

# FOR LEASE

710 SE 2nd Street, Gainesville, FL 32601



Prime Event Space in Downtown Gainesville



**KWC TEAM**  
YOUR VISION, OUR EXPERTISE, UNSTOPPABLE RESULTS

**Brent Line – Commercial Director**



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Each Office Is Independently  
Owned and Operated.



## Brent Line

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- **Non-Disclosure Agreement:** This notice does not constitute a separate Non-Disclosure Agreement (NDA) but serves as a reminder of the recipient's obligations concerning the confidential information provided herein.
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# Executive Summary

710 SE 2nd St, Gainesville, FL 32601



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# Property Summary

## Property Details

<b>Lot Size</b>	1.29 AC (56,192 SF)
<b>Zoning</b>	DT (Downtown)
<b>Building SF</b>	8,500
<b>Best Use</b>	Event Center, Entertainment Hall, Etc.
<b>Amenities</b>	Fenced lot, proximity to public transportation
<b>Accessibility</b>	14-minute drive to Gainesville Regional Airport

### Flexible Warehouse Opportunity in Gainesville's Springhill Submarket:

Unlock the potential of this versatile 8,500 SF warehouse located at 710 SE 2nd St in the heart of Gainesville, FL. Situated on a generous 1.29-acre fenced lot with ample surface parking (30 spaces at 2.85/1,000 SF), this property is ideal for a variety of business uses seeking flexible space in a high-visibility, accessible location.

Built in 1900 and zoned DT (Downtown), the property offers multiple tenancy opportunities and benefits from its proximity to major roads, public transit lines, and a walkable urban environment (Walk Score: 79 – Very Walkable). Depot Power Productions LLC currently occupies a portion of the space, showcasing its potential as a creative or production hub.

With immediate access to S Main St and a quick 14-minute drive to Gainesville Regional Airport, this location is a prime candidate for office/warehouse conversion, creative studios, educational facilities, or logistics-adjacent uses. The surrounding Springhill submarket continues to grow, offering strong traffic volumes and strategic positioning for future tenants or owner-users alike.





# Investment Highlights



## Accessible & Strategically Located

With high visibility and traffic volume, this warehouse space is ideal for businesses seeking a strategic location in a thriving commercial district.



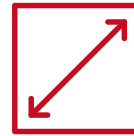
## Versatile Event Space

Spanning 8,500 SF, this property is ideal for a wedding venue, entertainment hall, or event center in a thriving commercial hub.



## Downtown Zoning

Zoned DT (Downtown), allowing for flexible commercial and industrial uses.



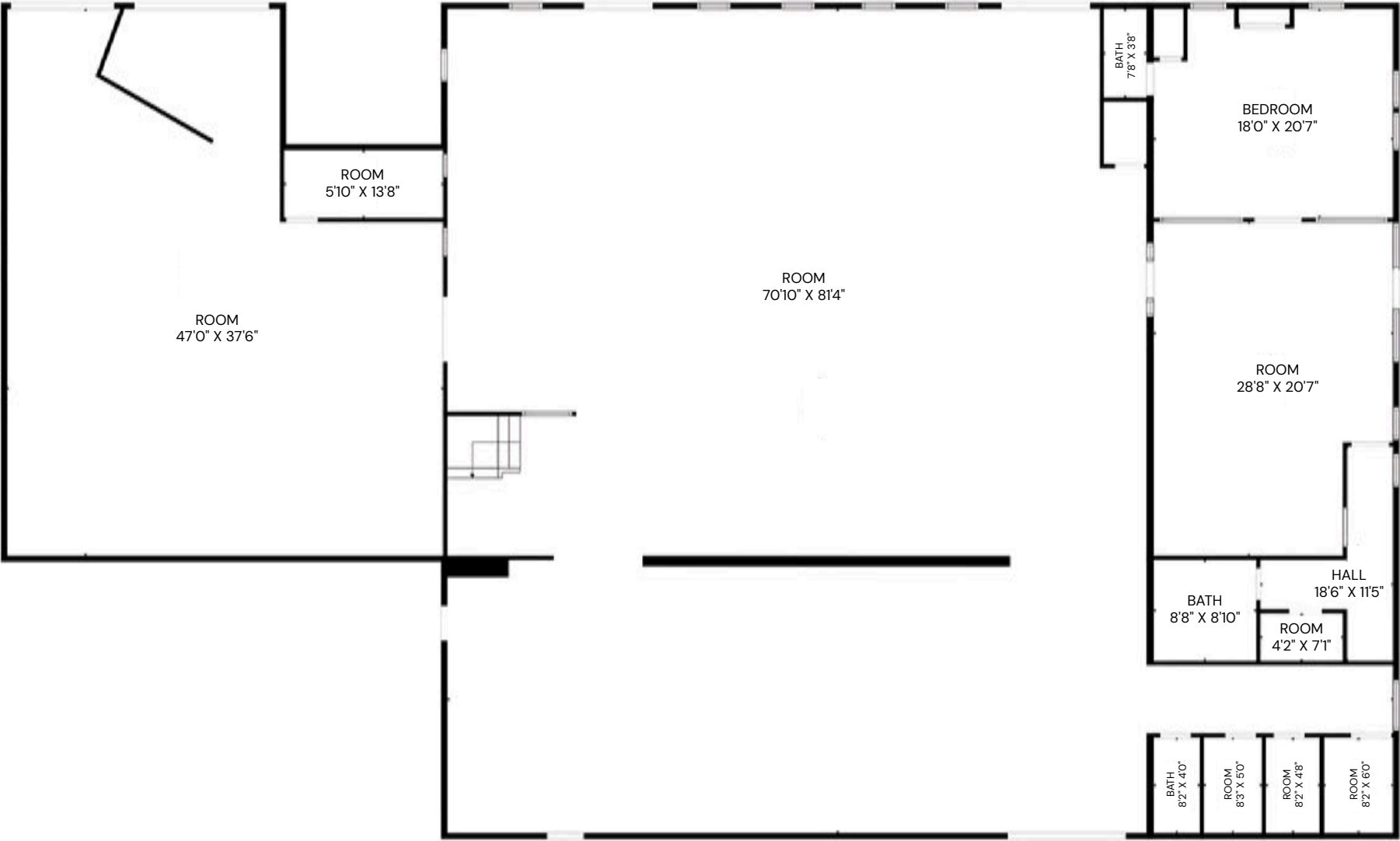
## Spacious Lot & Accessibility

Situated on a 1.29-acre fenced lot with proximity to public transportation and a 14-minute drive to Gainesville Regional Airport.





# Property Floor Plan



Floor Plan Created by CubiCasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



# Property Gallery

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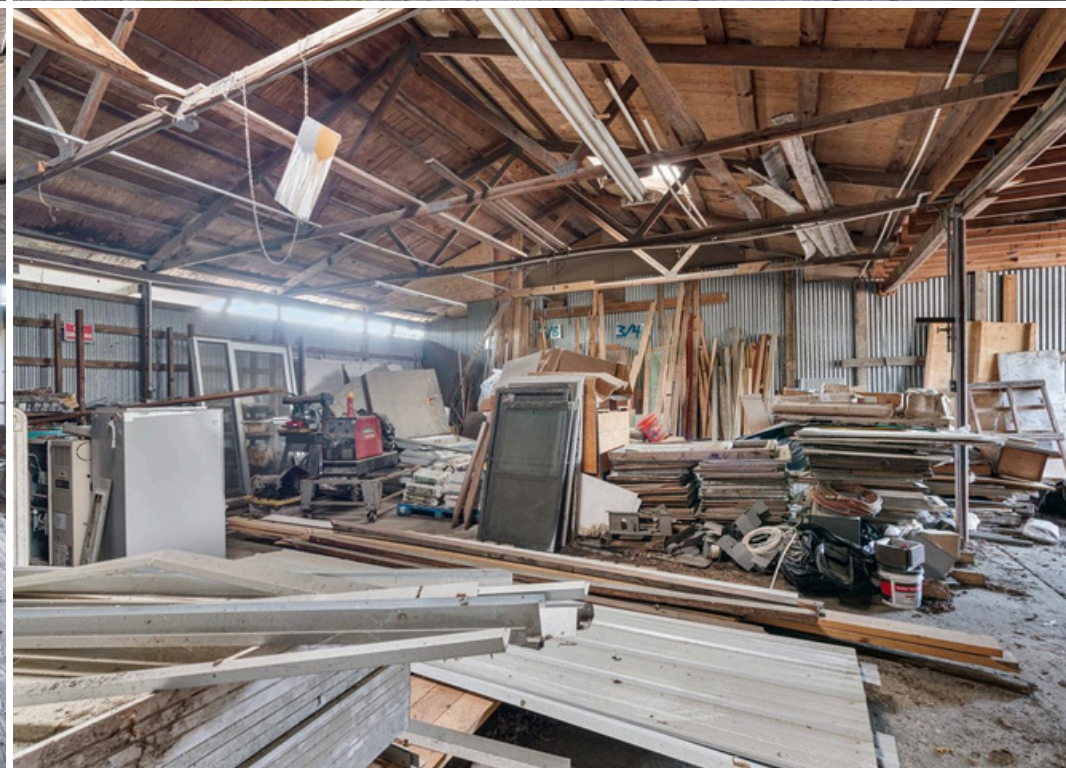
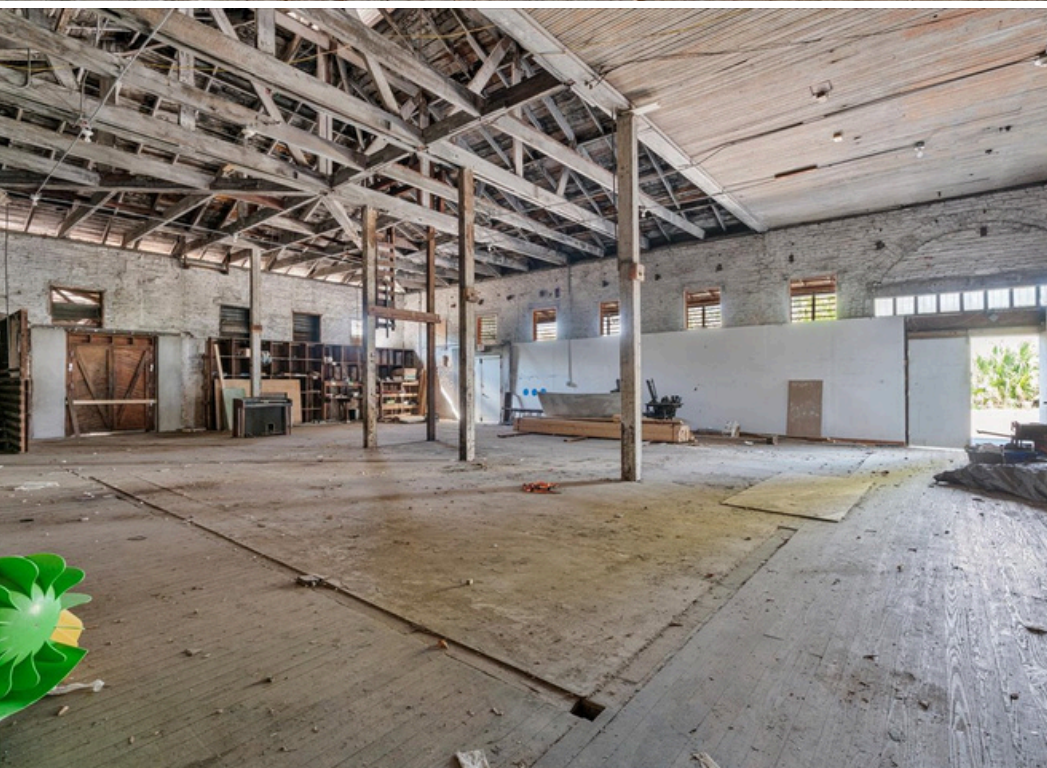




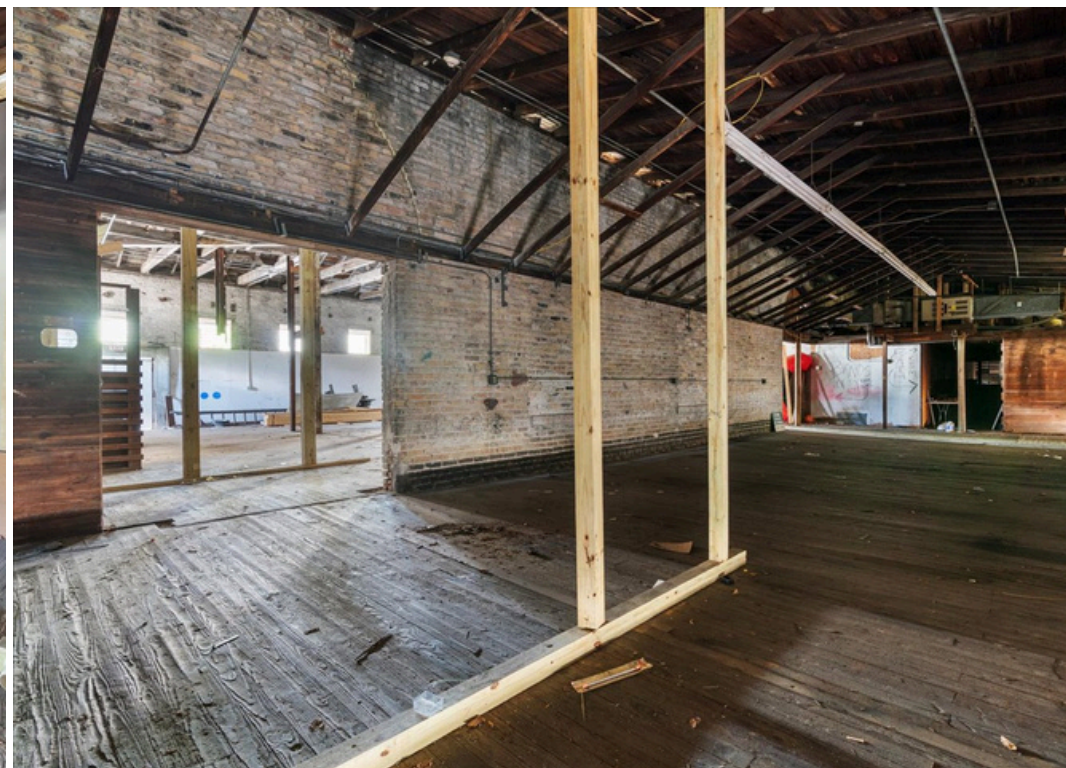














# Key Businesses & Retailers

710 SE 2nd St, Gainesville, FL 32601



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# Demographic & Traffic Count Report

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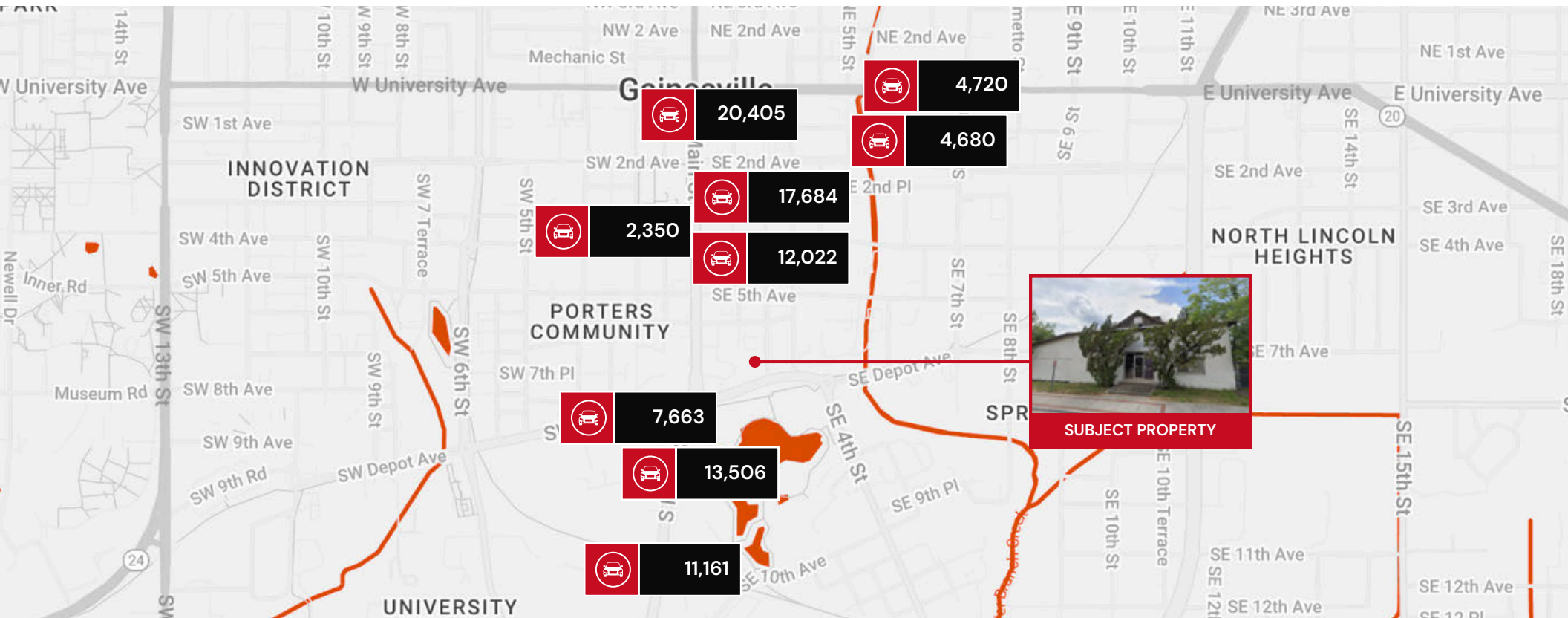
# Demographic Report

Radius	3 Mile		5 Mile		10 Mile	
<b>Population</b>						
2029 Projection	84,560		149,944		242,216	
2024 Estimate	80,606		142,790		229,965	
2020 Census	78,694		140,632		224,201	
Growth 2024 – 2029	4.91%		5.01%		5.33%	
Growth 2020 – 2024	2.43%		1.53%		2.57%	
<b>2024 Population by Hispanic Origin</b>	<b>9,499</b>		<b>18,462</b>		<b>27,818</b>	
<b>2024 Population</b>	<b>80,606</b>		<b>142,790</b>		<b>229,965</b>	
White	45,969	57.03%	81,791	57.28%	138,683	60.31%
Black	20,450	25.37%	32,662	22.87%	45,337	19.71%
Am. Indian & Alaskan	130	0.16%	268	0.19%	398	0.17%
Asian	4,594	5.70%	9,124	6.39%	14,935	6.49%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	0	0.00%
Other	9,463	11.74%	18,944	13.27%	30,612	13.31%
U.S. Armed Forces	26		52		118	
<b>Households</b>						
2029 Projection	32,786		59,915		98,126	
2024 Estimate	31,150		56,972		93,045	
2020 Census	30,917		56,818		91,366	
Growth 2024 – 2029	5.25%		5.17%		5.46%	
Growth 2020 – 2024	0.75%		0.27%		1.84%	
Owner Occupied	9,446	30.32%	19,429	34.10%	42,218	45.37%
Renter Occupied	21,704	69.68%	37,544	65.90%	50,827	54.63%
<b>2024 Households by HH Income</b>	<b>31,149</b>		<b>56,971</b>		<b>93,047</b>	
Income: < \$25,000	11,372	36.51%	17,788	31.22%	22,605	24.29%
Income: \$25,000 – \$50,000	8,117	26.06%	15,377	26.99%	22,564	24.25%
Income: \$50,000 – \$75,000	3,589	11.52%	6,915	12.14%	11,222	12.06%
Income: \$75,000 – \$100,000	2,766	8.88%	5,765	10.12%	10,775	11.58%
Income: \$100,000 – \$125,000	2,024	6.50%	4,380	7.69%	8,987	9.66%
Income: \$125,000 – \$150,000	804	2.58%	1,620	2.84%	3,566	3.83%
Income: \$150,000 – \$200,000	1,064	3.42%	2,023	3.55%	5,142	5.53%
Income: \$200,000+	1,413	4.54%	3,103	5.45%	8,186	8.80%
<b>2024 Avg Household Income</b>	<b>\$59,768</b>		<b>\$65,827</b>		<b>\$82,745</b>	
<b>2024 Med Household Income</b>	<b>\$34,984</b>		<b>\$40,276</b>		<b>\$53,228</b>	



# Traffic Count Report

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles Away
Southwest Depot Avenue	S Main St	0.03 E	2022	7,663	MPSI	.14
S Main St	SW 3rd St	0.05 S	2022	13,506	MPSI	.16
South Main Street	SE 4th Ave	0.02 N	2022	12,022	MPSI	.21
Southwest 4th Avenue	S Main St	0.02 E	2022	2,694	MPSI	.23
Southwest 4th Avenue	SW 1st St	0.02 W	2022	2,350	MPSI	.24
S Main St	SW 3rd Ave	0.02 N	2022	17,684	MPSI	.25
Southeast 2nd Avenue	SE 1 Ave	0.04 W	2022	4,680	MPSI	.36
Southeast 2nd Avenue	SE 1 Ave	0.04 W	2020	4,720	MPSI	.38
South Main Street	SW 11 Pl	0.00 S	2022	11,161	MPSI	.40
S Main St	SW 1st Ave	0.04 S	2022	20,405	MPSI	.44





# Discover Growth & Opportunity

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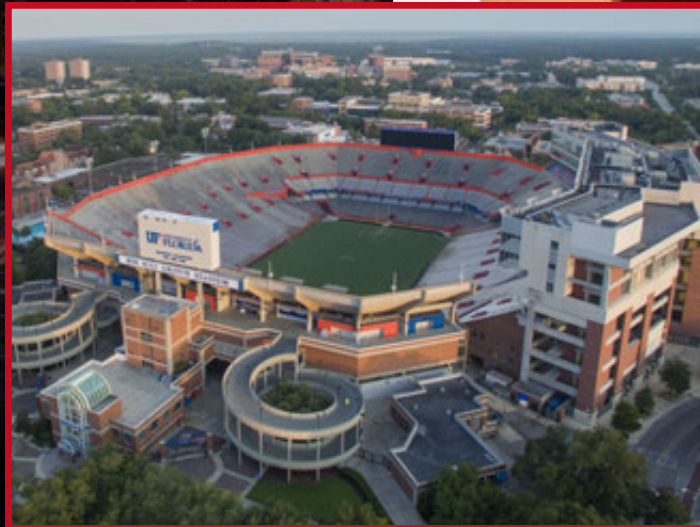




# About Gainesville, Florida

7733 West Newberry Road, Gainesville, FL 32606

"Gainesville, Florida, anchored by the prestigious University of Florida, presents a consistently dynamic and stable investment environment. The university's substantial presence not only fuels a diverse economy, driven by education, healthcare, and burgeoning technology sectors, but also cultivates a highly educated workforce and generates a consistent demand for housing, retail, and related services. This vibrant city, with its robust medical infrastructure led by UF Health and a growing startup ecosystem propelled by university research, attracts both residents and businesses seeking a high quality of life and significant opportunities for growth within a strategically located North Central Florida market. The area's blend of academic rigor, medical innovation, and expanding technological influence creates a resilient and promising landscape for investment. Furthermore, Gainesville's relatively affordable cost of living compared to other Florida metropolitan areas enhances its appeal, and the city's commitment to sustainable development and infrastructure improvements ensures long-term growth potential.





# Discover Gainesville's Growth and Opportunity

## Economic Expansion

- **Butler Plaza Development:** Located approximately 3 miles southeast of the address, Butler Plaza has expanded into one of Florida's largest retail power centers, featuring major retailers like Lowe's, Walmart, Target, Best Buy, Sam's Club, and Publix supermarkets. This expansion has significantly boosted local commerce and employment opportunities.
- **Newberry Village Proposal:** A mixed-use development plan is under review for an 87-acre property off West Newberry Road, adjacent to Newberry Square. The proposal includes approximately 730 residential units and 277,500 square feet of retail space, aiming to enhance the local economy by attracting new businesses and residents.

## Infrastructure and Transportation

- **Highway Expansion and Modernization:** Gainesville's economic growth has been supported by significant infrastructure investments, including the expansion of highways and modernization of public transportation systems, facilitating better connectivity and mobility in the area.
- **Regional Transit System (RTS) Enhancements:** The Gainesville Regional Transit System (RTS) continues to expand and improve services, providing increased access to public transportation and connecting residents to key employment and commercial areas.





## Urban Revitalization and Development Projects

- **Blount Center Expansion:** The Charles L. Blount Center, a campus of Santa Fe College located in downtown Gainesville, has undergone several expansions to enhance educational facilities and community outreach. The recent addition of Blount Hall provides business incubation space and supports local entrepreneurship.
- **East Gainesville Initiatives:** Alachua County has invested millions in East Gainesville projects, including the East Gainesville Legacy Project, which focuses on developing housing and addressing community needs in Northeast Gainesville.



## Population Growth and Community Development

- **Regional Population Growth:** Florida has been home to some of the nation's fastest-growing metropolitan areas, reflecting a larger trend of population growth across the South. This trend underscores the increasing attractiveness of regions like Gainesville for new residents.
- **Housing and Affordability Efforts:** In response to the growing population, developers are introducing new residential communities and affordable housing projects in Gainesville, ensuring diverse housing options for families, students, and professionals.







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