



**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

Information shown on this flyer was furnished by sources deemed reliable and is believed to be accurate but no warranty or representation is made as to the accuracy thereof and is subject to correction. Prices subject to change without notice - Kin Properties Inc.

KINPROPERTIES.COM | 888.546.7767 | 185 NW SPANISH RIVER BLVD, SUITE 100 | BOCA RATON, FL 33431

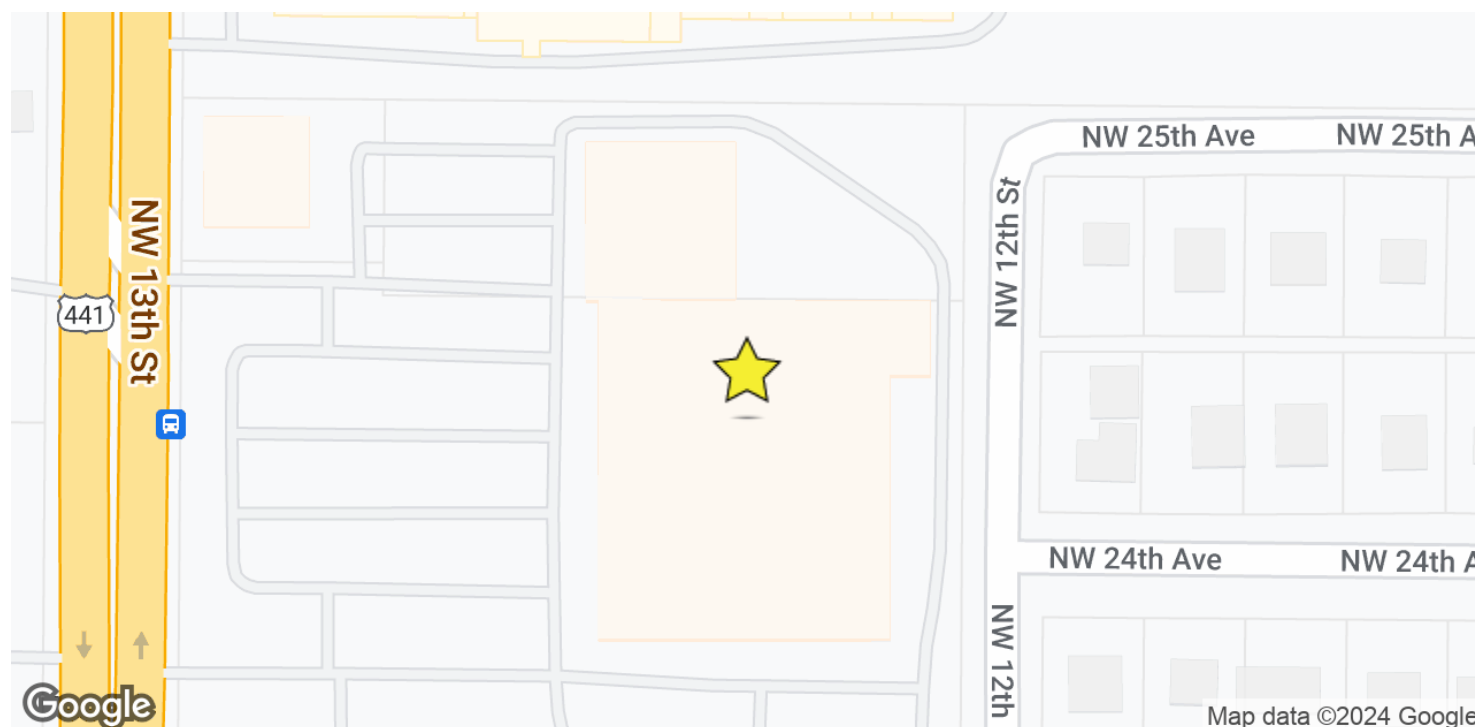
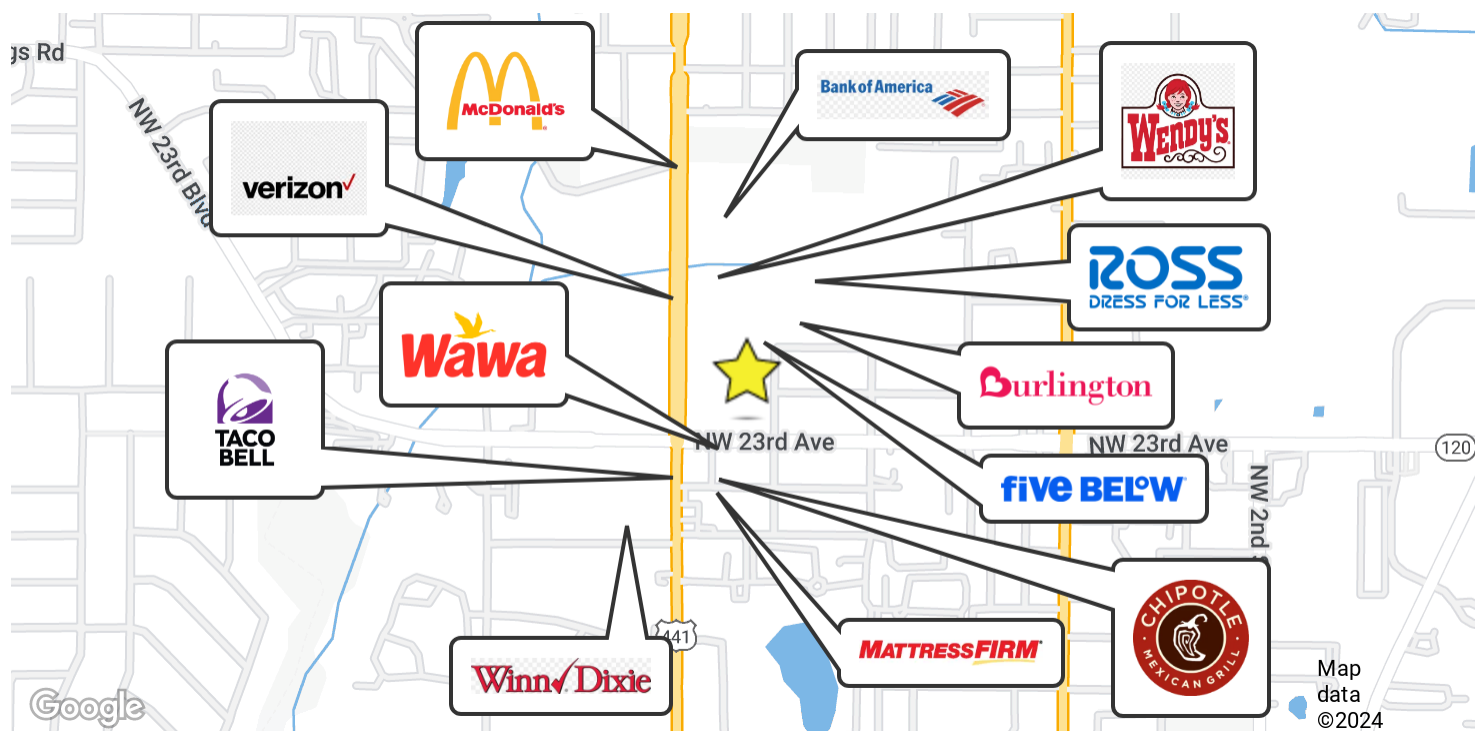


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2323 NW 13TH ST | RETAIL PROPERTY

FOR LEASE | 3,450 SF



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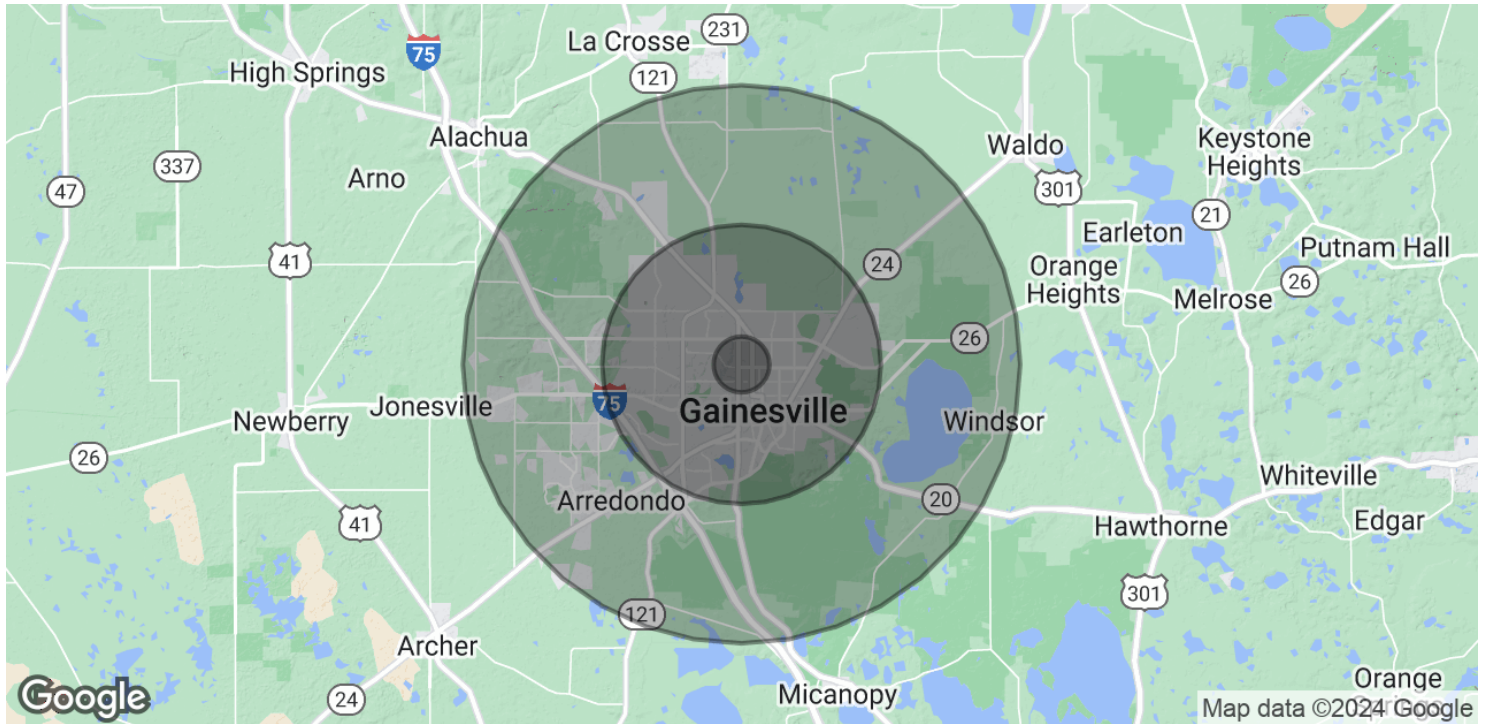
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,092	140,892	214,516
Average Age	32.8	32.1	34.5
Average Age (Male)	31.9	31.5	33.4
Average Age (Female)	37.5	33.1	35.6

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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