



Retail For Lease at Evolve

931 W University Avenue
Gainesville FL 32601



Up to 4,500± SF
Available



Lease Rate:
Negotiable



NNN Fees:
\$8.00/SF



Delivery:
Summer 2022

Property Highlights

- Conveniently located in walking distance from the University of Florida - one of the top five public universities in the country (Enrollment: 55,000± students)
- Surrounded by the bustling Innovation District with over 500,000± SF of innovative, cutting edge businesses and venture capitalist firms
- Just blocks away from the state-of-the-art, 78,000± SF Santa Fe College Blount Campus
- Over 4,000 student beds within a half-mile radius with a walkability/bikeability score of 88 (www.walkscore.com)

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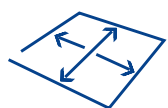
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Area Overview



Area Demographics

Source: Esri Business Analyst



Radius

1 mile
3 mile
5 mile



Population (2021)

21,394
85,686
148,167



Population (2026)

22,157
88,177
153,061



Average HH Income (2021)

\$42,202
\$52,691
\$58,064



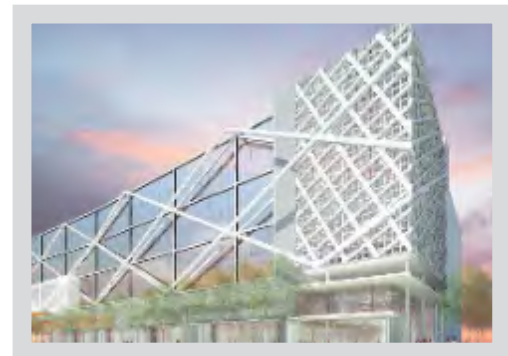
Average HH Income (2026)

\$48,648
\$60,247
\$66,047

Trade Area Overview



This highly specialized area is truly Gainesville's innovation Hub. Innovation Square serves as an incubator for start-up companies based on technologies emerging from the universities laboratories. Each year, an average of 13 tech companies spin out of UF. Many of them are fostered and grown within the incubators of Innovation Square. With Innovation Academy, and Infusion Technology Center adjacent to Innovation Square, everything needed for success in these areas of expertise is within walking distance of each other. By living and learning within the Innovation Square environment, students can interact with other like-minded students, faculty and business professionals. The main intersection in this area is SW 2nd Ave & SW 6th Street with an average daily traffic count of 10,000.



Area Overview

Highlights

The University of Florida is consistently ranked in the top 5 to 10 schools in the nation, annually. With an estimated enrollment of over 53,000 students that attend classes at the University of Florida, it has certainly drawn the attention of many investors, national retail concepts and multi-family developers over the past few years.

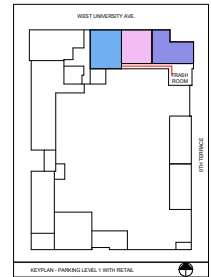
With favorable amendments made to Gainesville's development code over the last few years, the high-rise, student housing market has drastically increased the density of students who live, work and play in the Midtown market adjacent to campus. This has also been a catalyst for increased retail/land sales prices and leasing rates on this submarket.

Over the past two years, however, there has been a settling in the sales prices and recent rates in the campus core area. And with the challenges that the COVID pandemic have posed to businesses, there may even be an impending decline in those sales values and rental rates as vacancies and supply for available real estate product increase. Even with the recent effects of the pandemic, there are still several national investors and tenants that are attracted to the resiliency of the University of Florida's growth trajectory over the next few years.

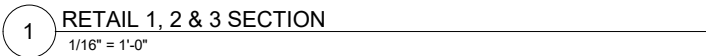
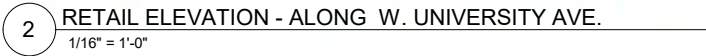
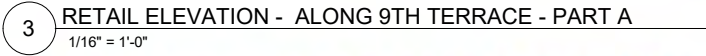
The University of Florida



Site Plan



1 RETAIL OVERALL PLAN
1/16" = 1'-0"





Evolve | Student Housing

Elevate. Enhance. Evolve.

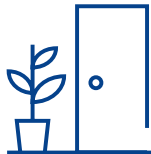
This new state-of-the-art student housing development, Evolve, is located within walking distance to campus and less than a mile from downtown Gainesville. Bringing residents unlimited opportunities from just outside their front door with the ability to walk, skate, scooter, or bus to wherever need be.



Walk Score:
88



Bike Score:
99



Committed to
Sustainability

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