

FOR SUBLEASE

# WINN DIXIE AT VERDE PLAZA

1459 NW 23RD AVENUE, GAINESVILLE, FL 32605



Primary Contact

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# WINN/DIXIE SUBLEASE

1459 NW 23RD AVE • GAINESVILLE, FL



## 2025 DEMOGRAPHICS VERDE PLAZA | GAINESVILLE



### AVERAGE H.H INCOME

| 1 MILE   | 3 MILE   | 5 MILE   | 15 MIN DRIVE |
|----------|----------|----------|--------------|
| \$84,342 | \$82,092 | \$81,340 | \$84,504     |



### POPULATION

|       |        |         |         |
|-------|--------|---------|---------|
| 9,957 | 84,098 | 161,756 | 144,387 |
|-------|--------|---------|---------|



### EMPLOYMENT DENSITY

|       |        |        |        |
|-------|--------|--------|--------|
| 4,851 | 42,235 | 69,366 | 63,302 |
|-------|--------|--------|--------|

## PROPERTY DETAILS

|           |  |
|-----------|--|
| PRICE     | Call for More Information  |
| AVAILABLE | 15,725± SF (Winn-Dixie Sublease)   |
| TOTAL GLA | 129,943± SF  |
| ZONING    | Urban 8 (U8) <a href="#">More information</a>  |
| LOCATION  | The subject site is located at the SW corner of the NW 23rd Ave and NW 13th St intersection in Gainesville; 1.9 miles from University of Florida |



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MEMBER OF:  
**SITE SOURCE**  
RETAIL BROKER NETWORK

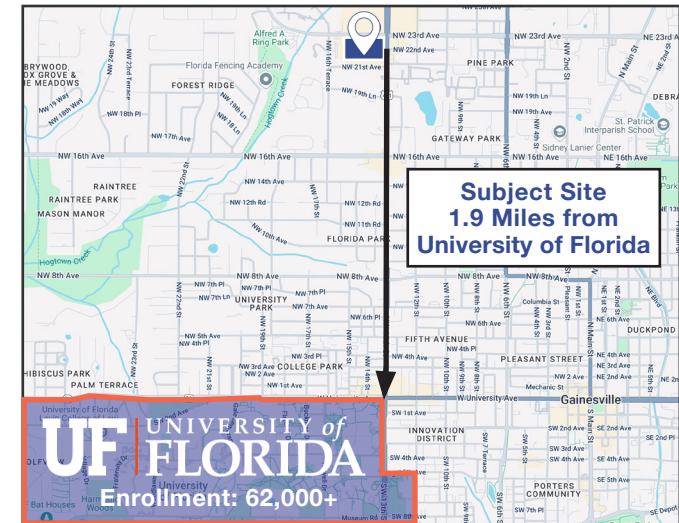


# WINN DIXIE SUBLEASE

1459 NW 23RD AVE • GAINESVILLE, FL



| UNIT            | TENANT           | SF            |
|-----------------|------------------|---------------|
| 1349            | Eastern Market   | 10,920        |
| 1355            | Dollar Tree      | 18,075        |
| 1403 - 1405     | Weecycle         | 6,500         |
| 1427 - 1483     | Winn Dixie       | 44,075        |
| <b>SUBLEASE</b> | <b>AVAILABLE</b> | <b>15,725</b> |
| 1501 - 1503     | H&R Block        | 1,650         |
| 1509            | Great Clips      | 825           |
| 1515            | Swan Nail        | 825           |
| 1517            | Up2U Nutrition   | 825           |
| 1521 - 1529     | Subway           | 2,475         |
| 1565            | O2b Kids!        | 12,960        |
| 2210            | Planet Fitness   | 15,088        |



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