

RETAIL SPACE FOR LEASE

DIRECTLY ACROSS FROM THE UNIVERSITY OF FLORIDA WITH 55,000 STUDENTS

1404 West University Avenue, Gainesville, FL 32603



±1,816 SF 2ND GENERATION RESTAURANT WITH PATIO COMING AVAILABLE



EXCLUSIVE RETAIL LEASING

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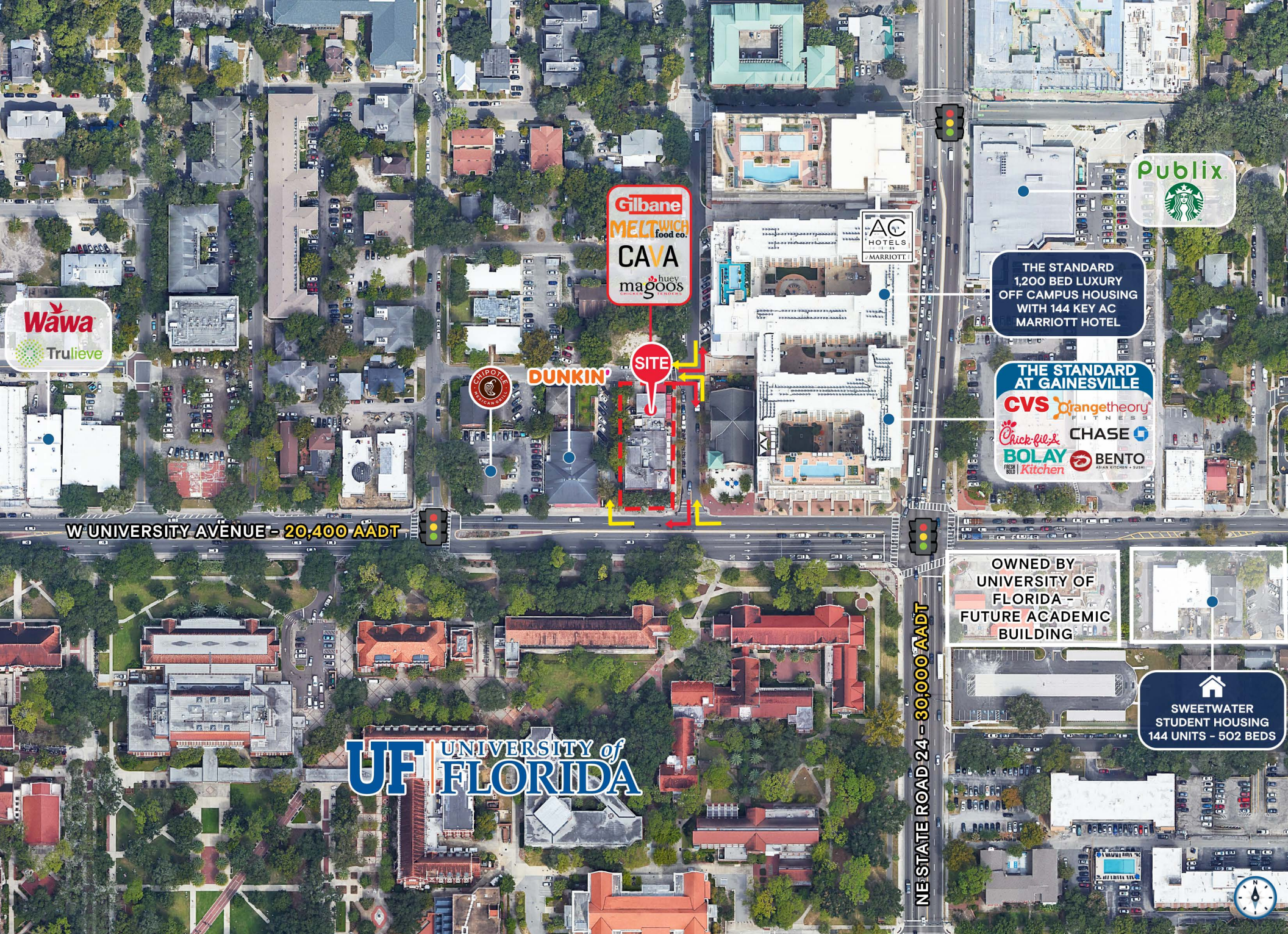
Property Overview

HIGHLIGHTS

- ±1,816 SF 2nd Generation Restaurant with patio coming available
- Directly across from the University of Florida (UF)  with ±55,000 students, 14,723 faculty and over 6,000 student housing beds
- Located across the street is The Standard - a new 1,200 bed luxury off campus housing with 144 key AC Marriott Hotel
- Surrounding retailers include:    
     
- Proximity to Innovation Square, which integrates office, research space and has generated 960 jobs, over \$1 billion dollars in private investment and 193 startup companies
- 3.85+ million visitors annually to Gainesville for University, healthcare and cultural events
- UF is the 5th largest University campus by enrollment (53K+) in the country and is the top employer in Gainesville (30K+ employees) followed by the hospital which accounts for 15K+ employees



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	24,029	100,600	164,381
HOUSEHOLDS	7,761	41,200	67,490
EMPLOYEES	21,853	85,827	137,895
AVERAGE HH INCOME	\$46,551	\$69,543	\$74,799
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	44,468	118,470	180,790
HOUSEHOLDS	17,000	48,406	74,277
EMPLOYEES	39,279	100,754	151,165
AVERAGE HH INCOME	\$66,326	\$70,871	\$77,973



Gilbane
MELTWICH
food co.
CAVA
magoos

SITE

DUNKIN'

AC
HOTELS
MARRIOTT

THE STANDARD
1,200 BED LUXURY
OFF CAMPUS HOUSING
WITH 144 KEY AC
MARRIOTT HOTEL

THE STANDARD
AT GAINESVILLE
CVS
Orangetheory
FITNESS
Chick-fil-A
BOLAY
Kitchen
CHASE
BENTO

Publix
Starbucks

W UNIVERSITY AVENUE - 20,400 AADT

NE STATE ROAD 24 - 30,000 AADT

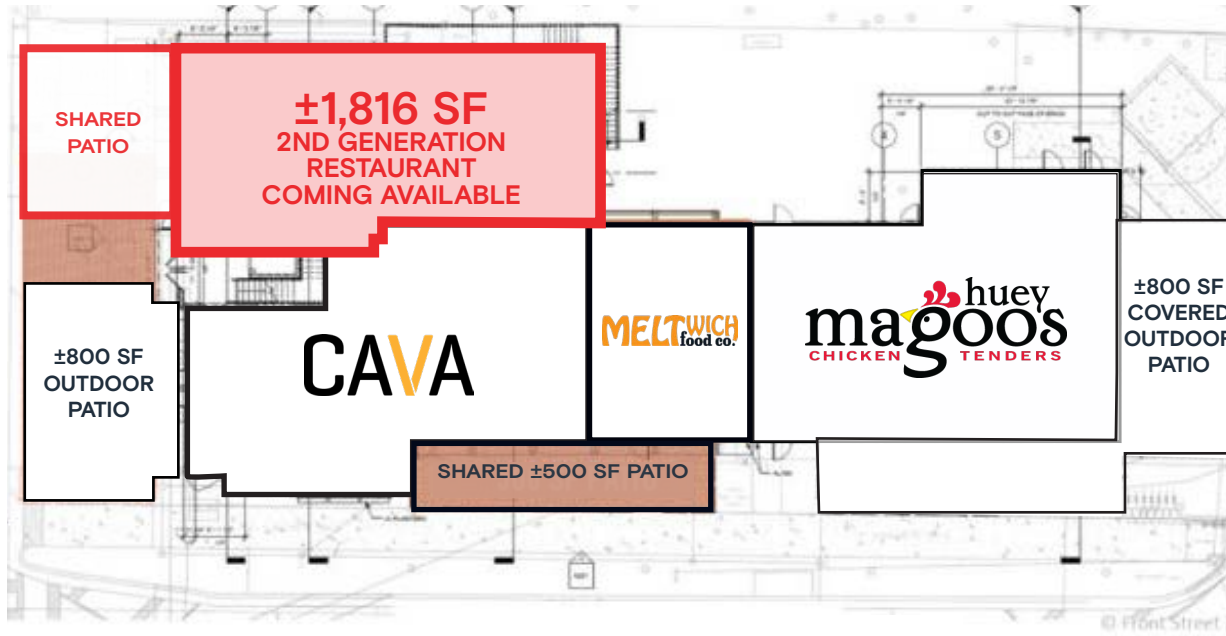
OWNED BY
UNIVERSITY OF
FLORIDA -
FUTURE ACADEMIC
BUILDING

SWEETWATER
STUDENT HOUSING
144 UNITS - 502 BEDS

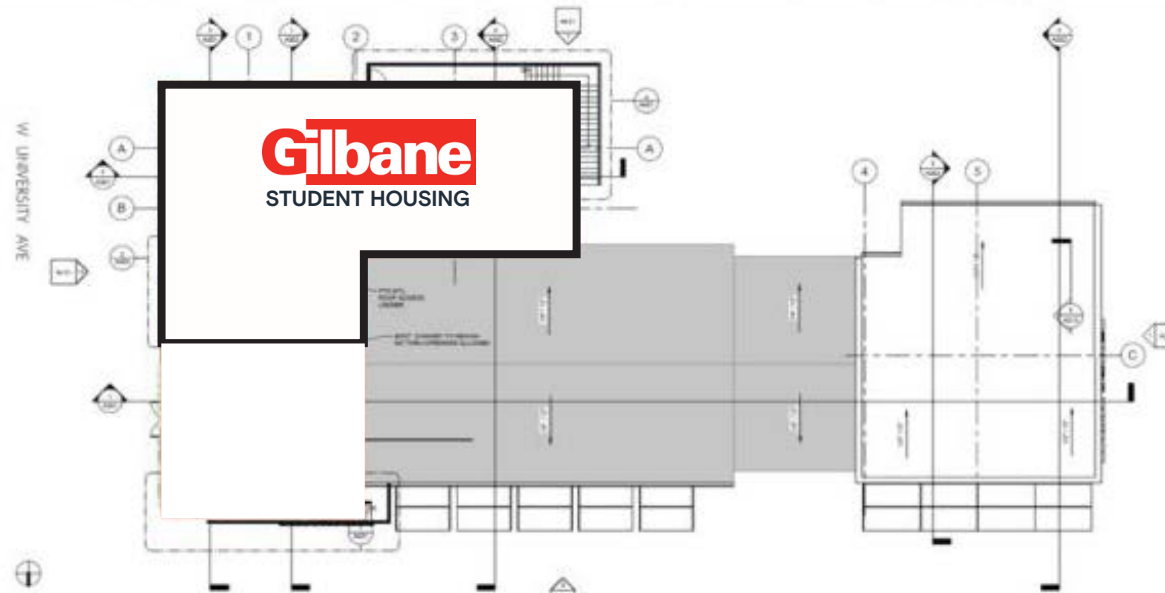
UF UNIVERSITY OF
FLORIDA



W UNIVERSITY AVENUE = 20,400 AADT



1st Floor



2nd Floor



W UNIVERSITY AVENUE - 20,400 AADT

NW 13TH STREET - 30,000 AADT

SITE

STEPHEN C. O'CONNEL
CENTER
200,000 ANNUAL
VISITORS

BEN HILL GRIFFIN
1M ANNUAL VISITORS

UF UNIVERSITY of
FLORIDA
±55,000 STUDENTS
14,723 FACULTY & STAFF

UFHealth
Shands children's Hospital
0.20 MILES

**INNOVATION
SQUARE**
at the University of Florida
0.27 MILES

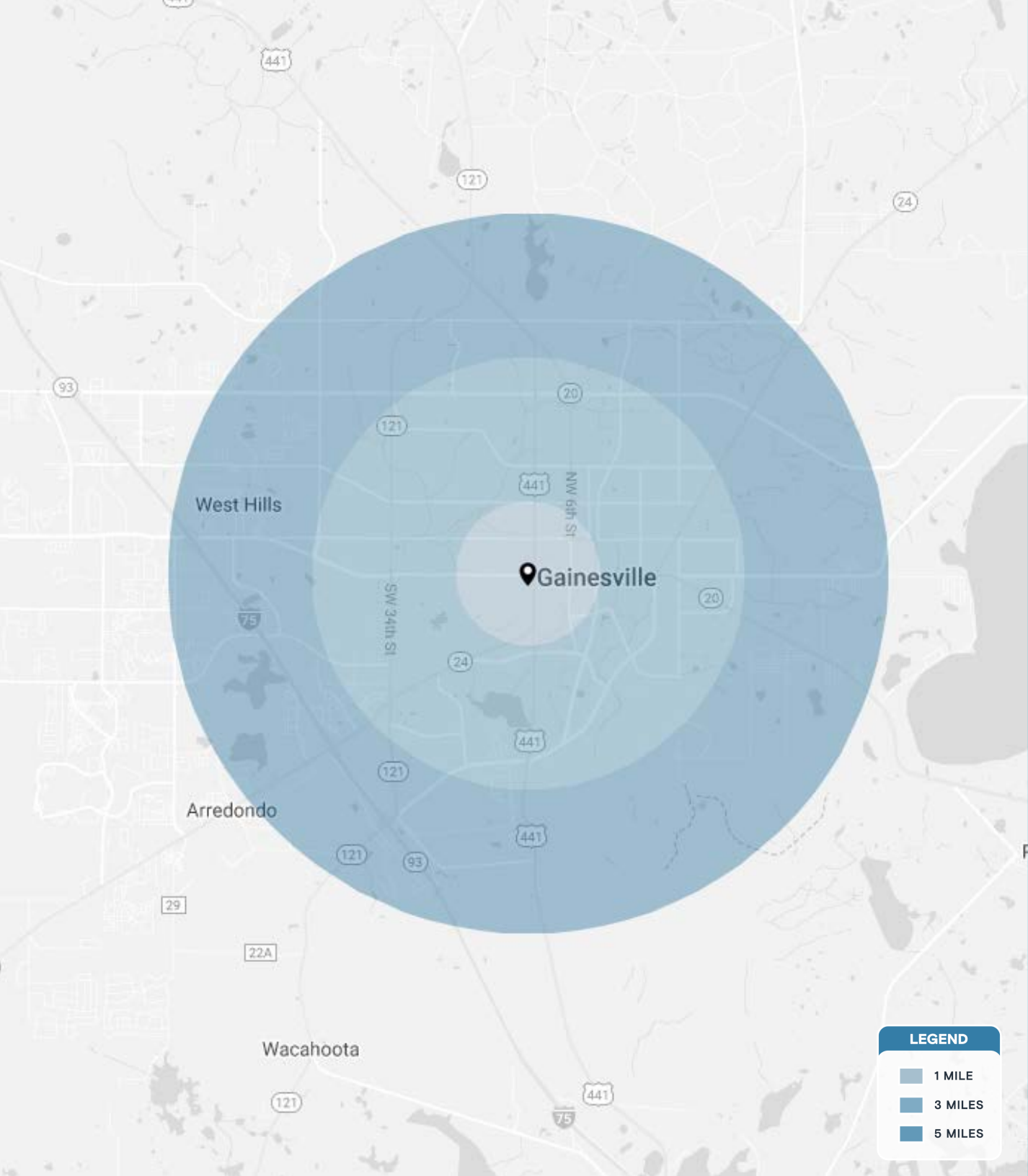
TIJUNA FLATS
SOCIAL
RESTAURANT & BAR
DUNKIN'
RELISH

Wawa
Trulieve

Gilbane
MELTWICH food co.
CAVA
magoods

Publix
Starbucks

THE STANDARD
AT GAINESVILLE
AC HOTELS MARRIOTT
CVS
Orangetheory FITNESS
Chick-fil-Eat
BOLAY
Kitchen
CHASE
BENTO



Contact Brokers

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LEGEND

- 1 MILE
- 3 MILES
- 5 MILES

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 02.10.25