

RETAIL SPACE FOR LEASE

THE ROW

407 SW 13th Street, Gainesville, FL 32601



SW 13TH STREET



DIRECTLY ACROSS FROM THE UNIVERSITY OF FLORIDA WITH 60,000 STUDENTS



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

David Eggatz

VICE PRESIDENT

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Property Overview

HIGHLIGHTS

- ±1,682 SF ground floor space and ±4,001 SF 2nd floor space with dedicated entrance available for lease
- On site parking garage along with additional street parking available
- Luxury 182 unit apartment complex – fully leased and 95% pre-leased for 2025
- Directly across from the University of Florida (UF) with ±60,000 students, 15,000 faculty and over 6,000 student housing beds
- ±3.85 million visitors annually to Gainesville for University, healthcare and cultural events
- UF is the 5th largest University campus by enrollment (60K+) in the country and is the top employer in Gainesville (30K+ employees) followed by the hospital which accounts for 15K+ employees
- Surrounding retailers include:

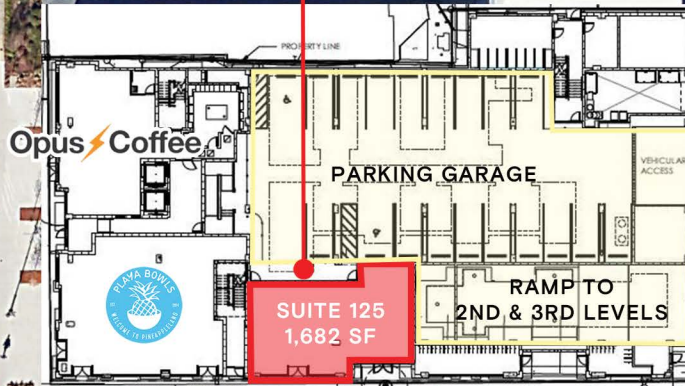


DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	25,470	98,444	160,988
HOUSEHOLDS	8,276	40,163	66,023
EMPLOYEES	23,122	84,160	135,064
AVERAGE HH INCOME	\$45,674	\$68,281	\$73,761









UNIVERSITY of
UF FLORIDA

SW 13TH STREET - 30,000 AADT

STREET PARKING

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SW 5TH AVENUE

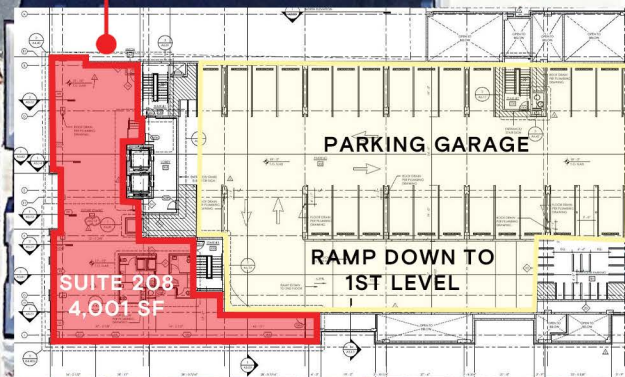
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UF UNIVERSITY of
FLORIDA
±60,000 STUDENTS
15,000 FACULTY & STAFF

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Contact Broker

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