

1,500 SF For Lease

3443 SW Archer Rd., Suite A4,
Gainesville, FL 32608
www.cbre.com



Property Details

Prime Retail/Office Availability

Suite A4 offers a highly visible and accessible location along one of Gainesville's most heavily traveled corridors, delivering consistent daily traffic and exceptional exposure (Archer Road: 48,500 ADT).

Premier Frontage on SW Archer Road

Benefit from maximum visibility on one of the city's leading arterial roads, surrounded by strong commercial activity and high-volume consumer destinations.

High-Impact Signage Opportunities

Take advantage of both monument signage and building façade signage, ideal for businesses seeking strong brand presence and immediate recognition from passing traffic.

Unmatched Convenience

Steps away from top-performing shopping, dining, banking, and service-oriented businesses that draw customers from across Gainesville and neighboring communities. Located one half mile from the University of Florida (\$5,900 students).

Effortless Parking

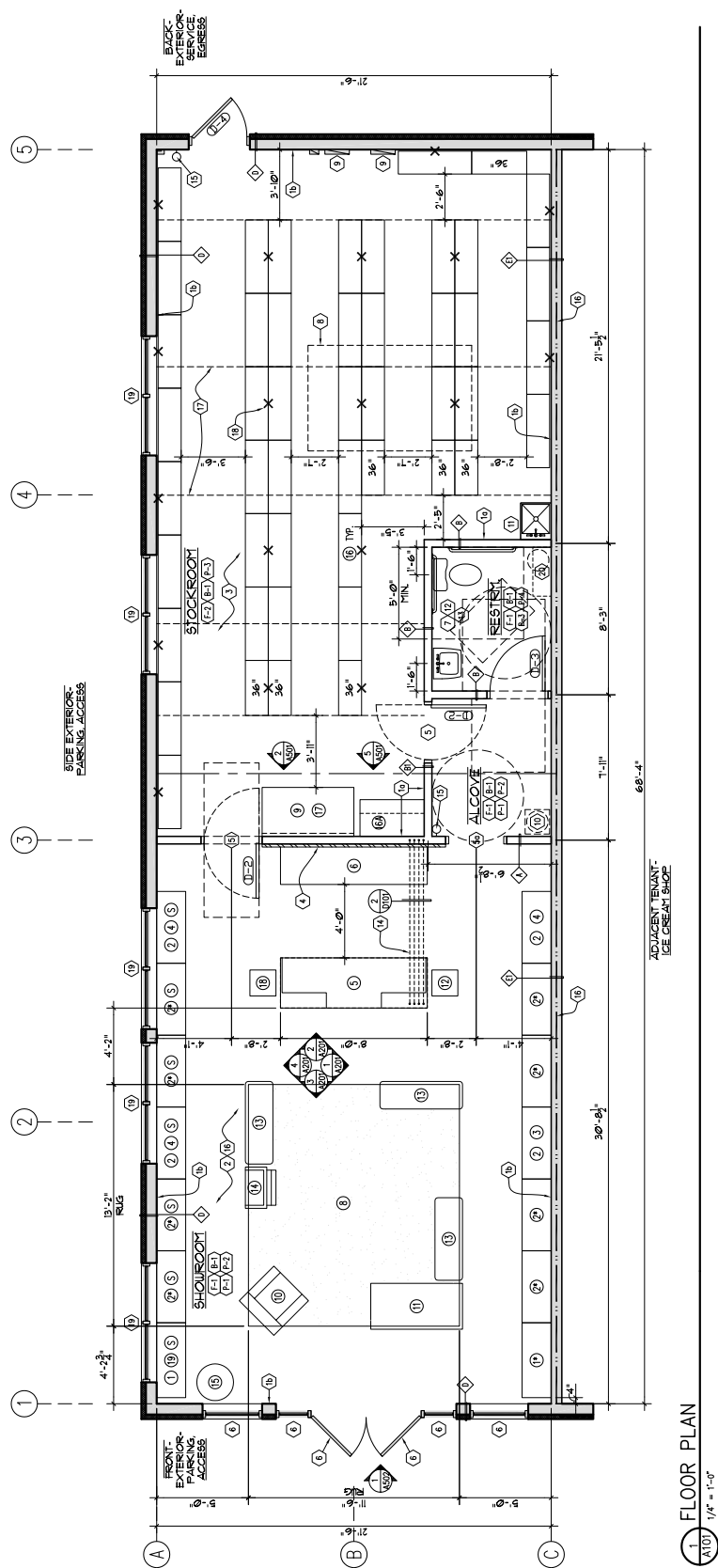
Enjoy direct, easy parking located right at the suite entrance, with additional overflow parking available for peak hours and high-traffic periods.



Property Photos



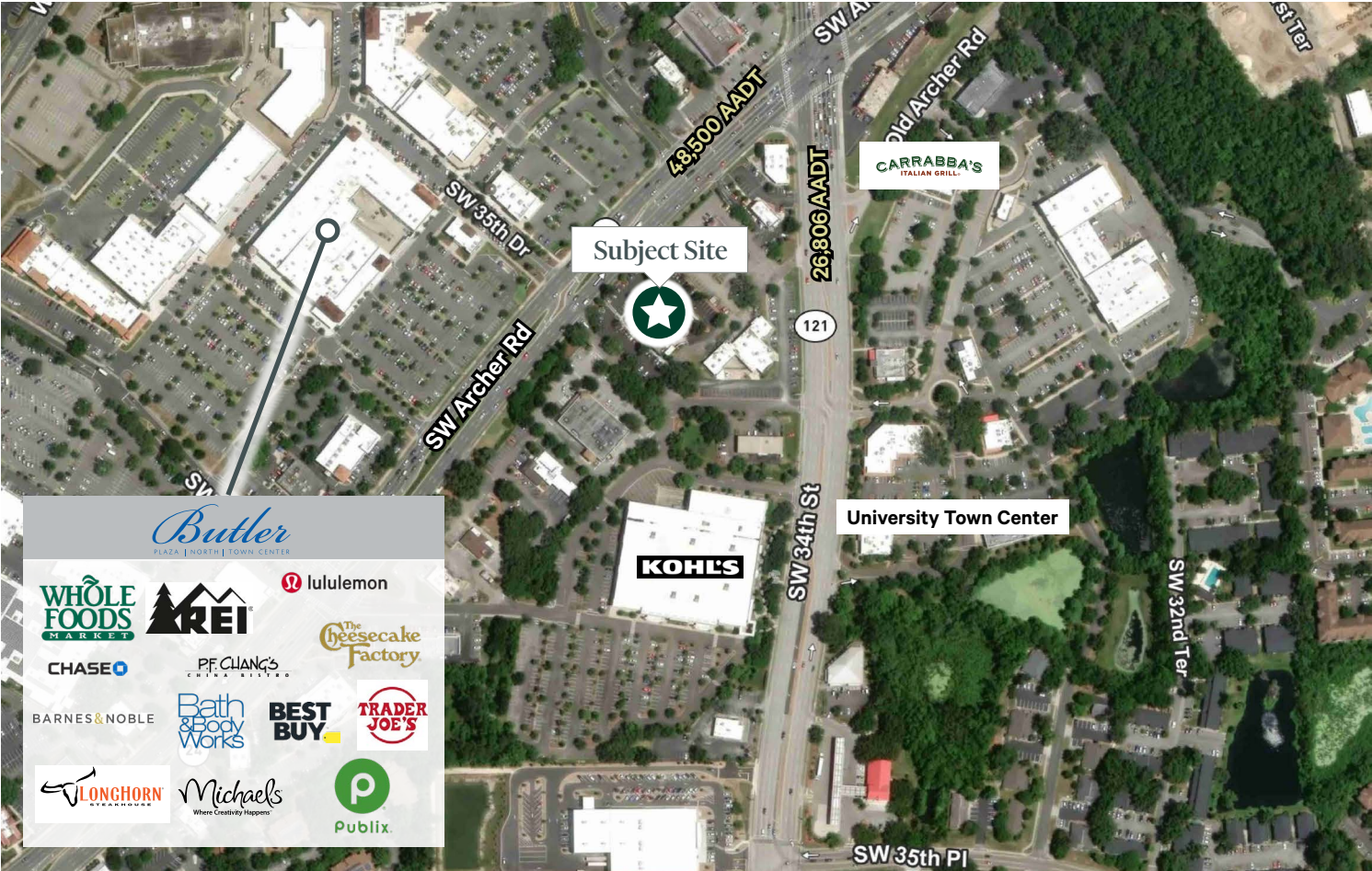
Floor Plan



Suite A4
1,500 SF

Trade Aerial





Visitor Metrics*

Visits	188.4K
Visits / sq ft	2.94
Size - sq ft	92.3K
Visitors	97.1K
Visit Frequency	1.94
Avg. Dwell Time	71 Min.
Visits YoY	+51.4%
Visits Yo2Y	+24.2%
Visits Yo3Y	+8.2%

*Metrics measured from December 2024 - November 2025.

University of Florida

University of Florida

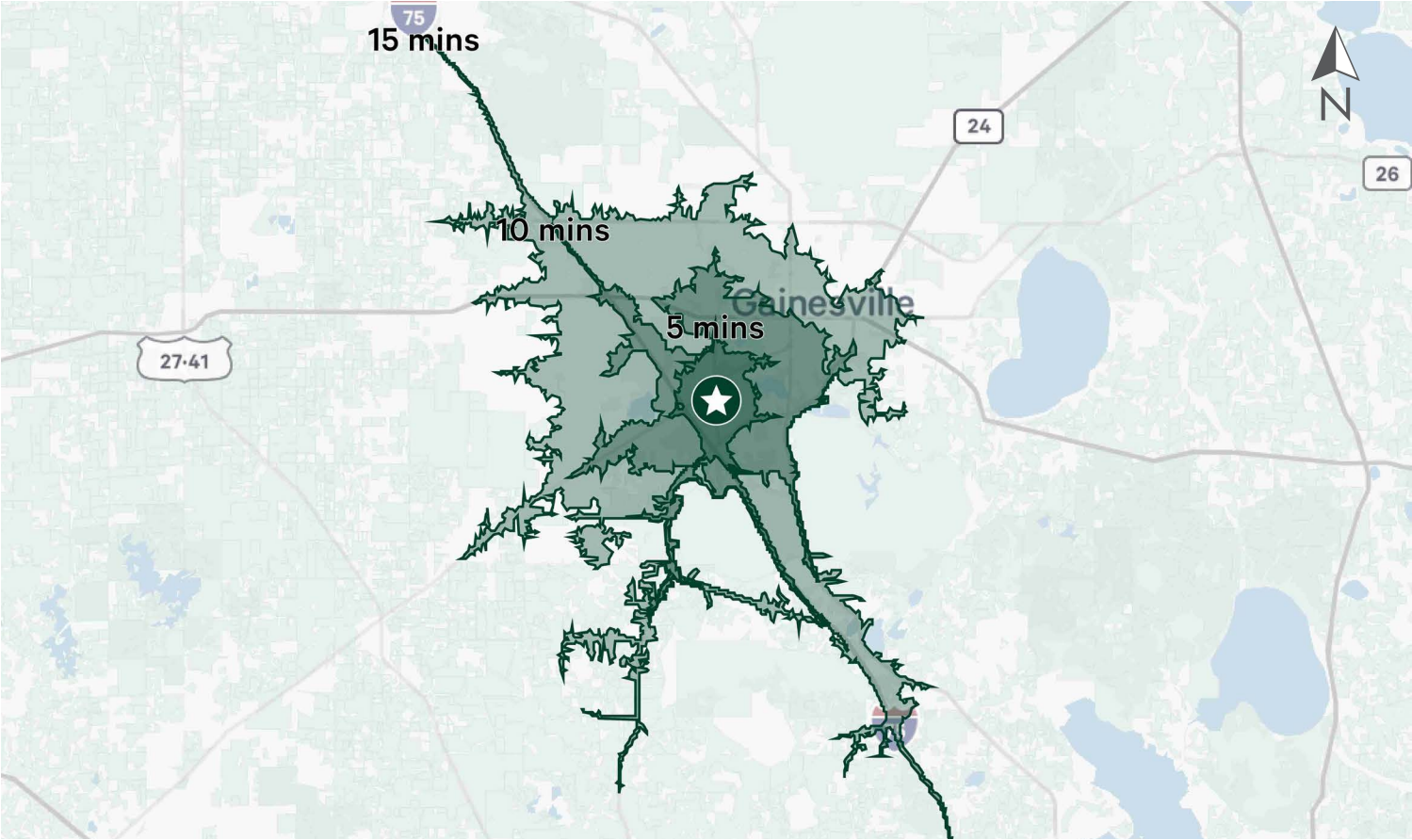
The University of Florida is an American public land-grant, sea-grant, and space-grant research university on a 2,000-acre campus in Gainesville, Florida. The University of Florida is home to 16 academic colleges and more than 150 research centers and institutes on one contiguous campus.

**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 Mile	3 Miles	5 Miles
2024 Population	31,279	95,083	189,607
2029 Population	31,716	97,538	193,116
2024 Daytime Population	30,769	129,414	217,306
2024 Households	14,009	37,605	78,058
2029 Households	14,385	39,056	80,227
2024 Average Household Income	\$53,880	\$67,529	\$92,782
2029 Average Household Income	\$58,238	\$75,218	\$103,601
2024 Median Age	24.40	24.40	28.90
Bachelor`s Degree	3,804	12,093	29,128
Graduate or Professional Degree	4,317	12,444	33,515
2024 Median Value of Owner Occ. Housing Units	\$184,130	\$321,076	\$364,597
2024 Average Value of Owner Occ. Housing Units	\$260,223	\$347,637	\$398,991

Contact Us

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