



Blakewood Plaza Retail Space for Lease

Availability: 1,732± SF | Lease Rate: \$27.50/SF NNN

3446 & 3448 W University Ave | Gainesville, FL 32607

Colliers

76 S Laura Street
Suite 1500
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3446 & 3448
W University Ave

Property Description

Gainesville prime retail opportunity with direct frontage on West University Avenue, one of Gainesville's busiest thoroughfares, with 21,200 average daily traffic in front of site.

Blakewood Plaza at University Ave is conveniently located just 1 mile from University of Florida (55,000 students) and just 2.5 miles to the Oaks Mall and North Florida Medical. Mix of retailers in the immediate area include Publix, Bailey's Health & Fitness, PDQ and many more.

Property Details

Center Type:	Strip Center
Parking:	40 Spaces
Frontage:	227' on W University Ave near 34th St.
Lease Rate	\$27.50/SF NNN

Property Photos



University of Florida

The **University of Florida** is an American public land-grant, sea-grant, and space-grant research university on a **2,000-acre campus** in Gainesville, Florida. The University of Florida is home to **16 academic colleges** and more than **150 research centers and institutes** on one contiguous campus.

Classified as a Research University

with significant research by the Carnegie Foundation for the Advancement of Teaching

2nd Largest Florida University

by student population

8th Largest Single-Campus University

in the United States



#1
Top Public
University in the
United States

2023, U.S. News & World Report

75,000+

Students Live in
Gainesville

14,700+

University Employees



Close Proximity to
Ben Hill Stadium, with
1,000,000+
Visitors Annually

Trade Area



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Area Demographics

Source: Esri Business Analyst, 2025



Population
(2025)



Population
Projection (2030)



Average Household
Income (2025)



Average Household
Income Projection (2030)

	Population (2025)	Population Projection (2030)	Average Household Income (2025)	Average Household Income Projection (2030)
1 Mile	7,487	7,552	\$103,614	\$112,522
3 Mile	114,397	116,047	\$71,982	\$79,533
5 Mile	189,534	191,862	\$87,071	\$96,957

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