

212 SE 1st St, Gainesville, FL 32601

RETAIL SPACE IN THE HYATT PLACE HOTEL



RATE: \$37/SF

SPACE:
1500 SF-8627 SF

TYPE: NNN



PROPERTY HIGHLIGHTS

This newly developed Hyatt Place Hotel boasts a number of prime retail and restaurant spaces in the heart of downtown Gainesville ranging from 1,500 sq. ft. to 8,627 sq. ft. just 1 mile from the University of Florida. This retail space offers an excellent opportunity for businesses looking to be situated within a bustling and popular area of downtown, directly adjacent to the historic Hippodrome theatre, a number of Gainesville's most popular restaurants and entertainment venues. With visibility from both hotel guests, UF visitors and locals, it's an ideal setting for a variety of retail and dining concepts.

Contact our listing agents today for more information or to schedule a showing.



LISTING AGENTS



**TERESA
CALLEN**

TERESA@PORTALGAINESVILLE.COM
352.871.5865



DEREK CALLEN
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352.284.0124



CALEB NOBLE
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AERIAL HIGHLIGHTS

Across the street from the acclaimed Hippodrome State Theater, government buildings, City Hall, courthouses, dining and shopping.

Located down the road from the University of Florida and in the heart of Downtown.



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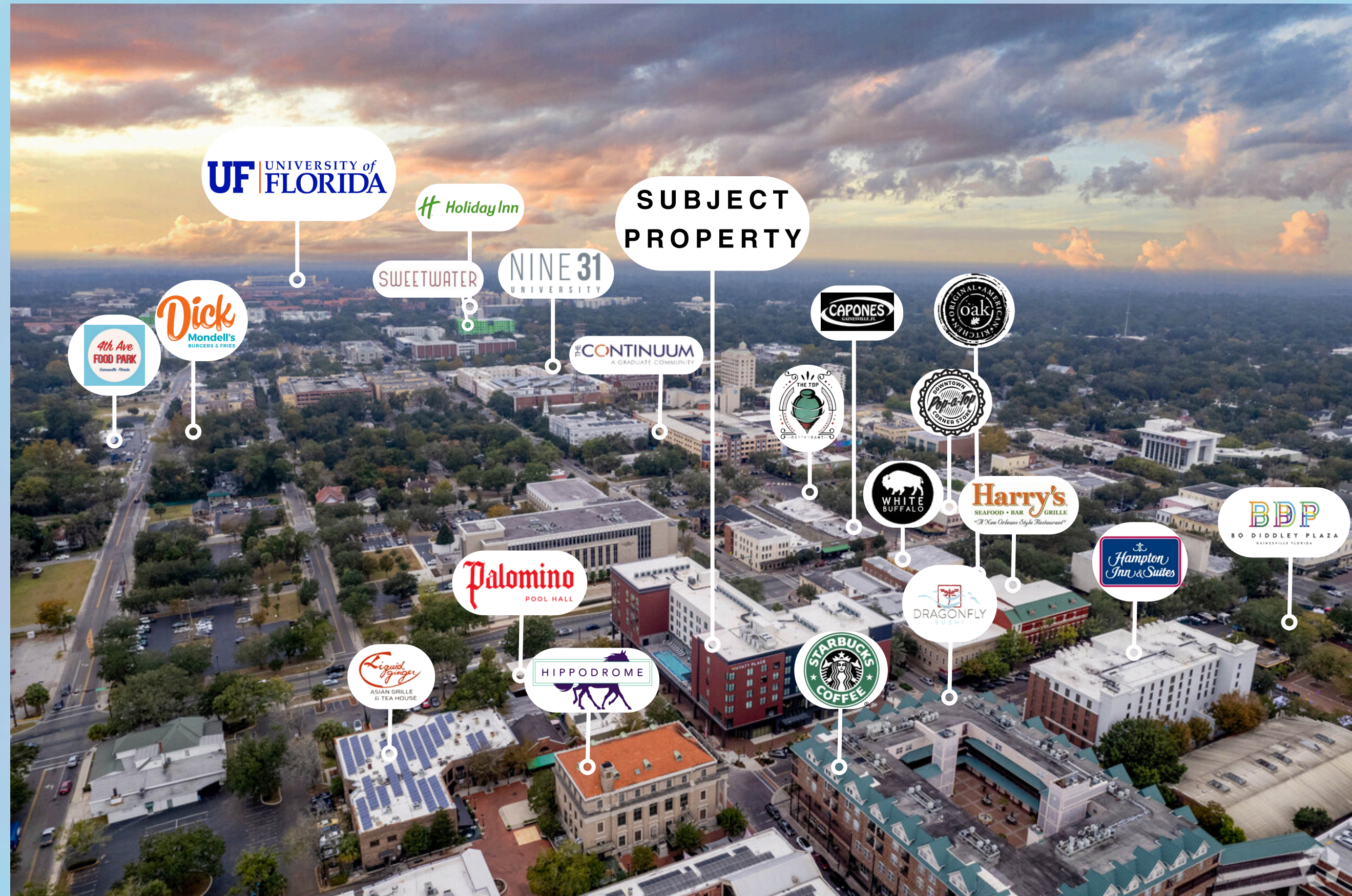
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AERIAL HIGHLIGHTS

Adjacent to all of
Downtown's event
venues, housing, and
attached to the Hyatt



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PROPERTY SUMMARY

Within walking distance to all
of Downtown, down the road
from the University and
proximal to student housing.



Income
Median Household Income
\$29,059



Housing
Total Housing Units
10,882



Families & Living Arrangements
Total Households
9,015



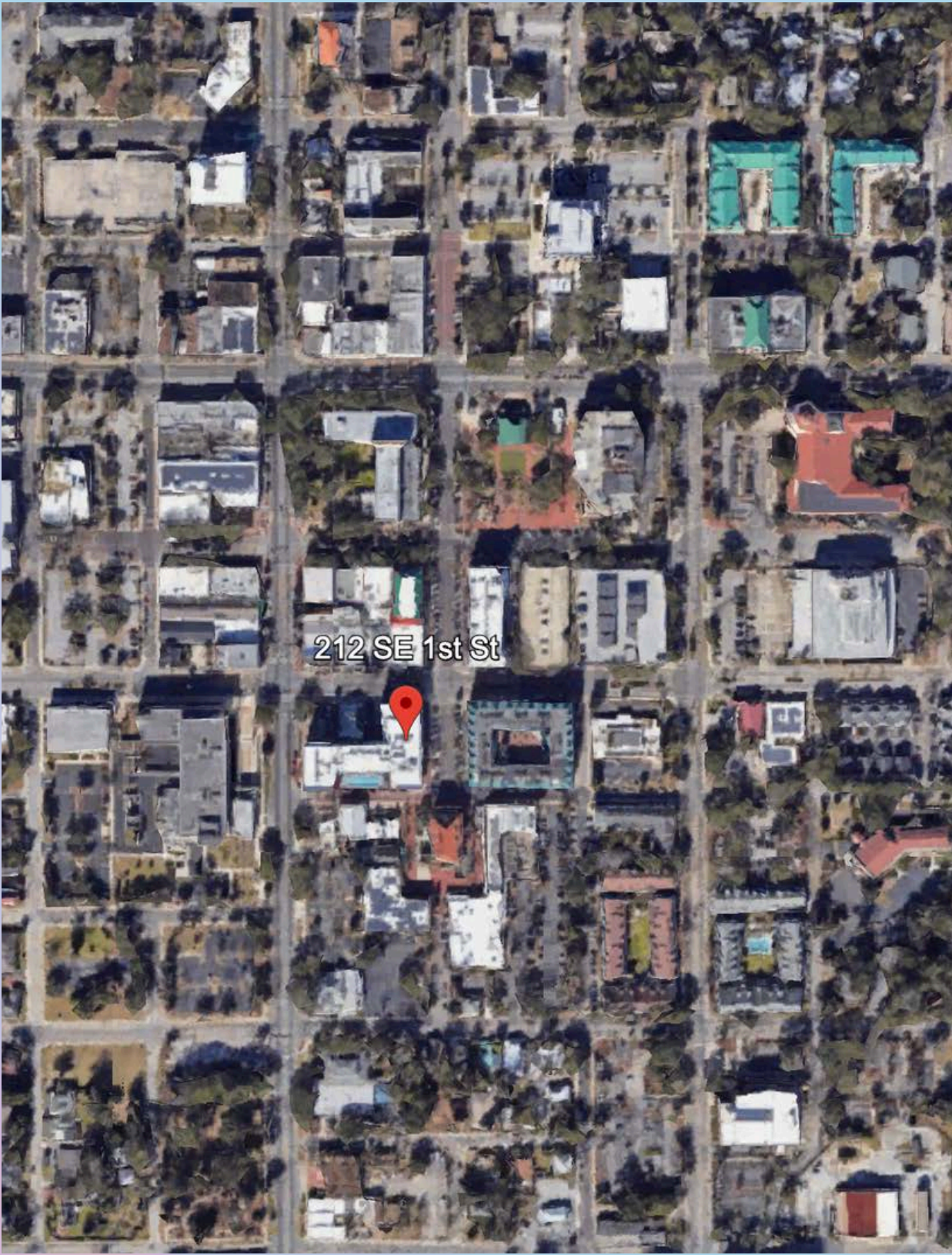
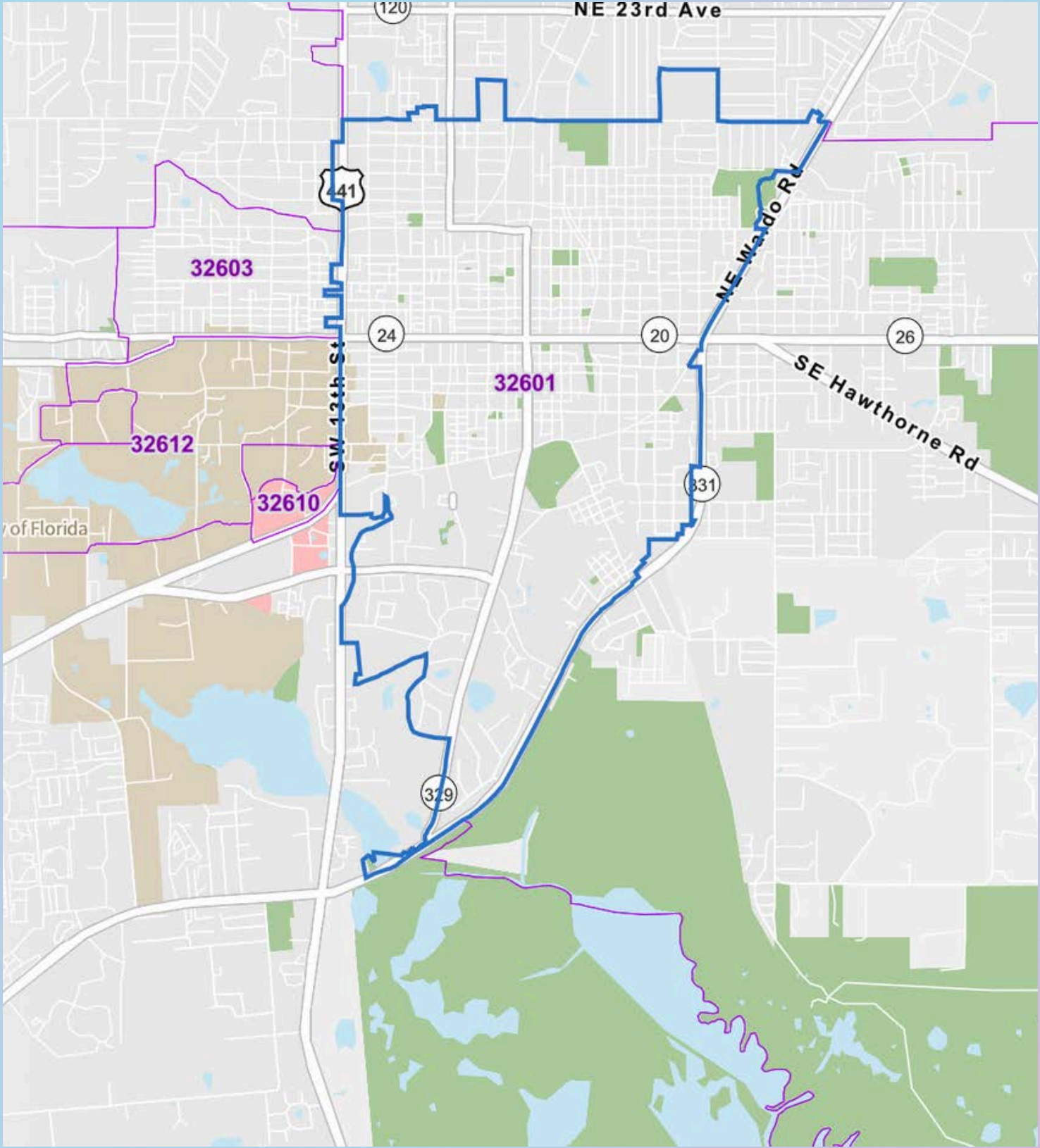
Populations and People
Total Population
22,039



Median Age
Populations & People
22.8



Business and Economy
Total Employer Establishments
786



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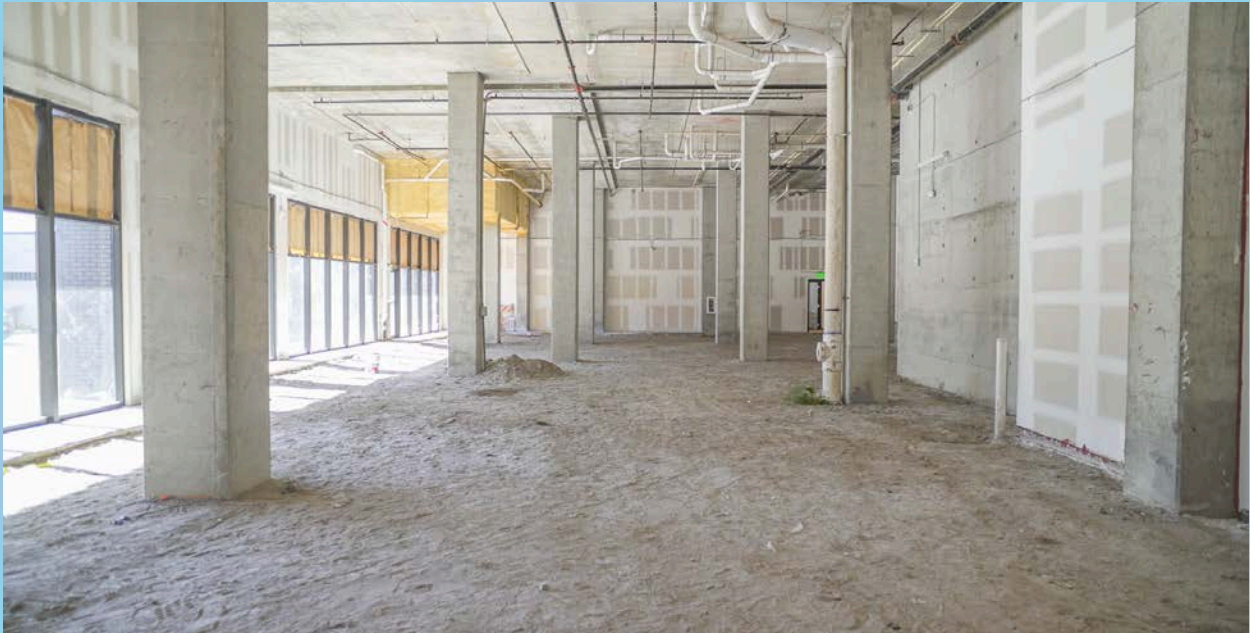


PROPERTY PHOTOS: EXTERIOR AND AERIAL



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PROPERTY PHOTOS: INTERIOR



GAINESVILLE OVERVIEW



DOWNTOWN GAINESVILLE

Gainesville's Downtown is the symbolic heart of the city. A quintessentially quaint tight-knit gathering of shops, restaurants, theatres and parks it somehow pulls off always feeling lively, yet open and personal at the same time. By day, walk down tree-lined streets. Take in the sounds of live music as it bounces off the buildings surrounding the Bo Diddley Plaza.

Fulfill your quest for knowledge at the Alachua County Library District Headquarters and browse books, music, movies and attend educational events and programs. By night, take in a play or movie at the Hippodrome Theatre or wander by the one-of-a-kind shops and fun boutiques around Union Street Station before sitting down to dinner at a mouth-watering restaurant and enjoy a pint of local craft beer. Just like downtown itself, there's something for everyone.



UNIVERSITY OF FLORIDA

The University of Florida (UF), located in Gainesville, is a top-tier public research university renowned for its academic excellence and vibrant campus life. Established in 1853, UF is one of the largest universities in the United States, serving over 56,000 students across diverse undergraduate, graduate, and professional programs. As a member of the prestigious Association of American Universities, UF is committed to advancing research, with robust programs in fields such as agriculture, engineering, business, and health sciences. The university boasts a dynamic community, rich in traditions and opportunities, where students engage in a multitude of extracurricular activities, sports, and leadership roles. With a strong emphasis on innovation and a global perspective, the University of Florida is dedicated to preparing students for success in a rapidly evolving world.