

Retail/Restaurant Space Available For Lease

Hub on Third Avenue & Hub on University

1258 NW 3rd Avenue, Gainesville, FL | 1111 W University Avenue, Gainesville, FL

For more information

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**AVISON
YOUNG**

Property overview

The proximity to the University of Florida's campus is undoubtedly a significant advantage for students living at both the **Hub on Campus on 3rd Avenue** and the **Hub on Campus University Gainesville**. The combination of student housing and retail space ensures that residents have easy access to essential services, amenities, and the benefits of a vibrant campus community. Over 4,000 student beds within a half mile radius, with a walkable/bike score of 88 (www.walkscore.com).



3rd Avenue



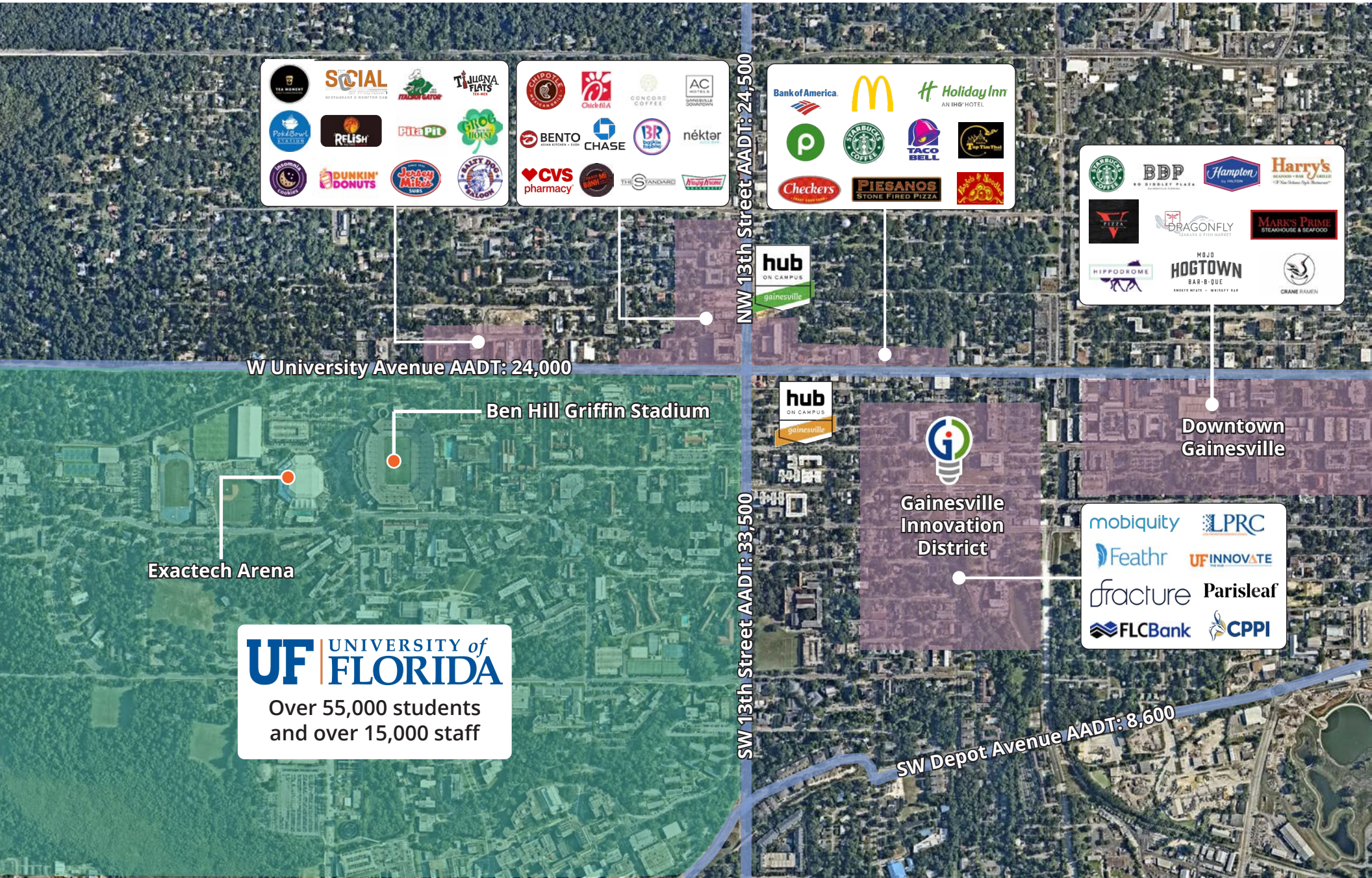
University



PROPERTY HIGHLIGHTS:

- 5-minute walk to UF campus
- 4,000+ student beds within ½ mile
- 66,000+ households within 5 miles
- Turnkey restaurant space available
- Late-night demand

Aerial map



Overview | Hub on 3rd Avenue



Distance to UF Campus



2 minute drive



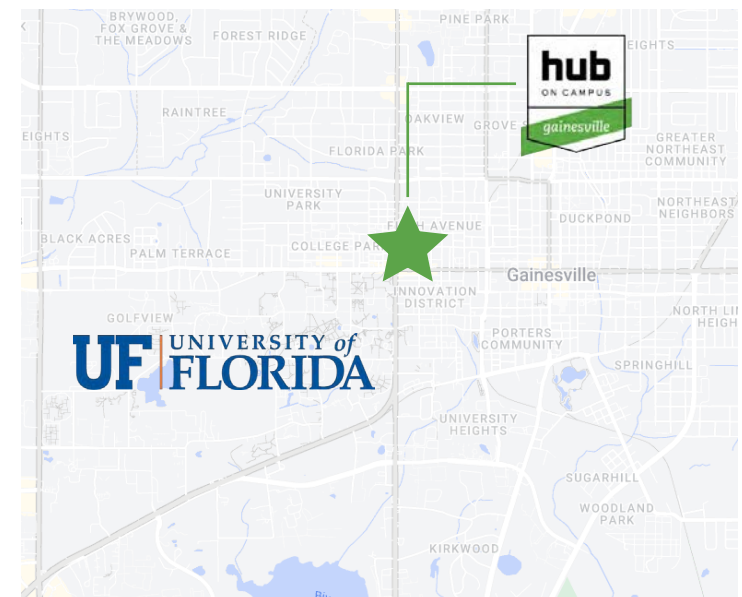
5 minute walk



4 bike ride

1258 NW 3rd Avenue | Gainesville, FL 32601

- 7,235 rsf of contiguous, configurable retail space available within a newly constructed mixed-use residential and retail development, plus an additional 2,820 rsf second-generation restaurant space.
- Excellent location along 13th Street, just a block north of UF campus
- Perfect for a variety of retail uses with the ability to accommodate restaurant requirements
- The development is 95% occupied and features 661 beds
- Area includes Krispy Kreme, Italian Gator Pizza, Relish University Avenue, Chick-fil-A, Chipotle, CVS, Publix Supermarket, Walgreen's, Felipe's Mexican Taqueria, Taco Bell, McDonald's, The Social at Midtown, Bank of America

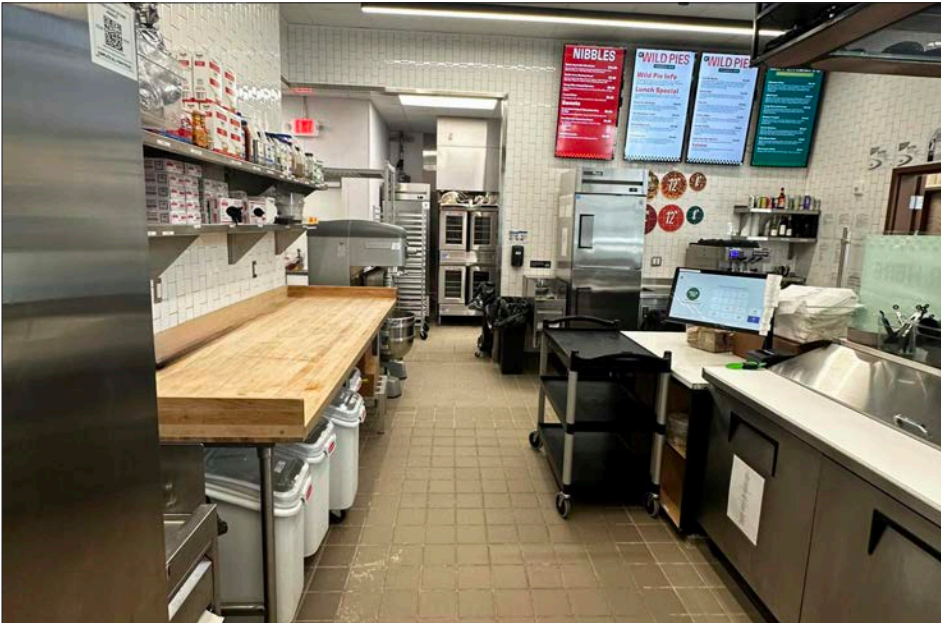


Interior Photos | Hub on 3rd Avenue, suite 20

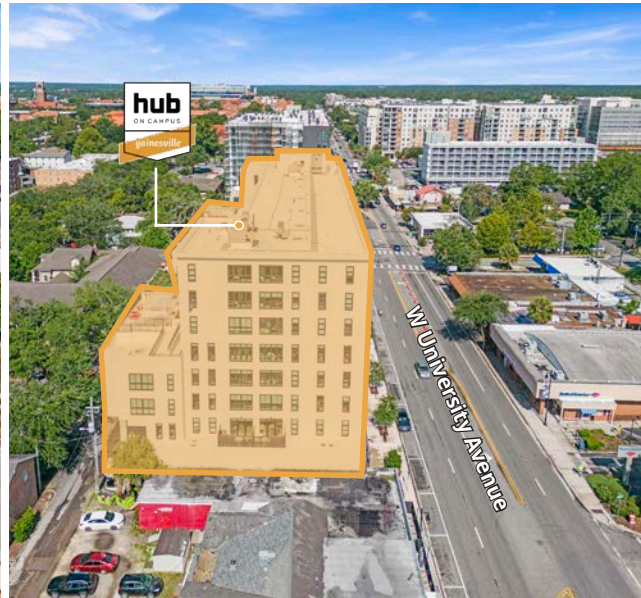
Situated on a prime corner location with excellent exposure



Turnkey second generation restaurant space with fully equipped kitchen



Overview | Hub on University



Distance to UF Campus



2 minute drive



5 minute walk



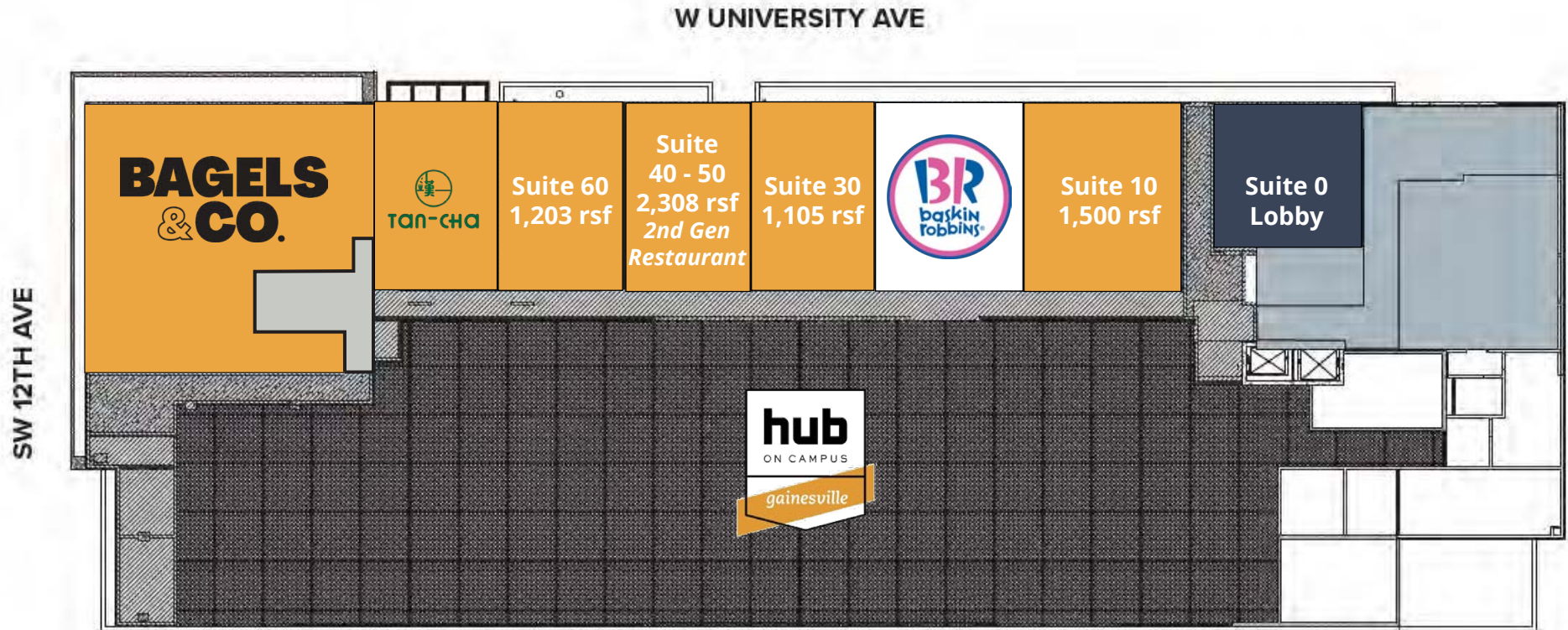
4 bike ride

1111 W University Avenue | Gainesville, FL 32601

- 6,116 rsf of retail space at the new construction mixed-use residential and retail project
- Located along University Avenue and just 2 blocks from the University of Florida campus
- Ideal for a variety of retail uses with the ability to accommodate restaurant requirements
- The development is 93% occupied and features 661 beds
- Area includes Krispy Kreme, Italian Gator Pizza, Relish University Avenue, Chick-fil-A, Chipotle, CVS, Publix Supermarket, Walgreen's, Felipe's Mexican Taqueria, Taco Bell, McDonald's, The Social at Midtown, Bank of America



Availabilities | Hub on University

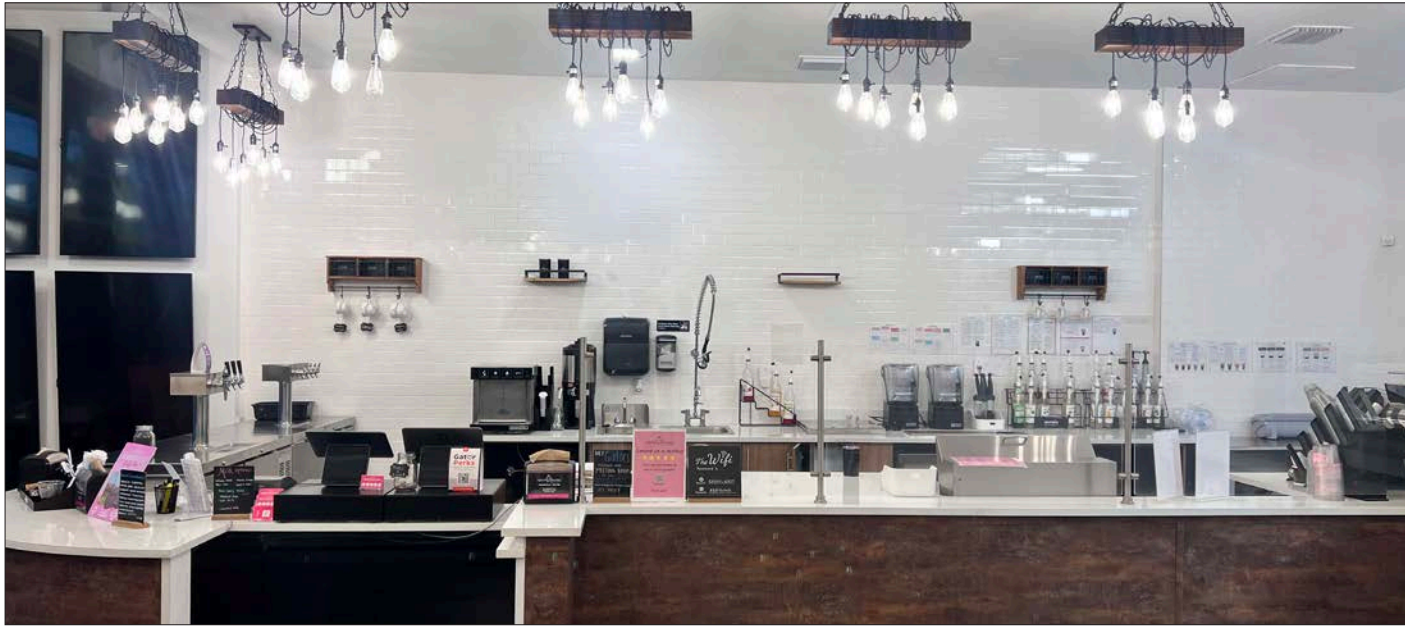


Available spaces

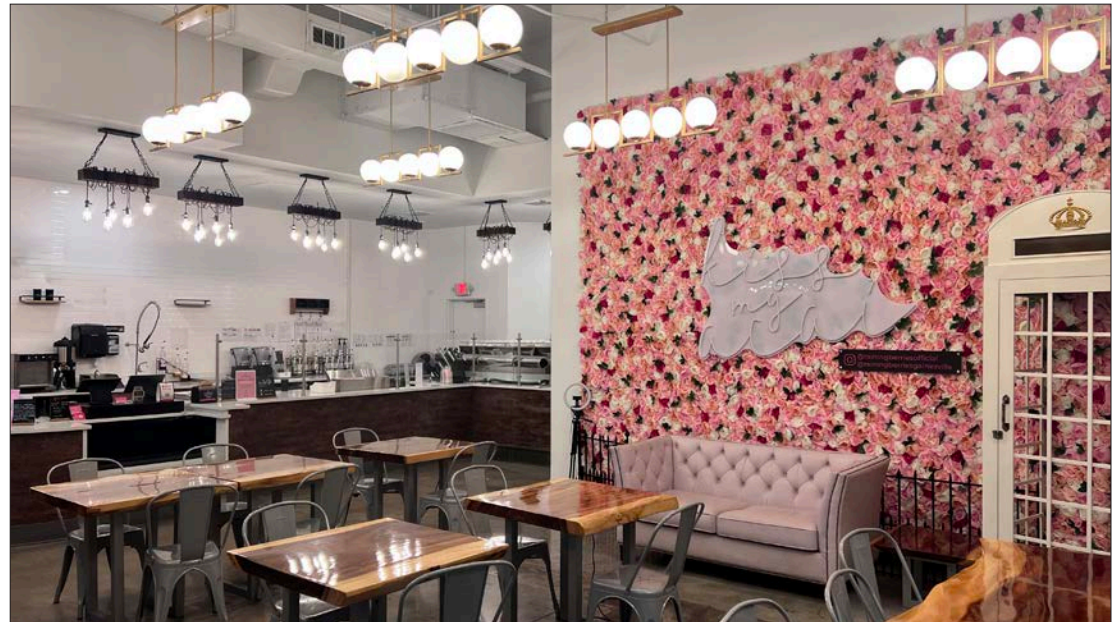
Suite 60	Suite 50-40	Suite 30	Suite 10
1,203 rsf	2,308 rsf	1,105 rsf	1,500 rsf

*spaces can be combined as needed

Interior Photos | Hub on University, suite 40-50



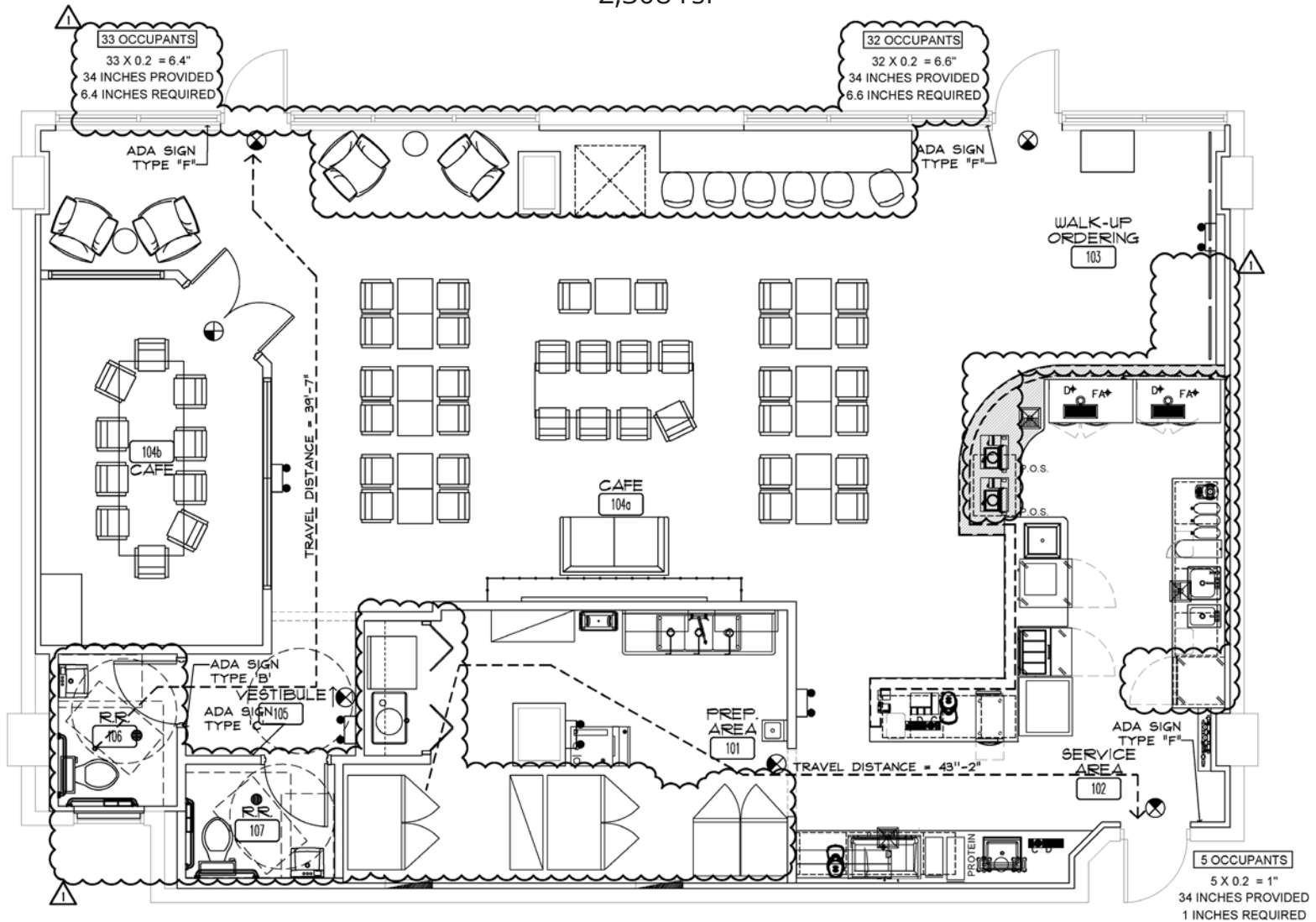
Beautiful second generation space ideal for a café or dirty soda concept, offering a functional layout and great potential to bring your vision to life.



Floor plan | Hub on University

Suite 40-50

2,308 rsf



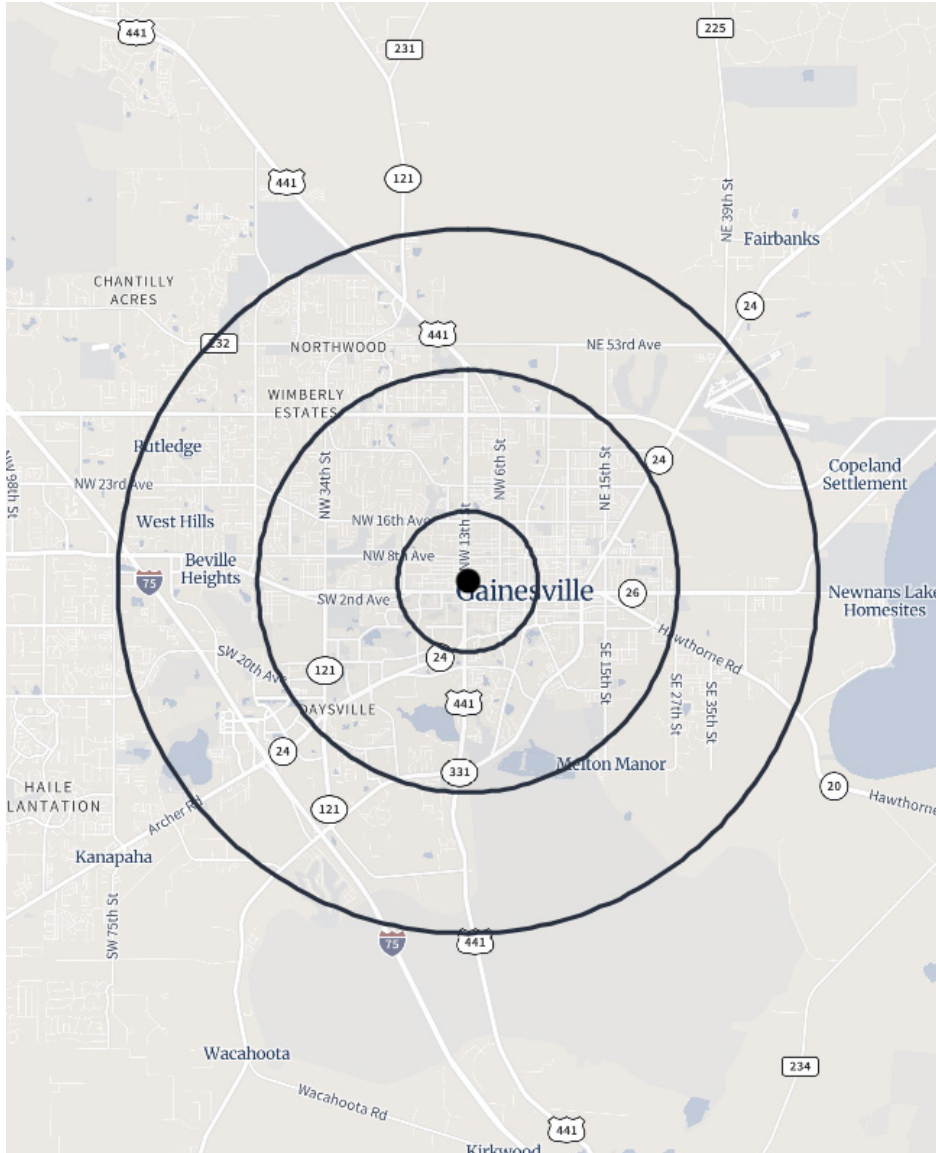
Exterior photos | Hub on University



Exterior photos | Hub on 3rd Avenue



Demographics



Population: Over 161,000 people within a five mile radius.



Income: Average household income of \$83,401 within a five mile radius.



Density: Over 66,000 households within a five mile radius.



Employment: Employment population of over 114,000 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
Total population	24,266	93,853	161,423
Median age	22.5	24.7	26.6
Median age (Male)	22.9	25.0	26.8
Median age (Female)	22.1	24.5	26.5
Households & Income	1 Miles	3 Miles	5 Miles
Total households	7,925	37,983	66,200
# of persons per HH	2.09	2.12	2.18
Average HH income	\$54,675	\$76,665	\$83,401
Average house value	\$300,615	\$298,939	\$289,137
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	1,474	4,075	7,217
Total employees	26,750	74,171	114,361



The University of Florida is an American public land-grant, seagrant, 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



#5

**Top Public
University in the
United States**



75,000+
Students live in
Gainesville

14,700+
University
Employees



**Close proximity
to the Ben Hill
Stadium, with**

1,000,000+
Visitors annually

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

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