



**CLICK HERE FOR
PROPERTY VIDEO**

UF UNIVERSITY of
FLORIDA ±0.8 Miles Away



FORMER HOOTERS FOR SALE OR LEASE

3105 SW 34th Street | Gainesville, FL 32608



INTERACTIVE OFFERING MEMORANDUM



OFFERING MEMORANDUM

FORMER HOOTERS FOR SALE OR LEASE

3105 SW 34th Street | Gainesville, FL 32608

BROKERAGE TEAM



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±5,530 SF

GLA



2002/2019

Year Built/Renovated



±42,000

Vehicles Per Day



Owner/User

Investment Type

PROPERTY OVERVIEW

INVESTMENT SUMMARY:

Matthews Real Estate Investment Services™ is pleased to present an exceptional and rare opportunity to acquire or lease a ±5,530 SF free-standing restaurant building, formerly occupied by Hooters, strategically positioned on the high-traffic corner of 34th Street and Archer Road. This prime location is situated within the heart of the *University of Florida's* densest and most sought-after retail corridor, offering unparalleled visibility and accessibility. The property benefits from its proximity to one of the nation's top universities, ensuring a steady flow of foot traffic from students, faculty, local residents, and visitors, making it an ideal investment for restaurateurs, retail operators, or developers looking to capitalize on the vibrant and thriving local market. With a strong surrounding tenant mix and the flexibility to adapt the space to various business needs, this opportunity represents a unique chance to secure a high-profile property in a rapidly growing and dynamic area.

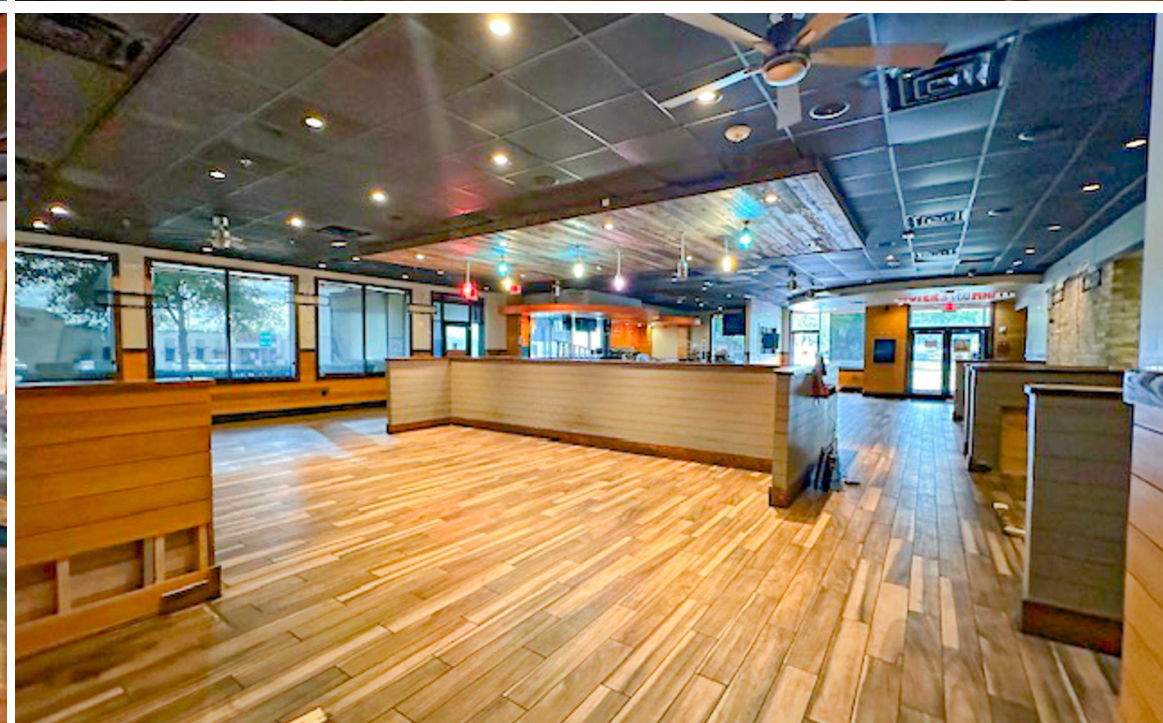
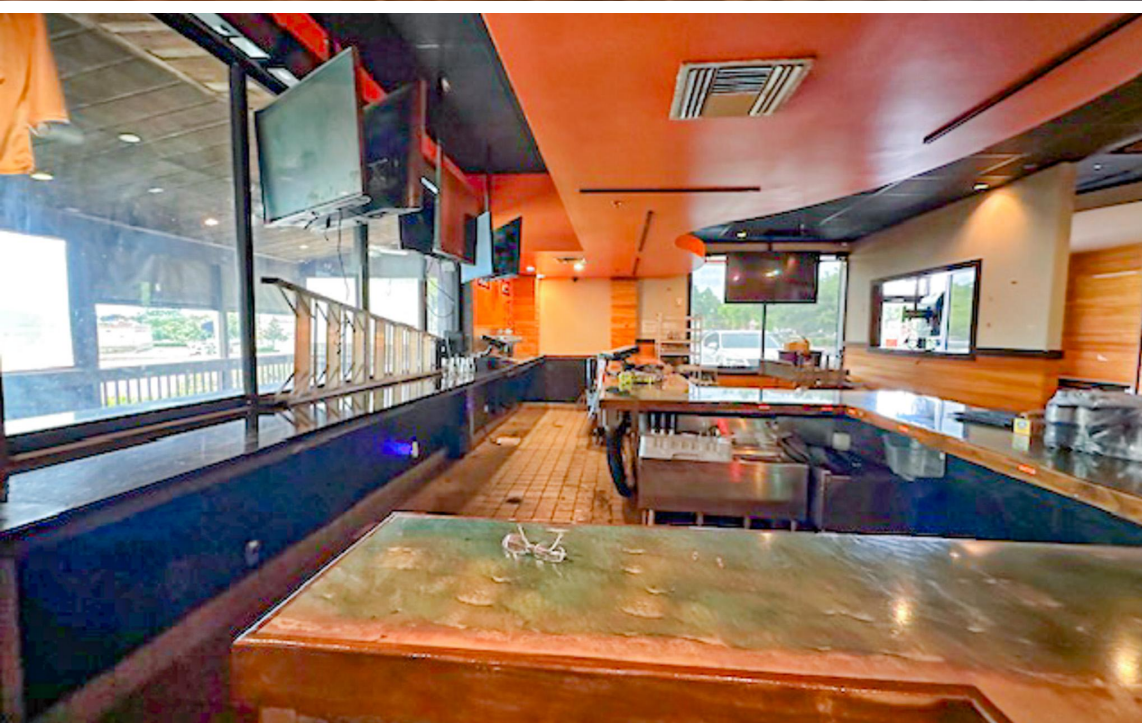
INVESTMENT HIGHLIGHTS:

- **TROPHY UNIVERSITY OF FLORIDA RESTAURANT:** ±5,530 SF high profile 2nd Generation Restaurant space on 0.91 Acres right off of highly sought after Archer Road thoroughfare.
- **OWNER/USER OPPORTUNITY:** Perfect for owner/users seeking a prime location to establish or expand their business operations, with the flexibility to adapt the space to their specific needs.
- **STRONG RETAIL SYNERGY:** The subject property shares a lot with Carrabba's and is adjacent to established national tenants such as CVS, Taco Bell, Mattress Firm, Whole Foods, Dunkin, Wells Fargo, Chase Bank, Cheesecake Factory, Moes, Panera Bread, and more.
- **PROXIMITY TO UNIVERSITY OF FLORIDA:** Located less than a mile from the prestigious *University of Florida*, one of the top public universities in the nation with a student population exceeding ±50,000. This prime location provides a steady stream of potential customers, ensuring a vibrant and thriving business environment, especially for restaurants and retail establishments. The high demand for dining and retail options from students, faculty, local residents, and visitors makes this property an ideal investment.

AERIAL PHOTOS



INTERIOR PHOTOS



FINANCIAL SUMMARY



\$3,300,000

LIST PRICE



CONTACT BROKER

LEASE RATE



±5,530

SF

ASSET OVERVIEW

Property Name	Vacant Restaurant
Address	3105 SW 34th St
City	Gainesville
State	FL
Zip Code	32608
County	Alachua
Year Built/Renovated	2002/2019
SW 34th St Traffic	±42,000 VPD
Zoning	Planned Development
Parking Spaces	45
Square Feet	±5,530 SF
Lot Size	±0.91 AC
Seats	171 With Patio
APN	06780-001-000





34TH STREET PLAZA MALL

FITNESS 達味 WOK-N-ROLL

Hilton

UNIVERSITY OF FLORIDA
CONFERENCE CENTER GAINESVILLE

UNIVERSITY OF FLORIDA

 60,800 STUDENTS

 ± 0.8 MILES AWAY

SPANISH TRACE APARTMENTS

 104 UNITS

GARDENVIEW APARTMENTS

 233 UNITS

TIRES PLUS

 TOTAL CAR CARE

THE LOFTS

 74 UNITS

Bojangles

metro

 by T-Mobile

AutoZone

PNC

verizon

SW ARCHER RD ± 57,000 VPD

DUNKIN'

MATTRESS FIRM

zero degree ice cream

东方超市 ENSON MARKET SOHAO

Token Ramen

CARRABBA'S

 ITALIAN GRILL

DISCOUNT TIRE

SW 34TH ST ± 42,000 VPD

FORMER

HOOTERS

 SUBJECT PROPERTY

ZEN

 NOODLE BAR

BUTLER PLAZA WEST

Chick-fil-
Exxon
Bath & Body Works
OLD NAVY
Publix
target

BUTLER PLAZA CENTRAL

TRADER
JOE'S
BARNES
& NOBLE
Michaels
BEST BUY
PET SMART

sam's club

LOWE'S
FRIDAYS
ALDI
J&J

DICK'S
SPORTING GOODS



Total Wine
& MORE
DOLLAR TREE
five BELOW
Marshalls

CAVA

ZAXBY'S



JOANN
crumbl
cookies

WHOLE
FOODS
MARKET
SEPHORA
ATHLETA

The
cheesecake
Factory
P.F. CHANG'S

Walgreens

Panera
BREAD

AGAPANTHUS
LIFE • ACCENTUATE • HOME

KOHL'S

jiffy lube



SW ARCHER RD ± 57,000 VPD

SW 34TH ST ± 42,000 VPD

ANOTHER
Broken Egg Cafe

FORMER
HOOTERS
SUBJECT PROPERTY

verizon

DUNKIN'

UF
UNIVERSITY OF FLORIDA
60,800 STUDENTS
± 0.8 MILES AWAY

AREA OVERVIEW

Gainesville, Florida, is a vibrant city known for its rich history, academic prominence, and natural beauty. Home to the University of Florida, one of the largest and most prestigious universities in the country, Gainesville is a hub of innovation and education. The city's strong ties to the university shape its culture, with a lively arts scene, diverse dining options, and a range of cultural events that cater to both students and residents.

Surrounded by natural attractions, Gainesville offers numerous opportunities for outdoor activities. The city is nestled within lush forests, parks, and nature reserves, making it a haven for nature lovers. Places like the Paynes Prairie Preserve State Park and Kanapaha Botanical Gardens provide locals and visitors with spaces to hike, explore, and appreciate the area's unique ecosystems. Additionally, the city's dedication to environmental conservation is evident in its extensive network of bike trails and green spaces.

Gainesville's community is characterized by its diversity and welcoming atmosphere. The city has a strong sense of local pride, reflected in its support for local businesses, farmers' markets, and community events. The blend of a youthful population, due to the university, and a deep-rooted local heritage gives Gainesville a unique charm that appeals to a wide range of people, making it a dynamic place to live, work, and visit.



3 MILLION+
NUMBER OF ANNUAL VISITORS



\$190 MILLION+
REVENUE



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	25,670	90,717	171,524
Current Year Estimate	24,847	89,476	168,690
2020 Census	23,220	84,985	163,427
Growth Current Year-Five-Year	3.31%	1.39%	1.68%
Growth 2020-Current Year	7.01%	5.28%	3.22%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	11,667	37,390	74,083
Current Year Estimate	10,786	35,241	69,827
2020 Census	9,887	33,427	67,374
Growth Current Year-Five-Year	8.17%	6.10%	6.09%
Growth 2020-Current Year	9.09%	5.43%	3.64%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$45,614	\$63,040	\$89,429

UF | UNIVERSITY *of* FLORIDA

OVERVIEW

The University of Florida (UF), located in Gainesville, is one of the largest and most prestigious universities in the United States. Established in 1853, UF is a public research university and a member of the Association of American Universities, a group of leading research institutions in North America. The university is consistently ranked among the top public universities in the nation, known for its comprehensive range of programs across various fields, including engineering, business, law, and the sciences.

UF is home to a vibrant and diverse student body, with over 50,000 students enrolled in undergraduate, graduate, and professional programs. The university's campus is sprawling and picturesque, featuring state-of-the-art facilities, libraries, and research centers that support its commitment to academic excellence and innovation. The Gators, UF's athletic teams, are a significant part of the university's culture, with a strong tradition in NCAA Division I sports, particularly in football, basketball, and baseball.

In addition to its academic and athletic achievements, UF is a leader in research, with extensive contributions in fields such as agriculture, health, and technology. The university's partnerships with industries and government agencies drive forward initiatives that address global challenges. With a strong emphasis on sustainability and community engagement, UF continues to play a crucial role in shaping the future through education, research, and public service.



PROGRAMS

UF offers a diverse array of programs and opportunities for students. The university's academic offerings include over 300 undergraduate majors and a wide range of graduate and professional programs across various fields, including business, engineering, law, and the sciences. UF is also home to numerous research centers and institutes that drive innovation and contribute to advancements in technology, health, and sustainability. This combination of strong athletic programs and robust academic opportunities provides students with a well-rounded college experience and underscores the university's commitment to excellence both on and off the field.

ATHLETICS

The University of Florida boasts a comprehensive athletic program that spans a wide range of sports and activities. As a member of the Southeastern Conference (SEC), UF's teams, known as the Florida Gators, compete at the highest level of collegiate athletics in sports such as football, basketball, baseball, and soccer. The football team, with its storied history and multiple national championships, is a central fixture in the university's athletic culture, while the men's and women's basketball teams also enjoy significant success, including NCAA championships and numerous SEC titles. In addition, the Gators are highly competitive in sports like gymnastics, track and field, and swimming and diving, with many teams consistently ranked among the top in the nation



18

NCAA TEAMS



50,000+

NUMBER OF STUDENTS

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3105 SW 34th Street, Gainesville, FL, 32608** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



EXCLUSIVELY LISTED BY

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