



For Sale
or Lease

Shops at Union Street Station Retail Condo for Sale or Lease

201 SE 2nd Avenue, Suite #113, Gainesville, FL 32601

This is a 1,742 square feet two-level retail condo filled with trendy character for lease located in the heart of downtown Gainesville.

Property Highlights

- Across from the iconic Hippodrome Theatre and proximate to the legendary Bo Diddley Plaza
- Ground floor to the luxury condos of the upscale Union Station, this unit shares co-tenancy with Starbucks, Dragonfly Sushi & Sake Bar and Mark's Prime Steakhouse
- This eclectic area plays host to several live, citywide community events and caters to the young professional nightlife
- Just minutes east of the University of Florida and the Innovation District
- New energy efficient AC installed 2019

Lease rate:

\$19.50/SF
gross

Sale price:

\$525,000

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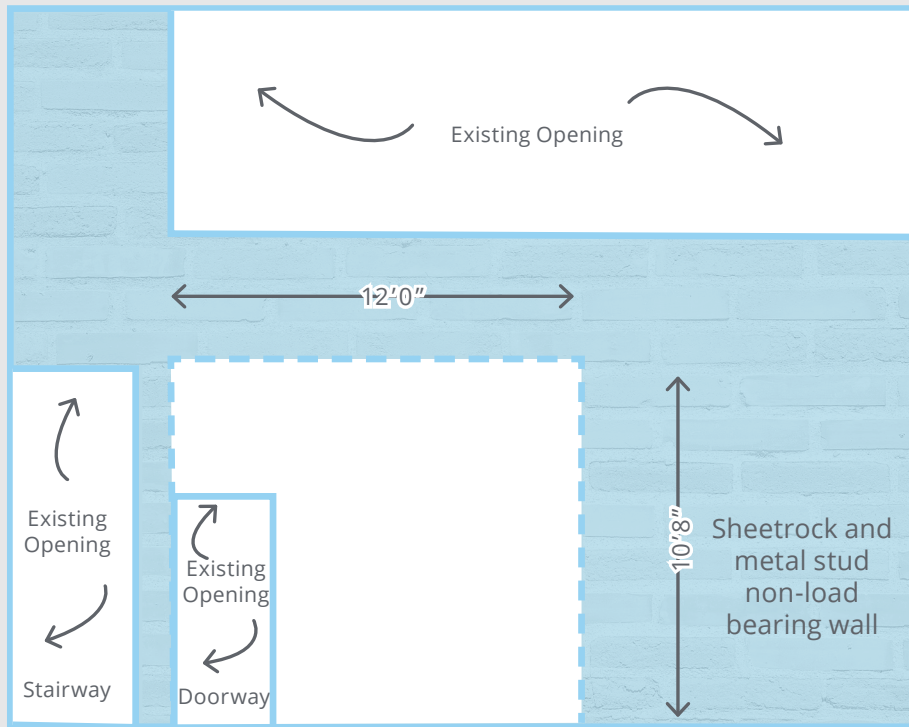
Photo Gallery



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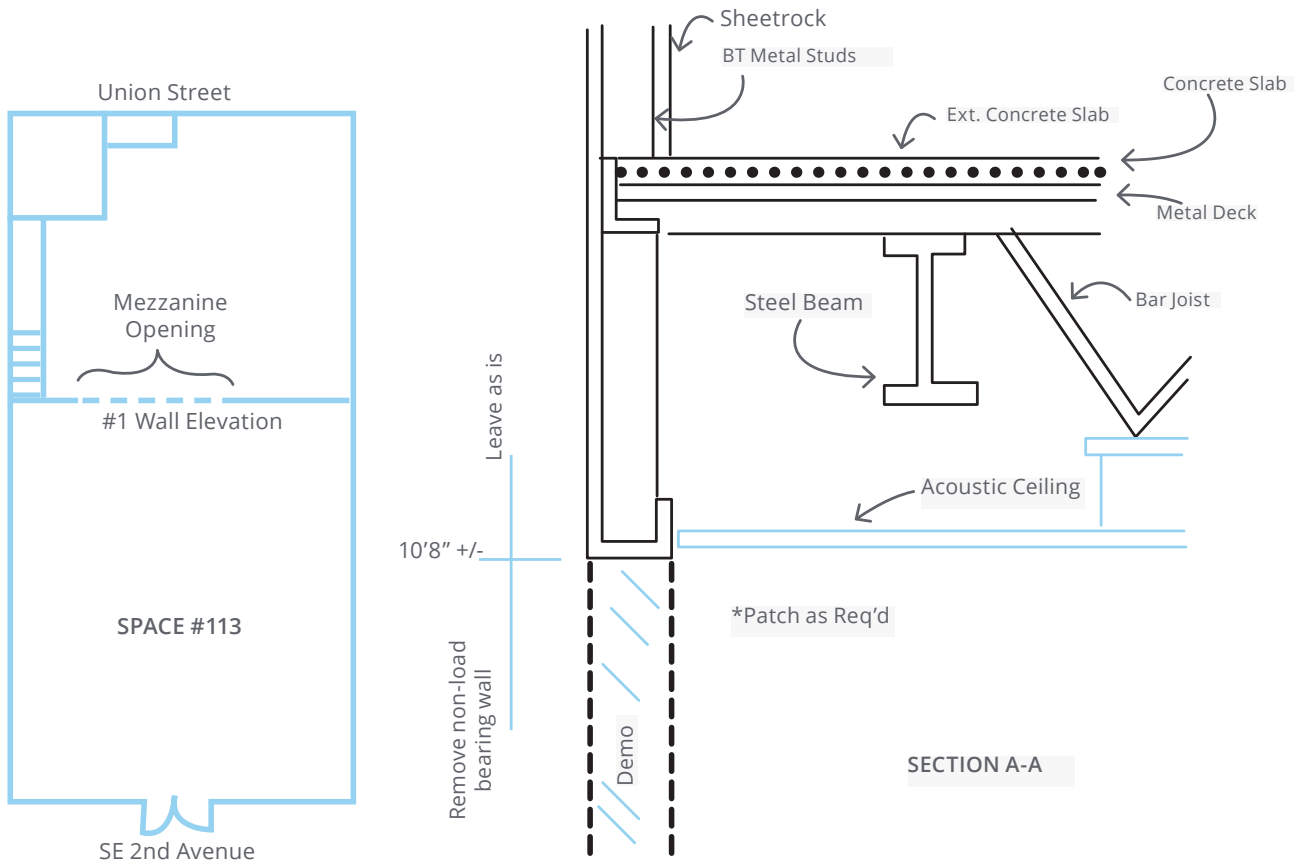


Floor Plan



#1 WALL ELEVATION

Current Floor plan





Total Enrollment:
55,862
Employee Count:
15,035
Ben Hill Griffin Stadium
92,000 seats

Specifications

Address	201 SE 2nd Avenue, Suite #113 Gainesville, FL 32601
Submarket	Downtown Gainesville
Proximity	The Hippodrome Theatre Bo Diddley Plaza Union Station Innovation District
Available size	1,742± SF
Lease rate	\$19.50/SF gross
Sale price	\$545,000

Demographics | 5 mile radius

Source: ESRI Business Analyst



2025 Total Population
145,049



2030 Projected Population
145,559



2029 Est. Avg. Household Income
\$74,046



2030 Projected Household Income
\$82,223

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