

FOR LEASE

GAINESVILLE PLAZA

2649 NW 13th Street, Gainesville, FL 32609

SIGNALIZED ACCESS



UP TO ±50,000 SF ANCHOR SPACE COMING AVAILABLE - CAN DEMISE

EXCLUSIVE RETAIL LEASING

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Property Overview

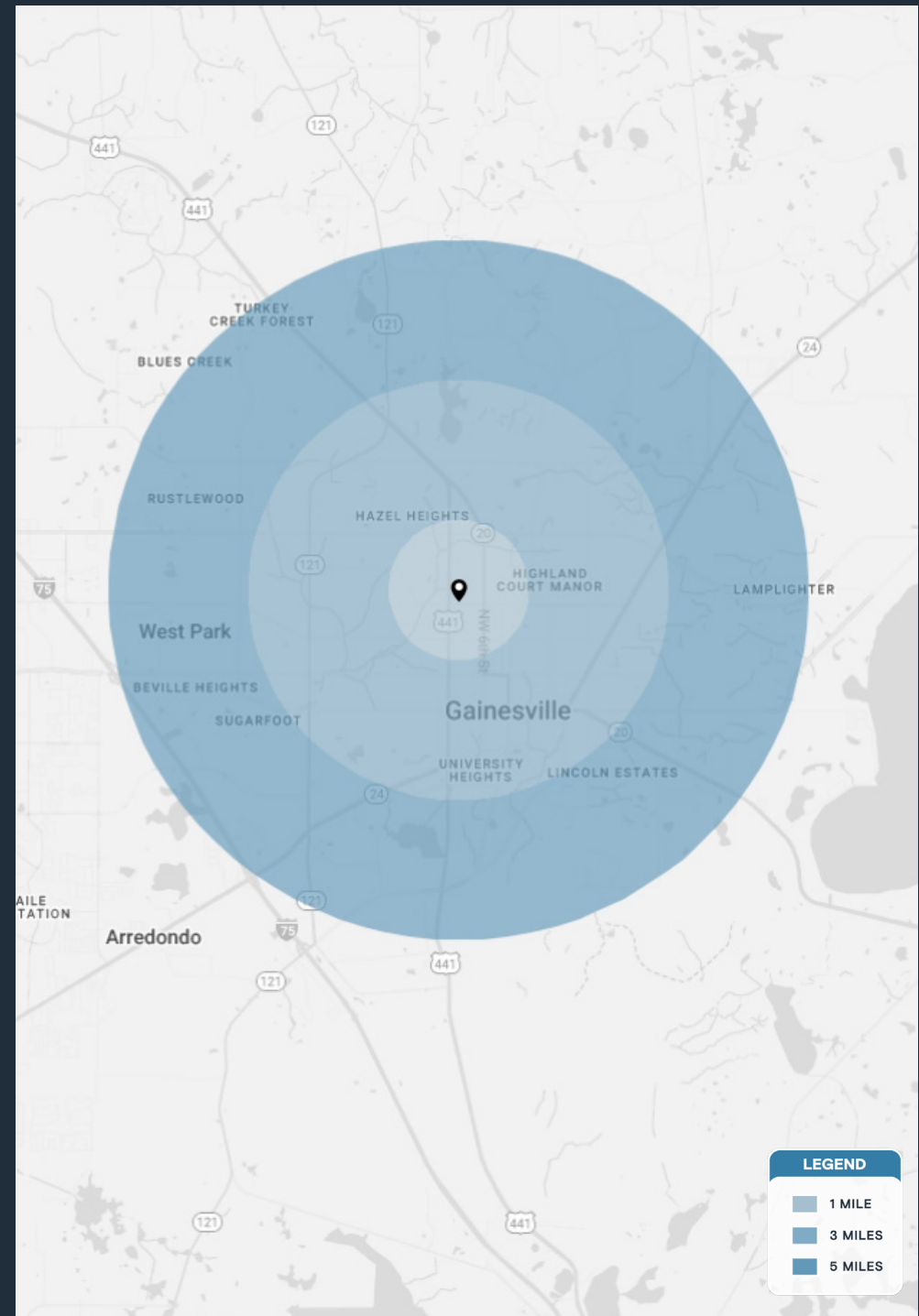
HIGHLIGHTS

- ±175,600 SF plaza, anchored by Burlington, Ross, 2nd and Charles and Five Below
- ±2,100 SF up to ±9,676 SF of space available
- Up to ±50,000 SF anchor space coming available – can demise
- Signalized access
- Approximately 2.0 miles from University of Florida, which is ranked No.4 in the nation for public universities according to Forbes 2024 and has 55,000 students enrolled
- Approximately 2.8 miles from UF Health Shands Hospital, which ranks in the top 50 in the “Best Hospitals” report, according to U.S. News & World Report and has more than 9,000 employees and 1,000 beds

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,119	76,525	156,338
HOUSEHOLDS	4,451	30,351	63,971
EMPLOYEES	5,144	58,693	86,900
AVERAGE HH INCOME	\$69,715	\$73,964	\$77,103

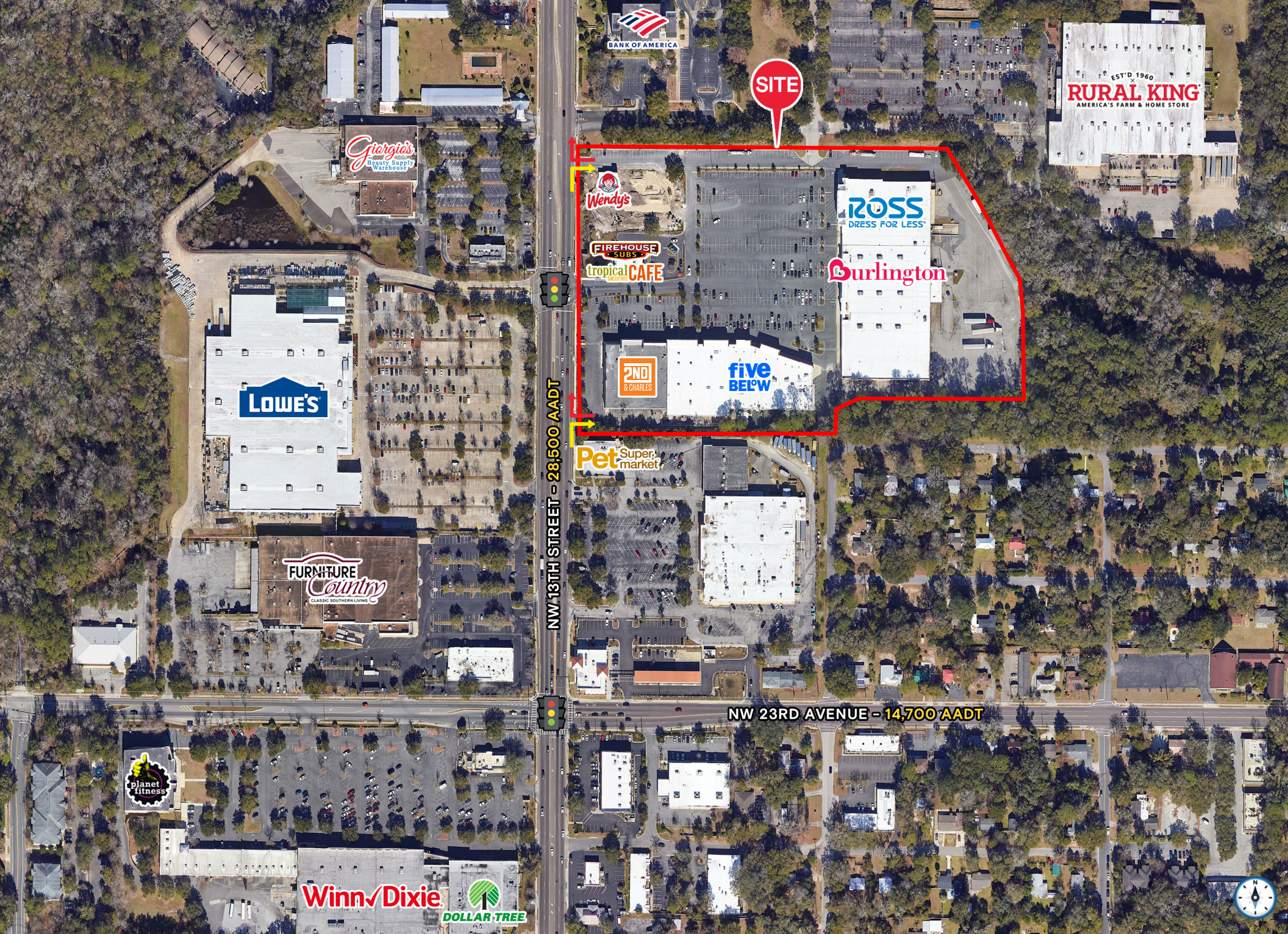
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	25,214	93,809	158,350
HOUSEHOLDS	11,714	37,671	65,358
EMPLOYEES	11,663	66,343	89,644
AVERAGE HH INCOME	\$69,073	\$76,490	\$78,011





Tenant Roster

OP2A	Tropical Smoothie	1,800 SF	2607	Negotiating LOI	9,677 SF	2635	Available	750 SF
OP2B	Firehouse Subs	1,500 SF	2613	Five Below	10,470 SF	2639	Available	3,400 SF
2601	2nd & Charles	20,150 SF	2619	Hibbett Sports	6,600 SF	2643	Ross Dress for Less	25,000 SF
2603	The UPS Store	2,350 SF	2627	Available	2,100 SF	2645	Burlington Coat Factory	25,523 SF
2605	Key Food Fresh	15,012 SF	2631	Available	1,680 SF	2647	Available	50,000 SF



BANK OF AMERICA

SITE

EST'D. 1960
RURAL KING
AMERICA'S FARM & HOME STORE

Georgia's
Beauty Supply
Warehouse

Wendy's
FIREHOUSE
SUBS
TROPICAL CAFE

ROSS
DRESS FOR LESS
Burlington

LOWE'S

2ND
& CHARLES
five
BELOW

FURNITURE
Country
CLASSIC SOUTHERN LIVING

Pet Supermarket

NW 13TH STREET - 28,500 AADT

NW 23RD AVENUE - 14,700 AADT

planet
fitness

Winn-Dixie

DOLLAR TREE







Contact Brokers

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