

Gainesville Shopping Center

1,400–20,585± SF For Lease

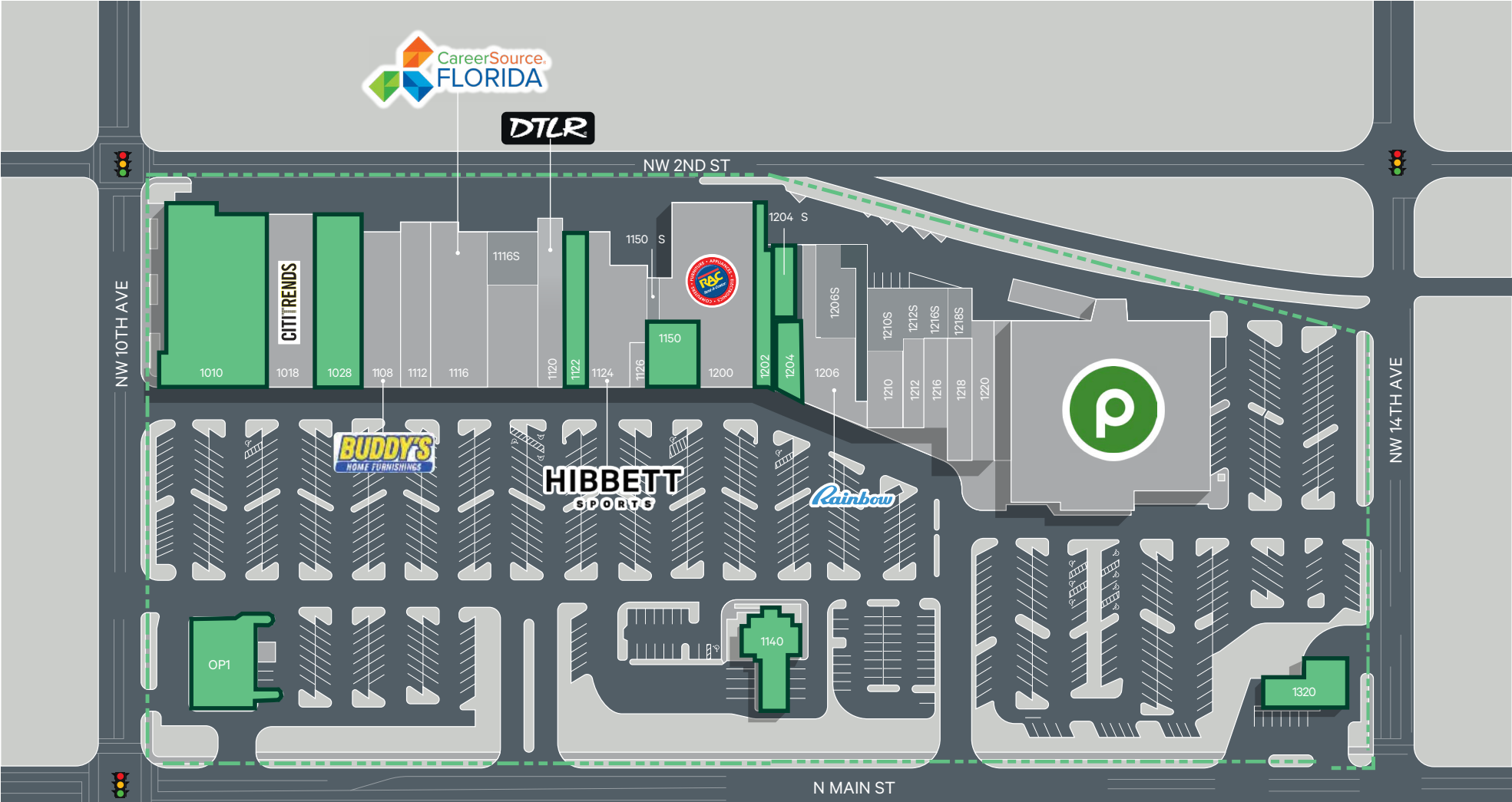
1002-1320 N. Main Street
Gainesville, FL 32601

Property Details

- Proximate to the vibrant Downtown Gainesville District, UF Innovation Hub and the University of Florida
- Anchored by Publix Supermarket and consisting of a variety of tenants, including national brands such as Hibbett Sports, CitiTrends and DTLR.
- Contains an outparcel with a freestanding, former bank location which includes an active drive-thru in its infrastructure
- Two pad-ready sites for lease, one of which is located on the hard, signaled corner, ripe for ground lease development
- Ample parking spaces (830) available, including designated areas for easy access to shops



Site Plan



Suite	Tenant	SF
1010	AVAILABLE	20,585
1018	CITI TRENDS	18,800
1028	AVAILABLE	9,982
1108	BUDDY'S HOME FURNISHINGS	7,160
1112	CAREERSOURCE FLORIDA	10,544
1116	A-TOWN WINGS	4,000
1120	DTLR	4,600
1122	AVAILABLE	2,518
1124	HIBBETT SPORTS	8,549
1126	FIRST ACCEPTANCE INSURANCE 800	

Suite	Tenant	SF
1140	AVAILABLE	3,791
1150	AVAILABLE	3,480
1200	RENT-A-CENTER	18,800
1202	AVAILABLE	1,981-3,381
1204	AVAILABLE	1,400-3,381
1206	RAINBOW	9,000
1210	MAIN STREET LIQUOR	2,280
1212	TOBACCO & VAPE STORE	2,715
1216	GREAT WALL CHINESE	1,800
1218	H&R BLOCK	1,800

Suite	Tenant	SF
1220	CICI'S NAILS	2,000
1302	PUBLIX	37,888
1320	AVAILABLE	2,400 (0.3 AC)
OP1	AVAILABLE	1 AC
TOTAL SF		182,298

Site Legend

- AVAILABLE
- LEASED
- PENDING
- SITE BOUNDARY
- STORAGE





Available Space:

1,400 - 20,585± SF

Lease Rate:

Negotiable



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.

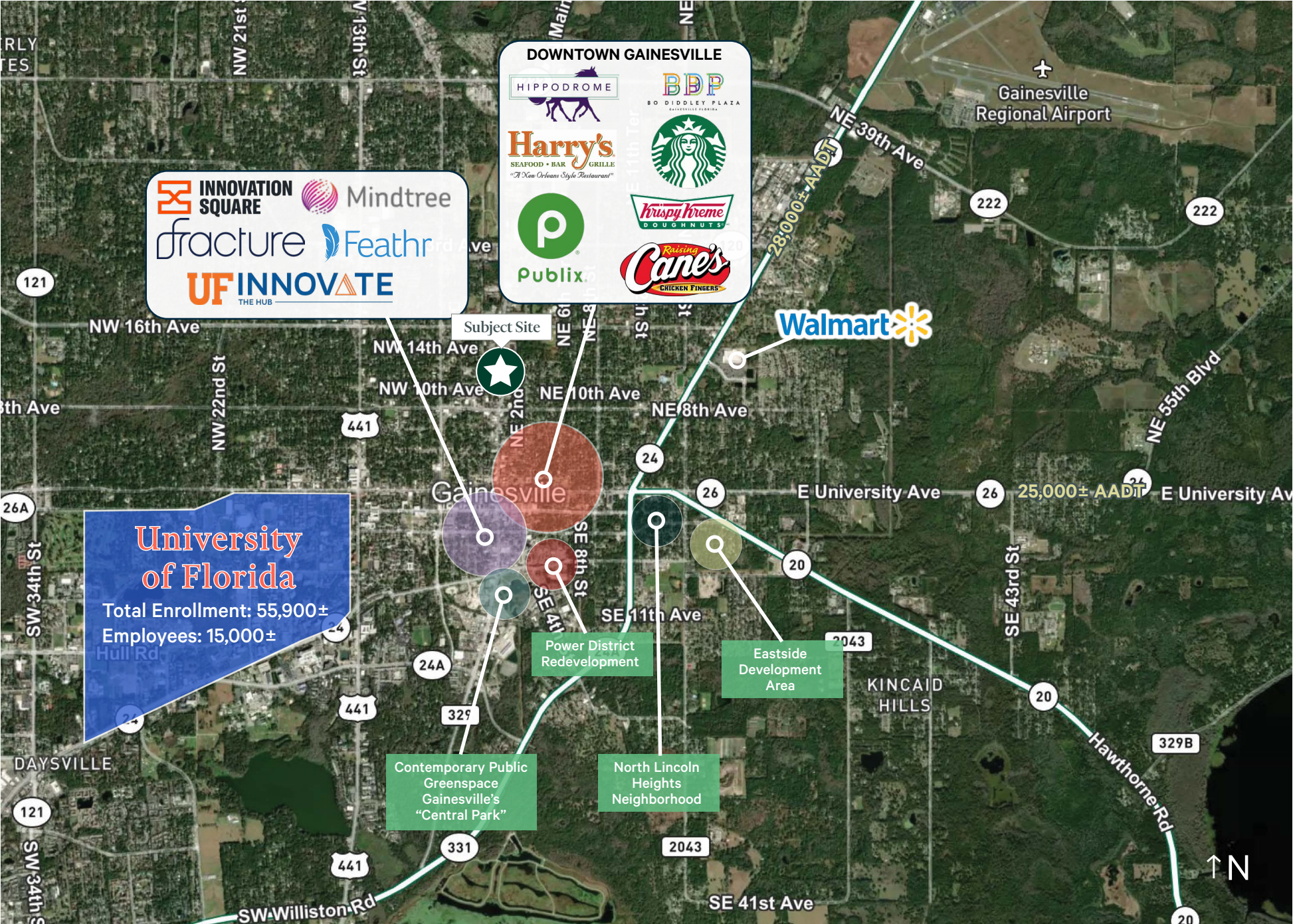
Classified as a
Research University
*with significant research by the
Carnegie Foundation for the
Advancement of Teaching*

**2nd Largest
Florida University**
by student population

**8th Largest
Single-Campus University**
in the United States



Gainesville Aerial



Trade Aerial

Shopping

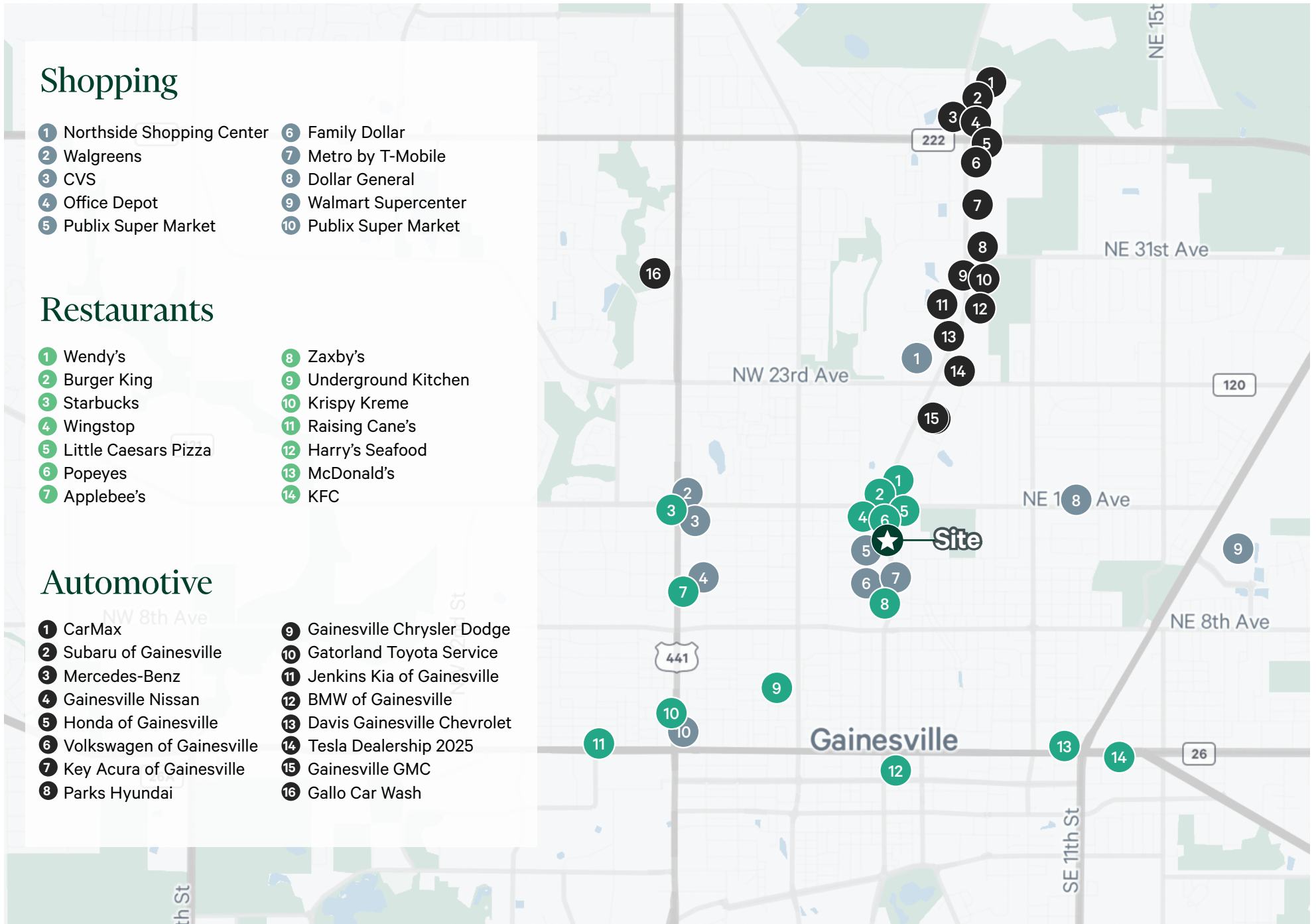
- 1 Northside Shopping Center
- 2 Walgreens
- 3 CVS
- 4 Office Depot
- 5 Publix Super Market
- 6 Family Dollar
- 7 Metro by T-Mobile
- 8 Dollar General
- 9 Walmart Supercenter
- 10 Publix Super Market

Restaurants

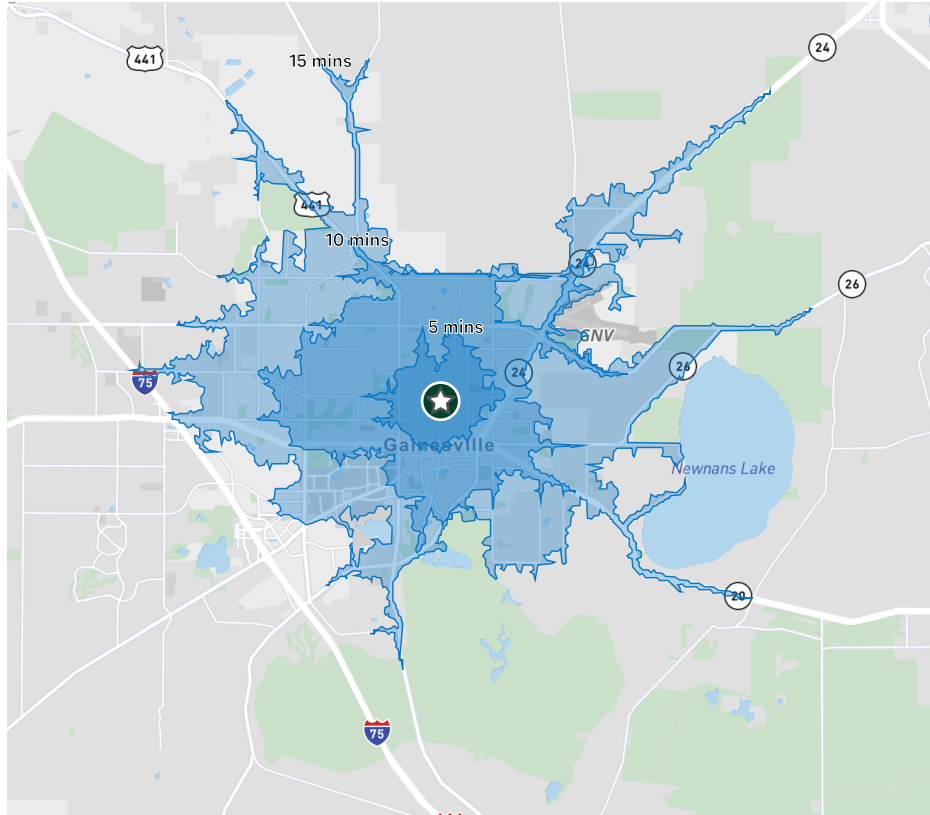
- 1 Wendy's
- 2 Burger King
- 3 Starbucks
- 4 Wingstop
- 5 Little Caesars Pizza
- 6 Popeyes
- 7 Applebee's
- 8 Zaxby's
- 9 Underground Kitchen
- 10 Krispy Kreme
- 11 Raising Cane's
- 12 Harry's Seafood
- 13 McDonald's
- 14 KFC

Automotive

- 1 CarMax
- 2 Subaru of Gainesville
- 3 Mercedes-Benz
- 4 Gainesville Nissan
- 5 Honda of Gainesville
- 6 Volkswagen of Gainesville
- 7 Key Acura of Gainesville
- 8 Parks Hyundai
- 9 Gainesville Chrysler Dodge
- 10 Gatorland Toyota Service
- 11 Jenkins Kia of Gainesville
- 12 BMW of Gainesville
- 13 Davis Gainesville Chevrolet
- 14 Tesla Dealership 2025
- 15 Gainesville GMC
- 16 Gallo Car Wash



Demographics



	5 Minutes	10 Minutes	15 Minutes
2023 Population	26,647	86,245	156,328
2028 Population	26,180	85,486	156,288
2023-2028 Annual Population Growth Rate	-0.35%	-0.18%	-0.01%
2023 Daytime Population	34,577	125,368	200,896
2023 Households	12,332	33,816	64,459
2028 Households	12,242	33,744	65,068
2023 Average Household Income	\$62,356	\$70,716	\$75,014
2028 Average Household Income	\$76,524	\$84,981	\$89,180
2023 Median Age	29	28	28
Bachelor `s Degree	4,496	12,598	24,358
Graduate or Professional Degree	3,584	11,036	22,425
2023 Median Value of Owner Occ. Housing Units	\$272,523	\$265,330	\$281,747
2023 Average Value of Owner Occ. Housing Units	\$320,771	\$304,372	\$320,934

Contact Us

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