

LEASE

THE SHOPS AT 700

702-710 W University Avenue Gainesville, FL 32601



PROPERTY DESCRIPTION

Outstanding visibility and frontage on West University Avenue in Gainesville, just blocks to UF and surrounded by an area that is already dense and becoming increasingly more dense by the day. It was home to Leonardo's 706, a Gainesville landmark for many decades, and has an incredible amount of parking for the downtown area.

LOCATION DESCRIPTION

Discover the vibrant atmosphere surrounding the area in Gainesville, FL. With its prime location, the property offers access to an array of attractions, including popular dining destinations, eclectic boutiques, and cultural hotspots. Just a short stroll away, you'll find the renowned University of Florida campus, drawing in a constant flow of students and locals, creating a dynamic and bustling environment. The nearby entertainment options, lively nightlife, and charming historic streetscapes make this an appealing location for retail and street retail businesses looking to capitalize on the energy and diversity of the area.

PROPERTY HIGHLIGHTS

- Prime location on W University Avenue in Gainesville, FL
- High visibility with prominent signage opportunity
- Ample parking for tenants and customers
- Close proximity to major transportation routes
- Surrounded by a mix of vibrant businesses

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr NNN (\$3.50/SF)
Available SF:	1,230 - 2,430 SF
Building Size:	6,478 SF
Zoning:	U9
Traffic Count:	16100 AADT

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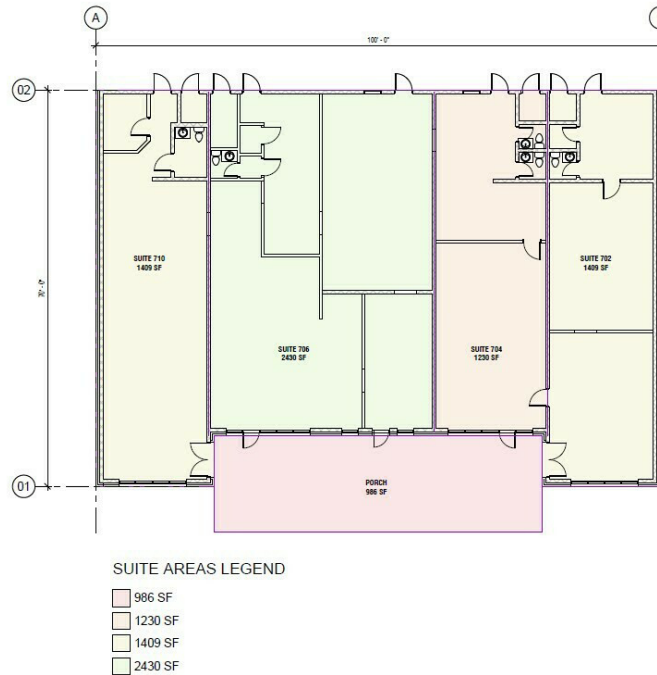


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LEASE INFORMATION

Lease Type:	NNN (\$3.50/SF)	Lease Term:	Negotiable
Total Space:	1,230 - 2,430 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
706 - Restaurant	2,430 SF	\$3.50/SF	\$20.00 SF/yr	Former restaurant space for lease. Currently a shell which can be built out to a tenant's specific needs. This suite housed Leonardo's 706, a Gainesville icon, for decades. This property has great visibility from West University Avenue, plenty of parking and good signage.
704 - Retail	1,230 SF	\$3.50/SF	\$20.00 SF/yr	1230 SF of retail space for lease; open space in the front and office / storage space with restroom in rear. Outstanding visibility and frontage on West University Ave. Just blocks to University of Florida and downtown Gainesville.
710 - Retail	1,409 SF	\$3.50/SF	\$20.00 SF/yr	1409 SF of retail space for lease; mainly open space with great windows in the front. Smaller room in the back with restroom. Outstanding visibility and frontage on West University Ave. Just blocks to University of Florida and downtown Gainesville.

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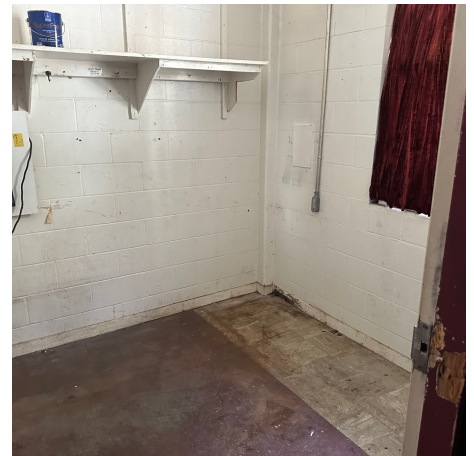


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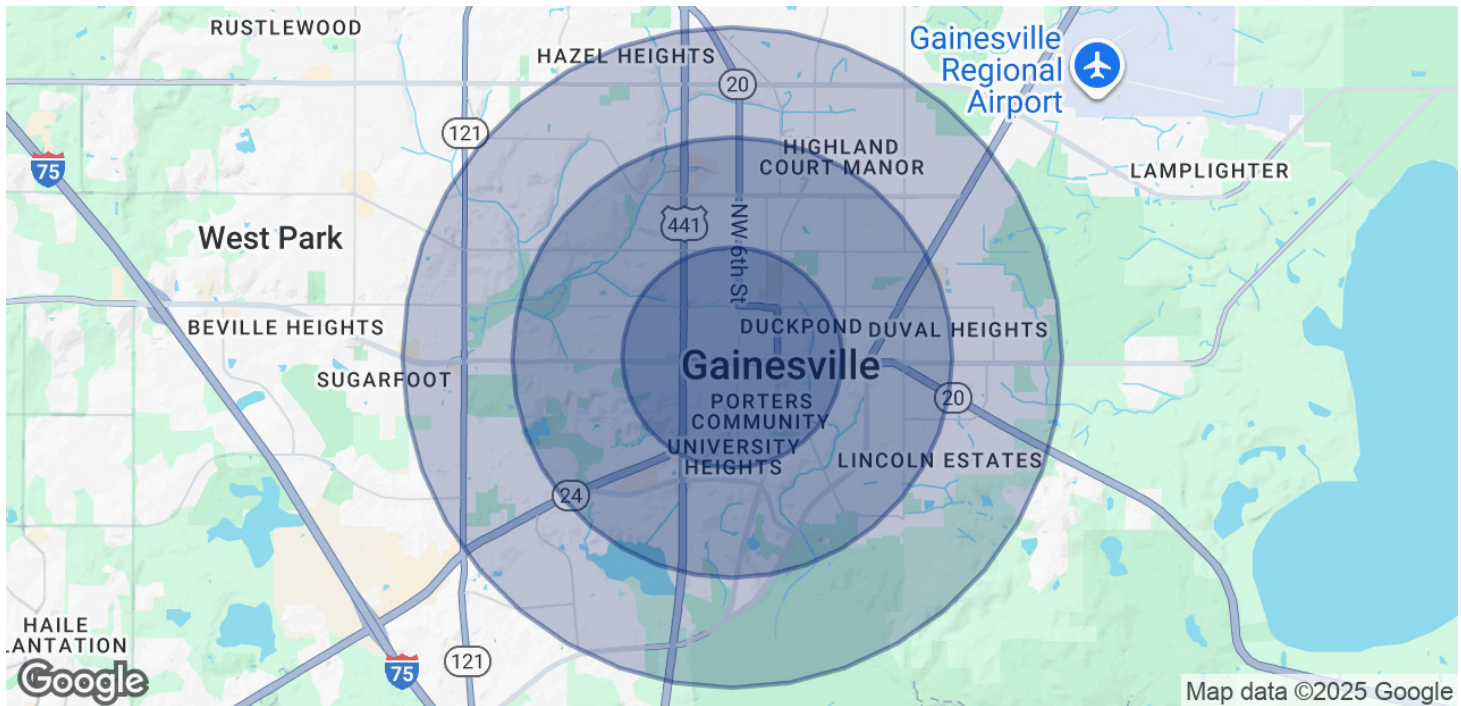


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	25,161	52,420	91,379
Average Age	27	31	32
Average Age (Male)	28	31	32
Average Age (Female)	27	31	33

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	9,273	19,965	36,328
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$43,272	\$54,993	\$62,314
Average House Value	\$283,334	\$285,321	\$272,541

Demographics data derived from AlphaMap

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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County for many years, which gives them insight into local laws and code requirements, relationships with folks within the industry, and a deep understanding of the needs of businesses and investors.

- **Highly Specialized:** 100% of their focus is commercial real estate.
- **Consistent Producers:** Awarded “Top Two” status for being in the top 2% of Coldwell Banker Commercial Realtors nationwide in 2023, with multi-million-dollar production year after year.
- **Global Resources:** The Team has the backing and longevity (since 1906) of Coldwell Banker Commercial agents and database assets around the U.S. and the world. Their brokerage, M.M. Parrish Realtors, who have been in our community since 1911, gives the CRE Pro Team local knowledge and global influence to make them a force in the commercial real estate market.
- **In-the-Know:** As members of the largest MLS in the state of Florida, the Team deploys listings on all the major commercial sites, including Loopnet/Costar, Crexi, CBC Worldwide, and more. Their strength in networking and regional relationships can bring off-market deals to their clients.
- **Anticipating Needs and Fixing Problems:** The Team identifies potential roadblocks before they become your problem and harnesses their resources to bring your deal to completion.

Call to see what the CRE Pro Team can do for you!

