

LEASE

WESTGATE REGENCY SHOPPING CENTER

3411 West University Avenue Gainesville, FL 32607



PROPERTY DESCRIPTION

Now available for lease, this retail unit in Westgate Plaza offers a rare opportunity to secure space in one of Gainesville's most recognized shopping centers. Previously home to Pinner Shoes, a beloved local store that occupied the space for many years, this unit benefits from a history of strong customer traffic and community visibility. Located in Westgate Regency Plaza, just west of the University of Florida, this highly visible space features excellent signage, storefront display windows, and access to ample surface parking. The space is flexible and open, suitable for a wide range of retail, showroom, or service-based uses.

PROPERTY HIGHLIGHTS

- Prime frontage along W University Avenue
- Surrounded by established co-tenants and steady foot traffic
- Easy access and multiple ingress/egress points
- Lease terms based on a 5-year minimum

OFFERING SUMMARY

Lease Rate:	\$23 SF/yr (NNN)
Pass Thru Rate:	\$3.50/SF
Number of Units:	10
Available SF:	1,200 SF
Building Size:	34,446 SF
Zoning:	MU-2
Traffic Count:	31000 AADT on SW 34th St 16300 AADT on University Ave

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	483	982	3,138
Total Population	1,103	2,506	8,727
Average HH Income	\$137,342	\$125,314	\$97,494

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**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

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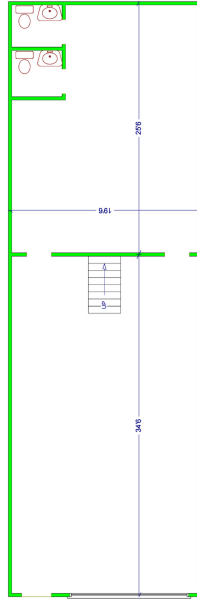
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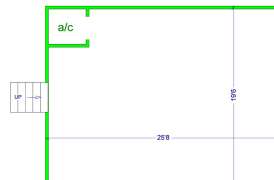
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3411 Floorplan (Main Floor)



3411 Floorplan (Mezzanine)



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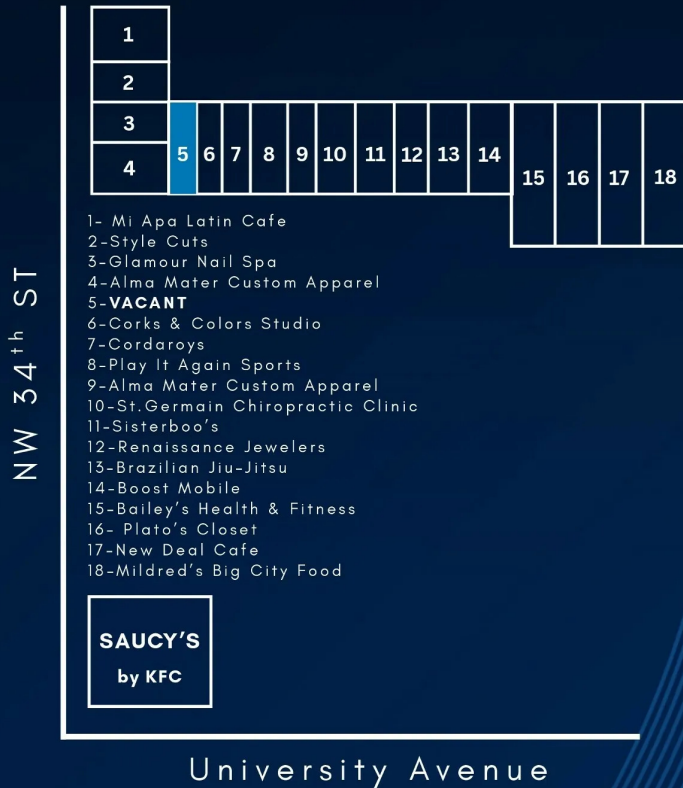
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WESTGATE PLAZA



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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County for many years, which gives them insight into local laws and code requirements, relationships with folks within the industry, and a deep understanding of the needs of businesses and investors.

- **Highly Specialized:** 100% of their focus is commercial real estate.
- **Consistent Producers:** Awarded “Top Two” status for being in the top 2% of Coldwell Banker Commercial Realtors nationwide in 2023, with multi-million-dollar production year after year.
- **Global Resources:** The Team has the backing and longevity (since 1906) of Coldwell Banker Commercial agents and database assets around the U.S. and the world. Their brokerage, M.M. Parrish Realtors, who have been in our community since 1911, gives the CRE Pro Team local knowledge and global influence to make them a force in the commercial real estate market.
- **In-the-Know:** As members of the largest MLS in the state of Florida, the Team deploys listings on all the major commercial sites, including Loopnet/Costar, Crexi, CBC Worldwide, and more. Their strength in networking and regional relationships can bring off-market deals to their clients.
- **Anticipating Needs and Fixing Problems:** The Team identifies potential roadblocks before they become your problem and harnesses their resources to bring your deal to completion.

Call to see what the CRE Pro Team can do for you!

