



**KIN PROPERTIES**

# 2323 NW 13th St Gainesville, FL 32609

#3245 -2323 NW 13TH ST | RETAIL PROPERTY

FOR LEASE | 3,450 SF



## PROPERTY DESCRIPTION

This property features 3,450 square feet of retail space available for lease. The property also features superb visibility, ample parking, and easy access.

## PROPERTY HIGHLIGHTS

- Frontage and access on Northwest 13th Street
- 3,450 square feet of retail space available for lease.
- Ample and convenient parking
- The property is located proximate to many national retailers and restaurants such as Lucky's Market, Lowe's, Wawa, Ross, Burlington, Rural King, Planet Fitness, and more.



## OFFERING SUMMARY

Available Size:	3,450 SF
Lease Rate:	\$13.50 SF/yr (NNN)

## BETH CALAY

561.620.9200 x121  
bcalay@kinproperties.com

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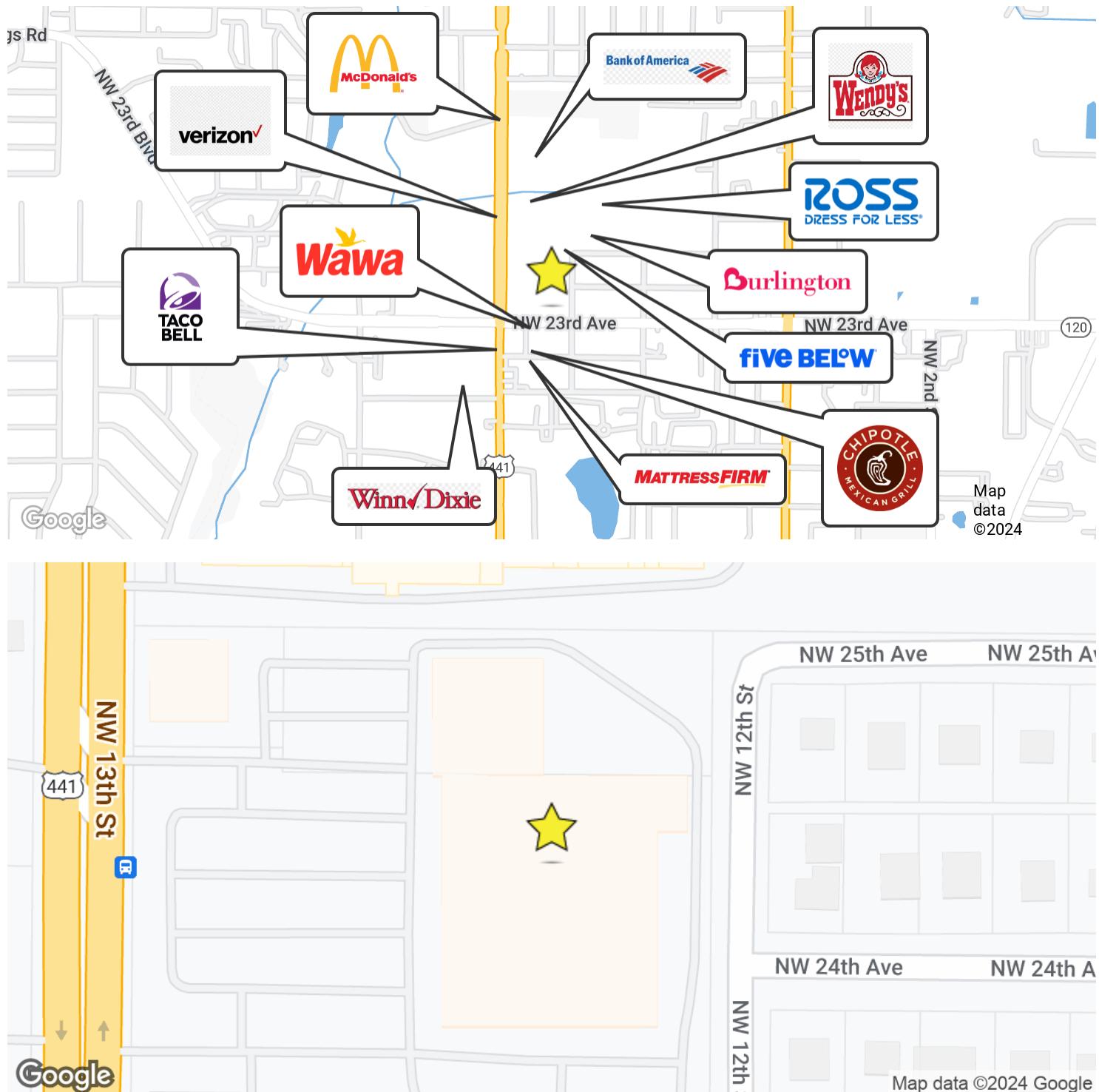


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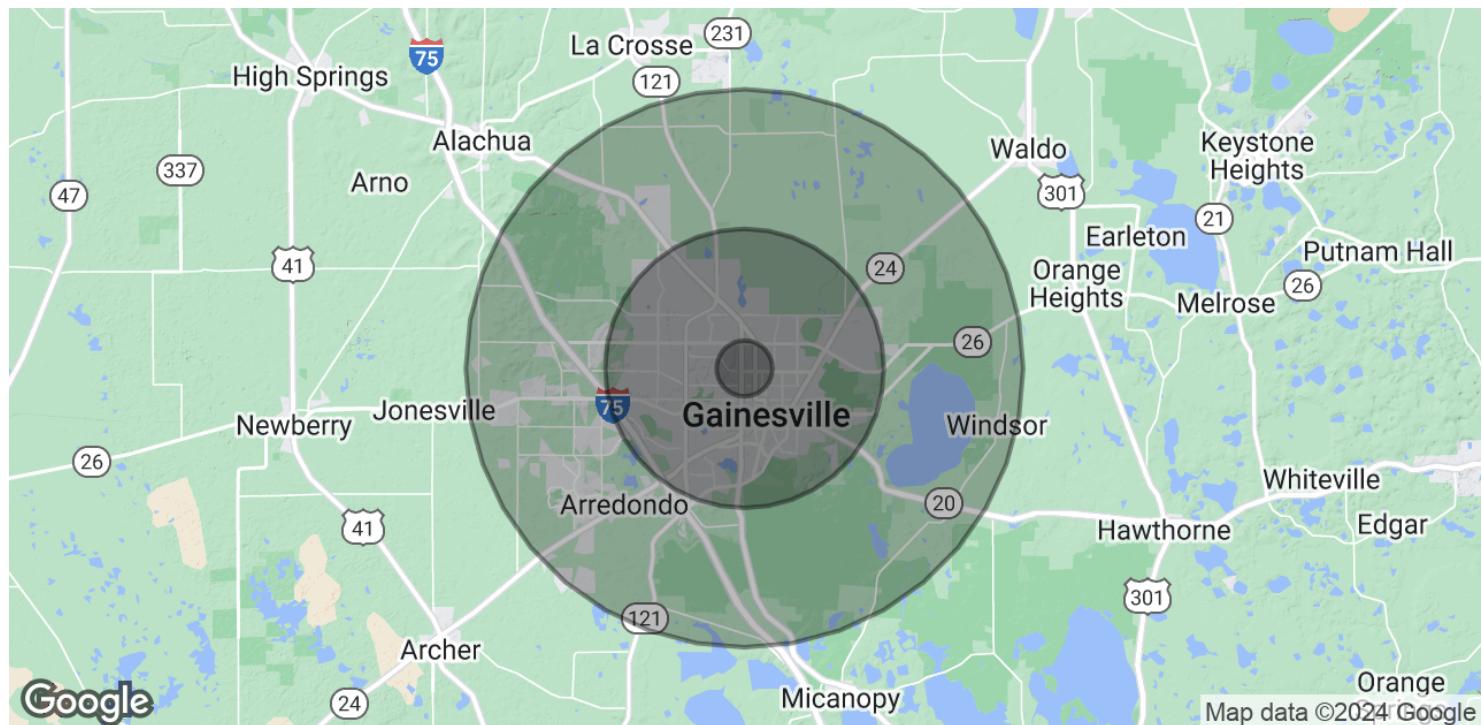


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,092	140,892	214,516
Average Age	32.8	32.1	34.5
Average Age (Male)	31.9	31.5	33.4
Average Age (Female)	37.5	33.1	35.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,405	63,996	95,954
# of Persons per HH	1.8	2.2	2.2
Average HH Income	\$52,472	\$50,071	\$60,625
Average House Value	\$189,286	\$158,985	\$182,277

\* Demographic data derived from 2020 ACS - US Census

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