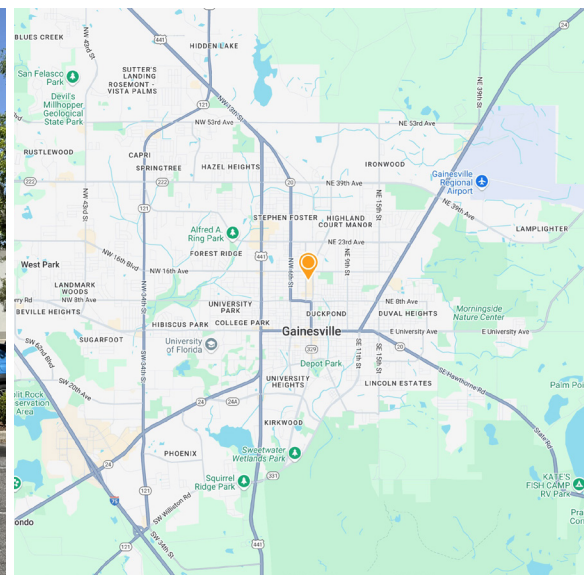


GAINESVILLE SHOPPING CENTER

1302 N Main St, Gainesville, FL 32601

FOR LEASE



PROPERTY OVERVIEW

- » **Availability: 1,400 SF-20,585 SF and Outparcels**
- » Centrally located on N Main St (AADT: 15,500), offering direct access to downtown Gainesville's restaurants, retail, and campus-area amenities
- » Convenient location on a signalized Intersection
- » Located just 2.0 miles from the University of Florida, ranked No. 4 among public universities by Forbes in 2024, with a student population of 60,000
- » Only 2.7 miles from UF Health Shands Hospital, recognized among the top 50 in the U.S. News & World Report "Best Hospitals" rankings

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,262	78,723	153,770
Households	5,519	30,801	62,629
Daytime Pop.	14,587	74,172	127,834
Ave. HH Income	\$80,235	\$78,122	\$80,914



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RICKY OSTROFSKY
MANAGING DIRECTOR

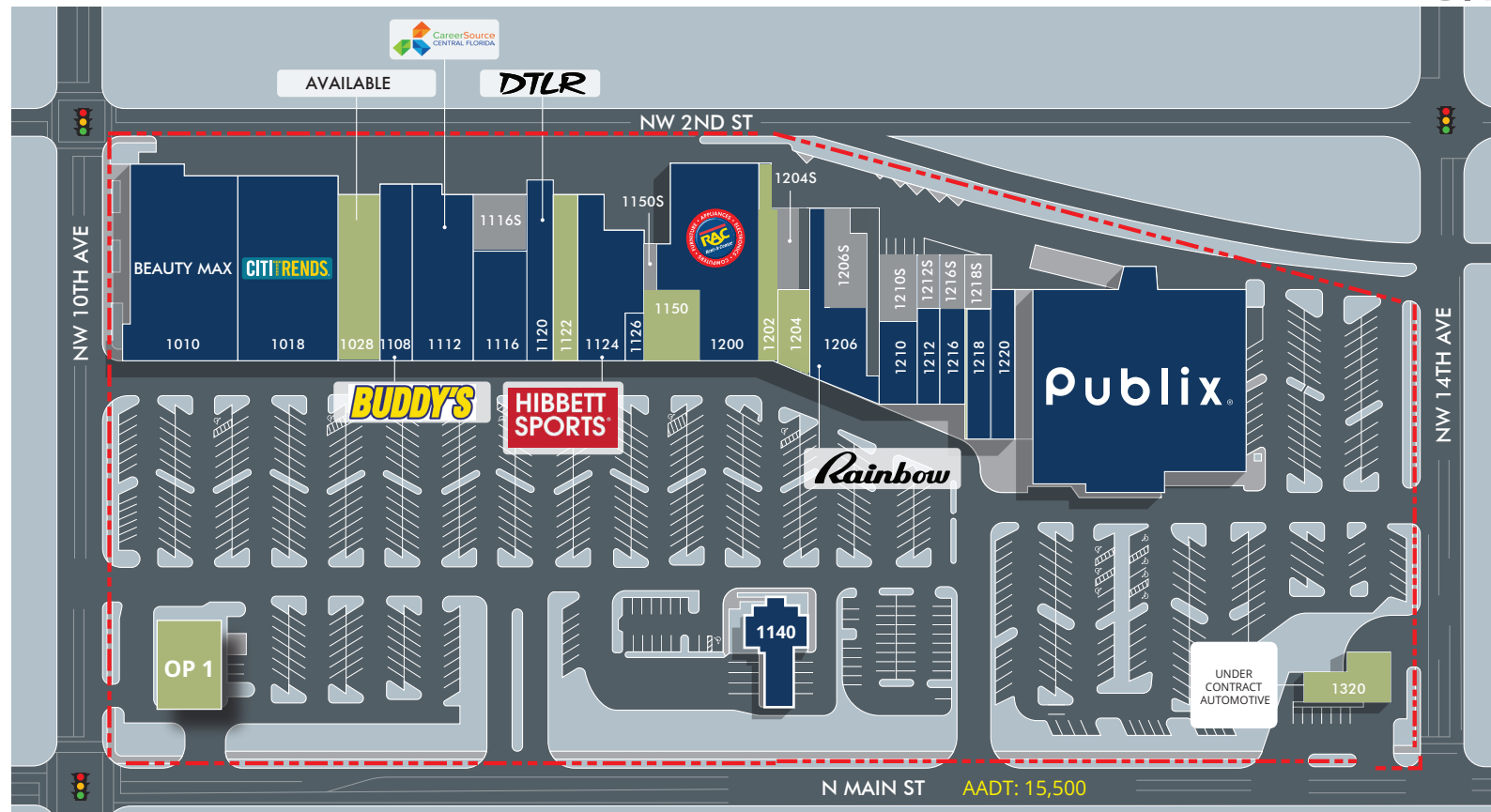
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KAELYN CASSIDY
ASSOCIATE DIRECTOR

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SUITE	OCCUPANT	SF
1010	MAINSTREET BEAUTY MAX (CAN BE AVAILABLE)	20,585
1018	CITI TRENDS	18,800
1028	AVAILABLE	9,982
1108	BUDDY'S HOME FURNISHINGS	7,160
1112	CAREER SOURCE FLORIDA	10,544
1116	A TOWN WINGS	4,000
1120	DTLR	4,600

SUITE	OCCUPANT	SF
1122	AVAILABLE	2,400
1124	HIBBETT SPORTS	8,549
1126	FIRST ACCEPTANCE INSURANCE	800
1140	RADIANT CREDIT UNION	3,400
1150	AVAILABLE	3,576
1200	RENT-A-CENTER	5,483
1202	AVAILABLE	1,981
1204	AVAILABLE	1,400

SUITE	OCCUPANT	SF
1206	RAINBOW	10,198
1210	MAIN STREET LIQUOR	2,280
1212	FLY SMOKE SHOP	2,715
1216	GREAT WALL CHINESE	1,800
1218	H&R BLOCK	2,562
1220	CICI'S NAILS	2,755
1302	PUBLIX	37,888
1320	UNDER CONTRACT - AUTOMOTIVE	2,400
OP 1	AVAILABLE	0.6 AC



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RETAIL AERIAL

