



## PROPERTY DESCRIPTION

776 SF of retail space is situated on a main artery in Gainesville. Located across from Butler Plaza, one of the largest retail centers in North Central Florida, featuring over 150 stores and restaurants.

Easy access from Archer Road and proximity to Interstate 75 and SW 34th Street. The property is part of Century Shoppes Plaza, sharing space with popular tenants like Five Guys Burgers, Wild West Smoke Shop, Red Kitchen, and The Joint Chiropractic.

## PROPERTY HIGHLIGHTS

- AADT 48,500
- High Visibility
- BUS Zoning

## OFFERING SUMMARY

Lease Rate:	\$40.00 NNN
Available SF:	776 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	2,226	9,140	15,117
Total Population	4,873	21,531	35,038
Average HH Income	\$50,491	\$47,189	\$50,482

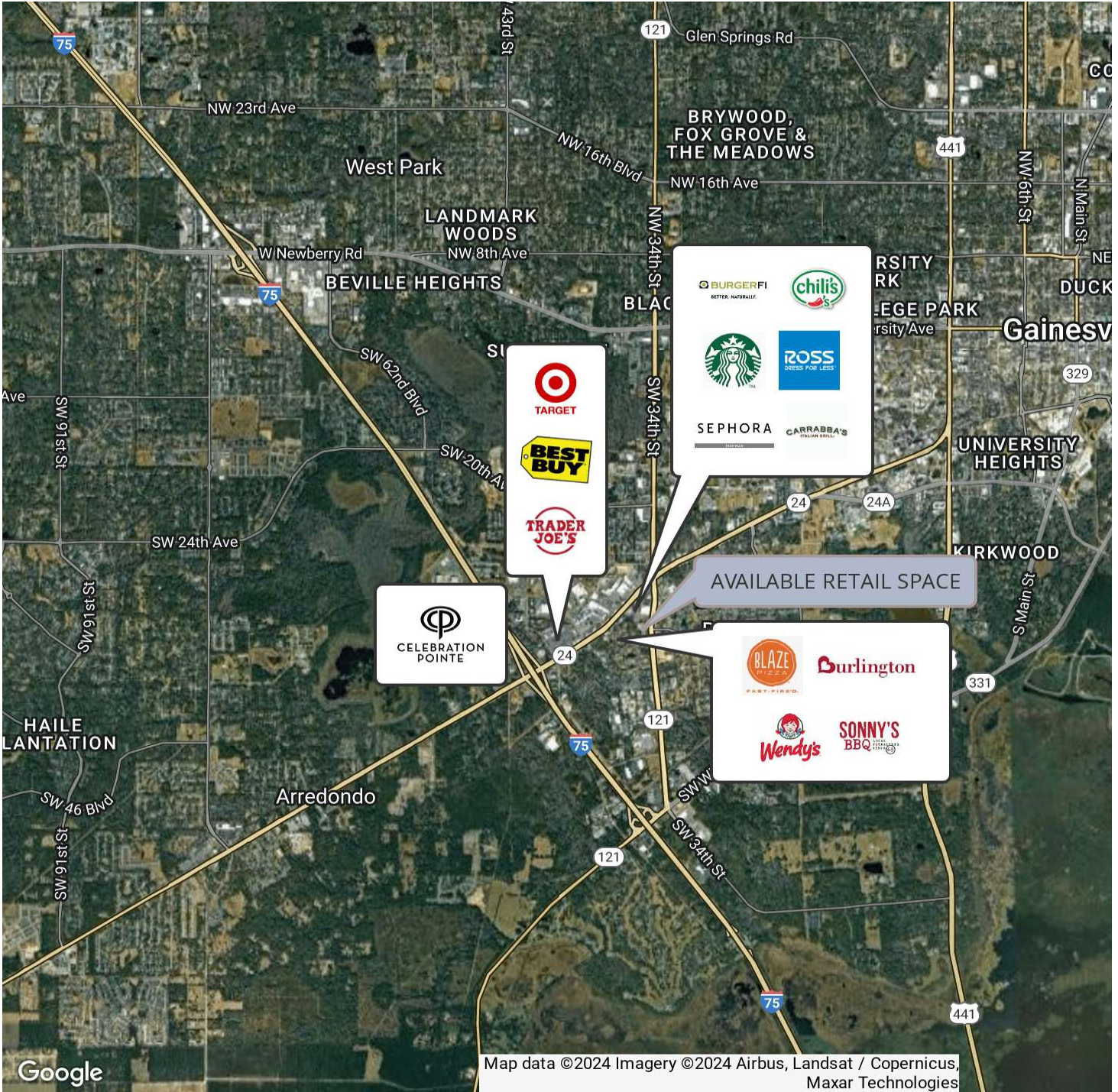
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 M.M. PARRISH REALTORS





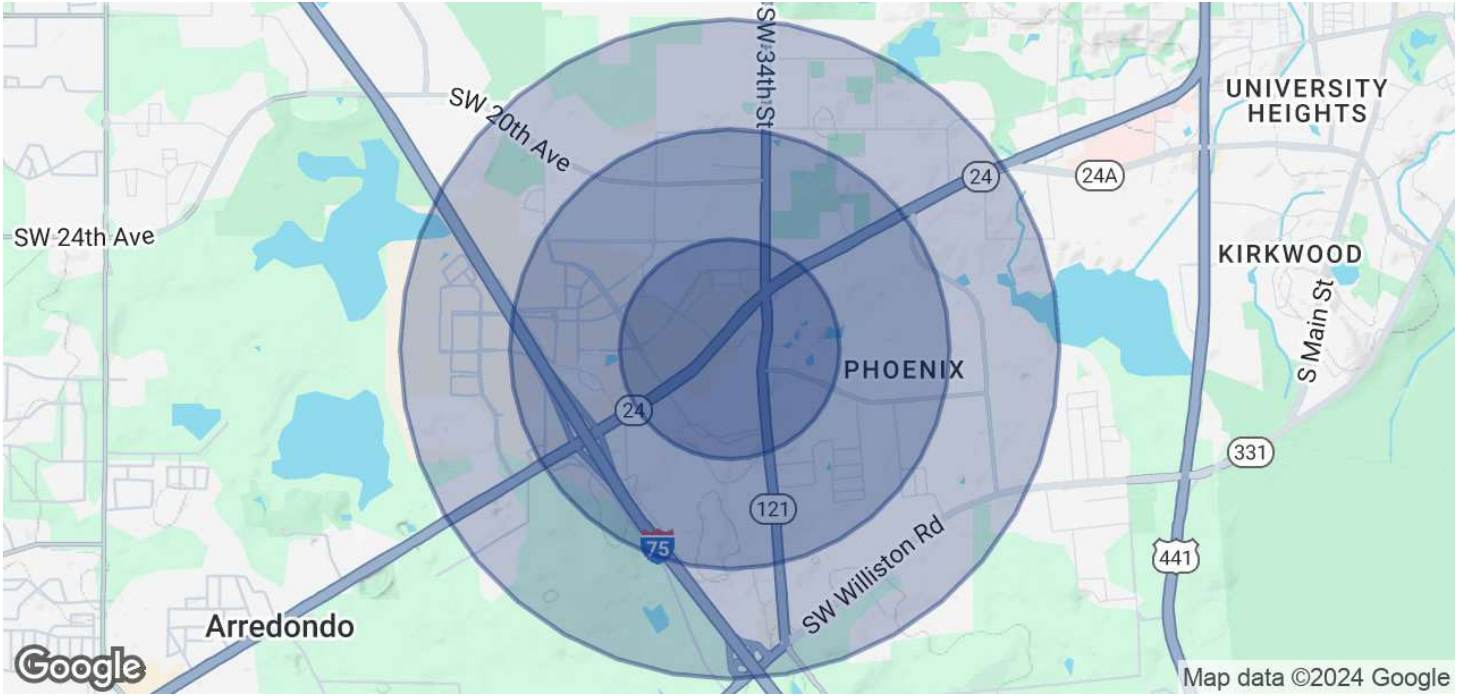
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<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	4,873	21,531	35,038
Average Age	30	28	29
Average Age (Male)	30	28	29
Average Age (Female)	30	28	28
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Households	2,226	9,140	15,117
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$50,491	\$47,189	\$50,482
Average House Value	\$205,908	\$239,824	\$202,332

Demographics data derived from AlphaMap

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