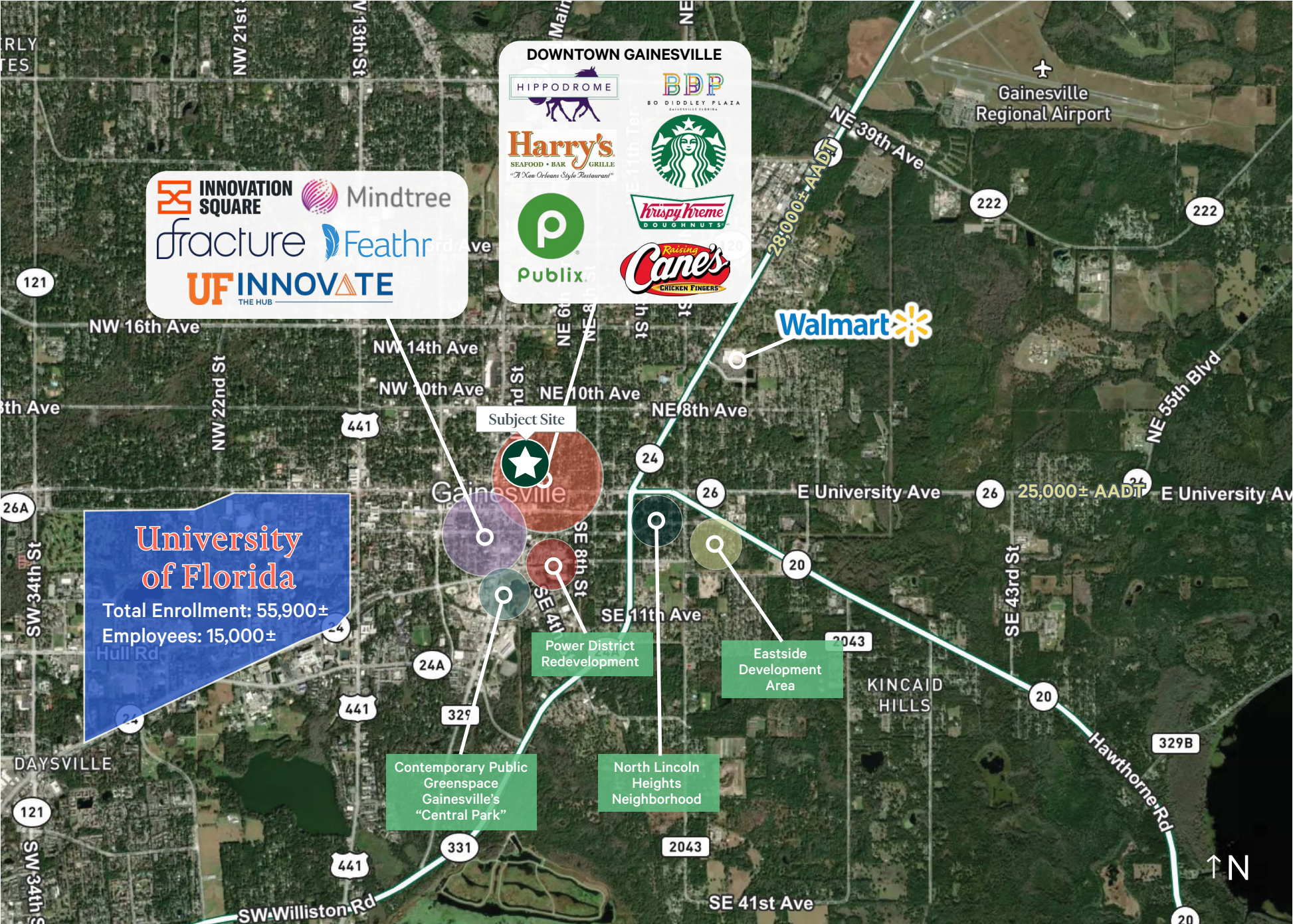
Classified as a Research University
with significant research by the Carnegie Foundation for the Advancement of Teaching

2nd Largest Florida University
by student population

8th Largest Single-Campus University
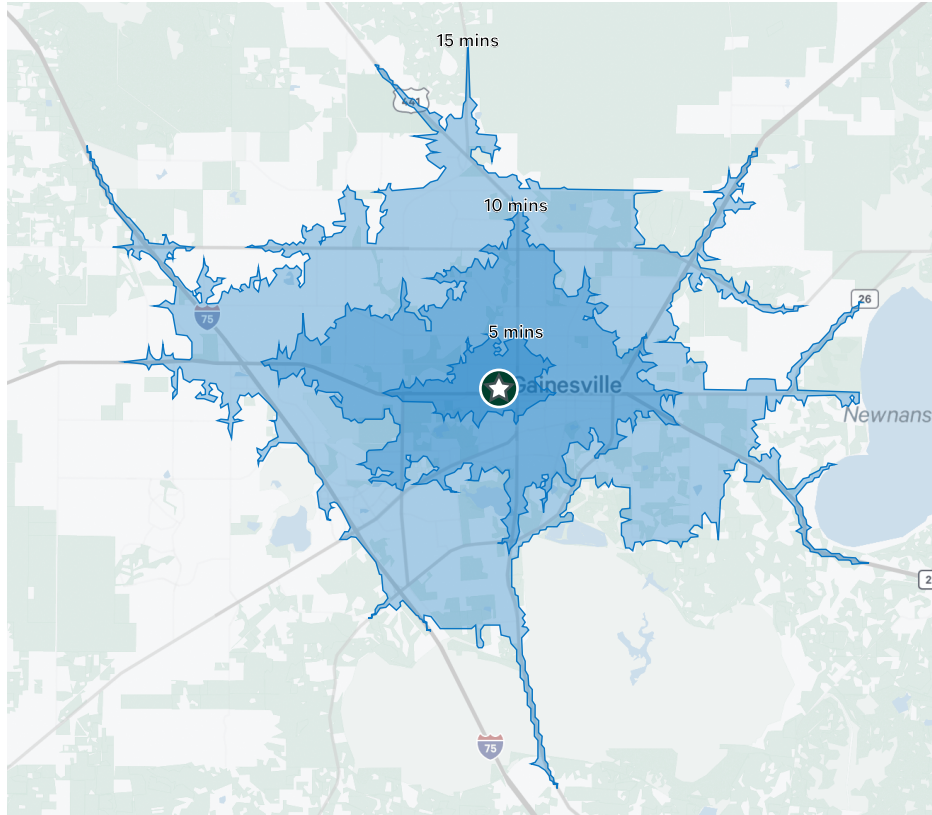*in the United States*

#1
Top Public University in the United States
2023, U.S. News & World Report

75,000+
Students Live in Gainesville

14,700+
University Employees

Close Proximity to Ben Hill Stadium, with
1,000,000
Visitors Annually

Gainesville Aerial

DOWNTOWN GAINESVILLE

HIPPODROME
BDP BO DIDDLEY PLAZA Gainesville Florida
Harry's SEAFOOD • BAR • GRILLE "A New Orleans Style Restaurant"
Starbucks
Publix
Krispy Kreme DOUGHNUTS
Raising Cane's CHICKEN FINGERS

INNOVATION SQUARE
Mindtree
fracture
Feathr
UF INNOVATE THE HUB

Walmart

28,000± AADT
25,000± AADT

Gainesville Regional Airport

Subject Site

University of Florida
Total Enrollment: 55,900±
Employees: 15,000±

Power District Redevelopment

Eastside Development Area

Contemporary Public Greenspace Gainesville's "Central Park"

North Lincoln Heights Neighborhood

KINCAID HILLS

↑N

Aerial Map

BENTO ASIAN KITCHEN + SUSHI

AC HOTELS MARRIOTT

CHASE

Rush bowls

Raising Cane's CHICKEN FINGERS

fIVE BEL°W

Chick-fil-A

CITY FOOD·HALL

BOLAY SO FRESH. SO BOLD.

Subject Site

Wawa

Trulieve

Publix

STARBUCKS COFFEE

NW 3rd Av

Holiday Inn

FIREHOUSE SUBS

Ben Hill Griffin Stadium

University Ave   25,000± AADT

CHIPOTLE MEXICAN GRILL

DUNKIN'

just salad

huey magoo's CHICKEN TENDERS

TARGET COPY DESIGN · PRINT · MAILING

1M Visitors Annually

30,000± AADT

Union Rd

Stadium Rd

Fletcher Dr

Gator Pond

Dairy Pond   Inner Rd

Demographics

	5 Minutes	10 Minutes	15 Minutes
2023 Population	27,211	89,079	164,975
2028 Population	26,909	88,791	165,172
2023 Daytime Population	31,255	130,412	208,388
2023 Households	8,449	35,963	67,619
2028 Households	8,366	36,171	68,360
2023 Average Household Income	$50,467	$69,375	$71,892
2028 Average Household Income	$61,141	$82,463	$85,567
2023 Median Age	23	26	28
Bachelor's Degree	2,588	13,470	24,835
Graduate or Professional Degree	2,347	12,676	22,267
2023 Median Value of Owner Occ. Housing Units	$329,585	$291,386	$278,799
2023 Average Value of Owner Occ. Housing Units	$365,274	$328,666	$316,883

Contact Us

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