

Gainesville, Florida



1614 West University Ave.



Rare opportunity across from campus!

DEMOGRAPHICS

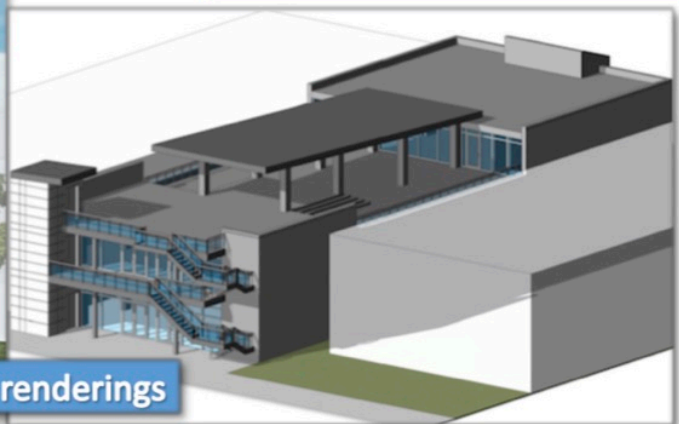
1-mile		3-mile		5-mile	
Population:	21,191	Population:	93,824	Population:	155,724
Avg. HHI:	\$34,014	Avg. HHI:	\$46,728	Avg. HHI:	\$52,610
Households:	6,263	Households:	39,968	Households:	66,213
Median Age:	22	Median Age:	29	Median Age:	30

PROPERTY DETAILS:

- Directly across from Library West and Plaza of the Americas in the most heavily trafficked area of campus
- Perfect for restaurant and retail
- Three floors totaling 16,740 SqFt
 - > 1st Floor: 7,020 SqFt
 - > 2nd Floor: 8,046 SqFt
 - > 3rd Floor: 1,674 SqFt (storage)
- 67 Feet of frontage
- Additional offsite parking available



Conceptual renderings



Gainesville, Florida

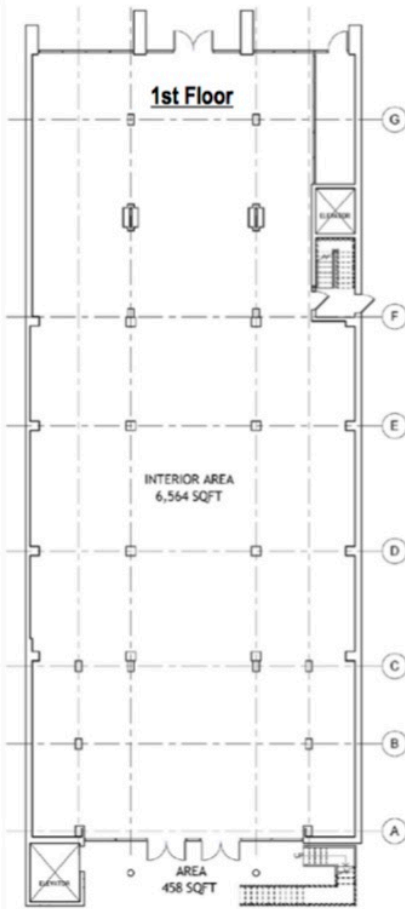
PREFERRED



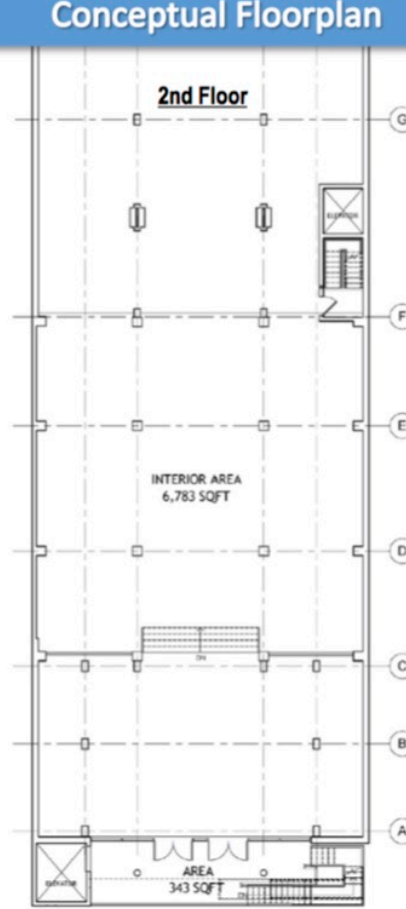
RETAIL BROKERAGE



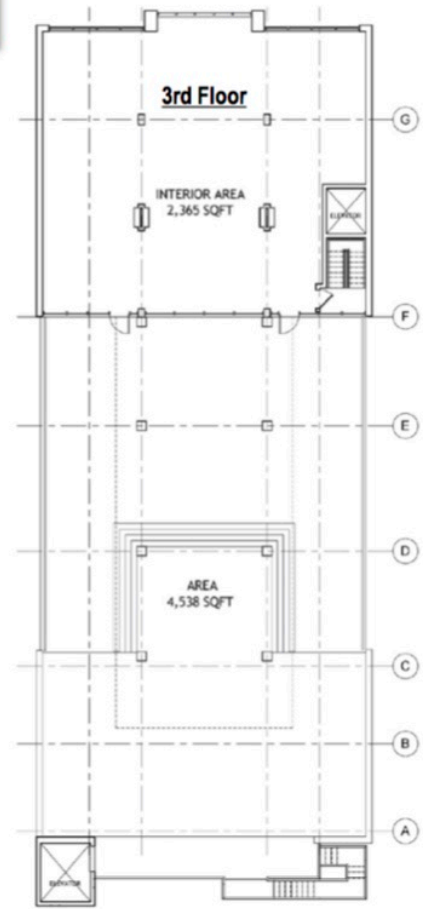
Conceptual Floorplan



① FIRST FLOOR PLAN - CONCEPT
1/8" = 1'-0"



② SECOND FLOOR PLAN - CONCEPT
1/8" = 1'-0"



③ THIRD FLOOR PLAN - CONCEPT
1/8" = 1'-0"



Centrally located and walking distance to Stadium

