

# RETAIL PROPERTY FOR LEASE

118 Nw 8th Avenue, Gainesville, FL 32601

4,080± SF | \$21/SF NNN



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COMMERCIAL REAL ESTATE SERVICES

# PROPERTY SUMMARY

118 NW 8th Avenue, Gainesville, FL 32601



## PROPERTY DESCRIPTION

Situated at 118 NW 8th Avenue in Gainesville, FL, this exceptional property offers an unparalleled opportunity for potential tenants. Boasting a prime location in the heart of the city, the property features high foot traffic, excellent visibility, and easy accessibility. With its modern design and versatile layout, the space presents a blank canvas for businesses to bring their vision to life. Ample storefront windows flood the interior with natural light, while the open floor plan allows for flexible configuration. Additionally, the property includes dedicated parking, making it convenient for both tenants and customers. This coveted space is ideal for businesses seeking a prime, high-traffic location in the heart of Gainesville.

## PROPERTY HIGHLIGHTS

- Prime location in the heart of Gainesville
- High foot traffic and excellent visibility
- Modern design and versatile layout
- Available space: 4,080 SF
- U8 Zoning for diverse business opportunities

## OFFERING SUMMARY

Lease Rate:	\$21 SF/yr (NNN)
Number of Units:	3
Available SF:	4,080 SF
Lot Size:	0.95 Acres
Building Size:	26,800 SF

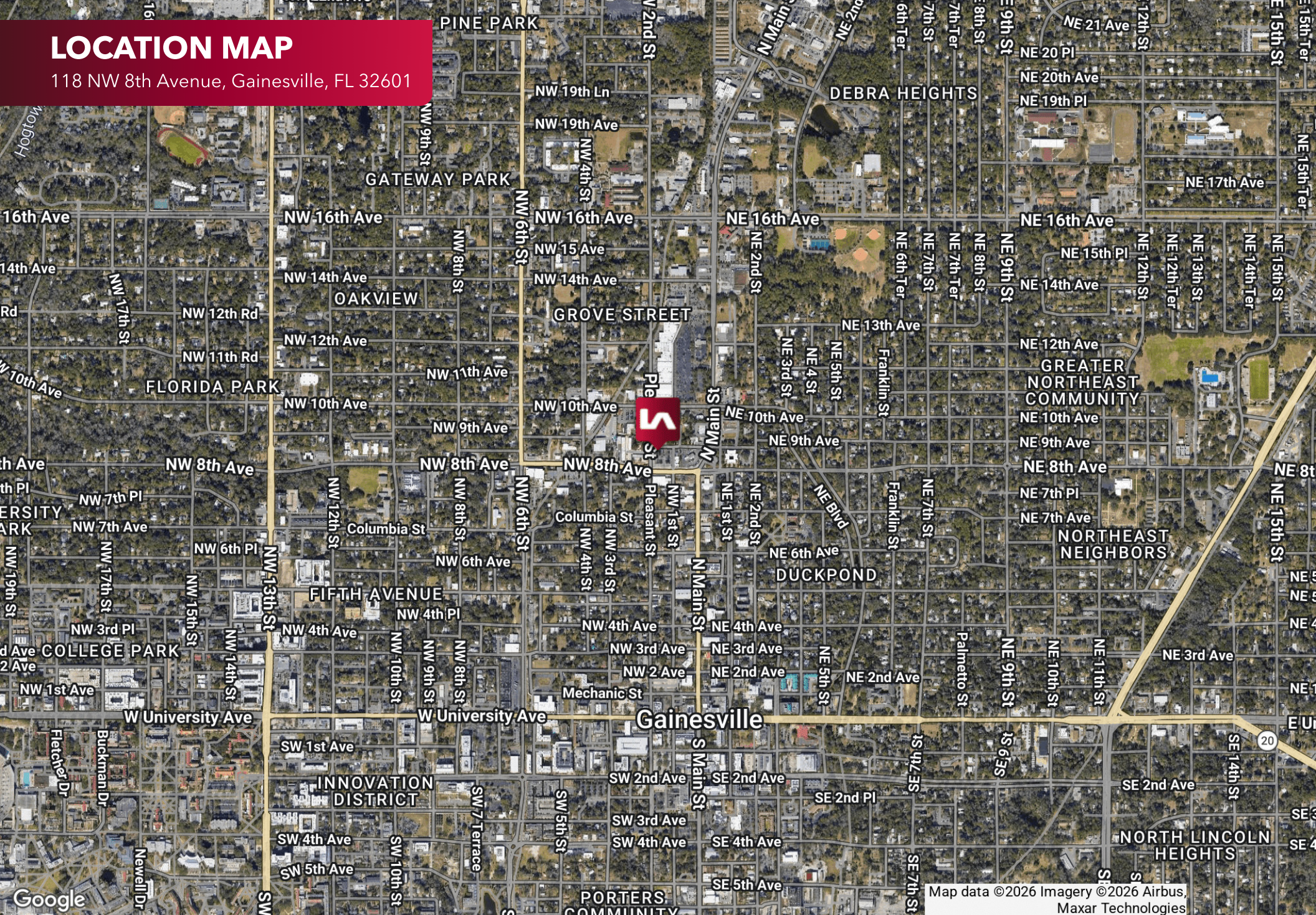
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# LOCATION MAP

118 NW 8th Avenue, Gainesville, FL 32601



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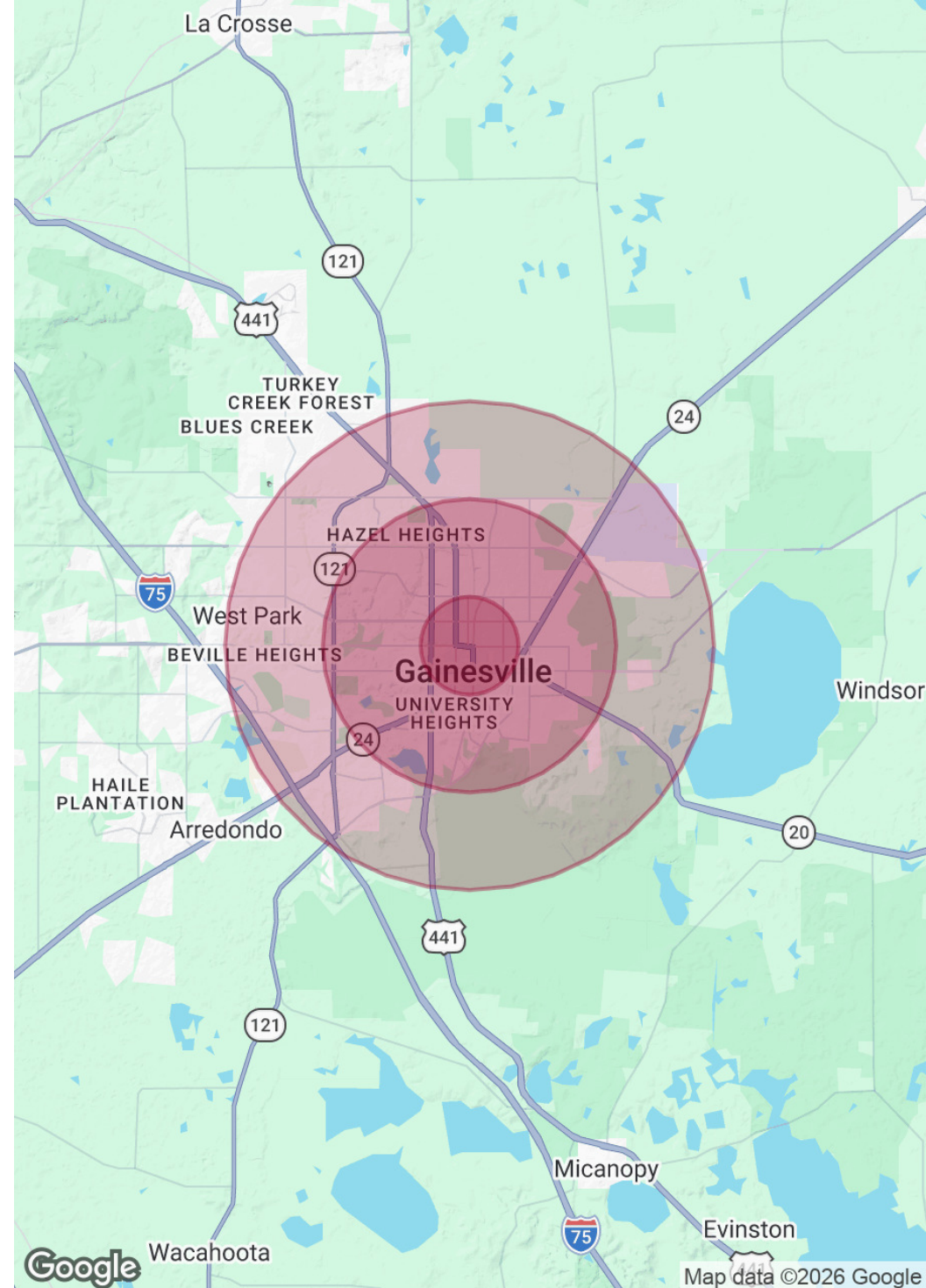
# DEMOGRAPHICS MAP & REPORT

118 NW 8th Avenue, Gainesville, FL 32601

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,885	79,194	148,071
Average Age	29.9	29.9	32.2
Average Age (Male)	31.2	29.3	31.5
Average Age (Female)	29.5	31.1	33.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,460	29,250	59,346
# of Persons per HH	2.1	2.7	2.5
Average HH Income	\$60,906	\$68,031	\$71,339
Average House Value	\$275,975	\$241,152	\$240,065

2023 American Community Survey (ACS)



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