

RETAIL & OFFICE SPACE FOR LEASE

THE ROW

407 SW 13th Street, Gainesville, FL 32601



2ND FLOOR
±4,001 SF
AVAILABLE

SW 13TH STREET

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



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

HIGHLIGHTS

- ±4,001 SF 2nd floor retail and office 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

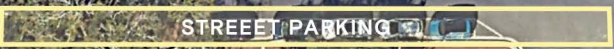
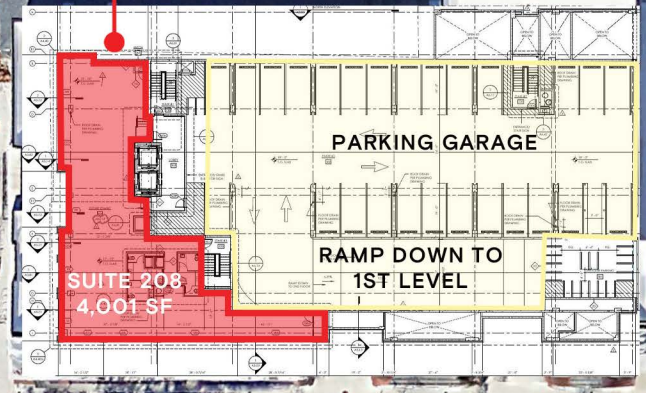
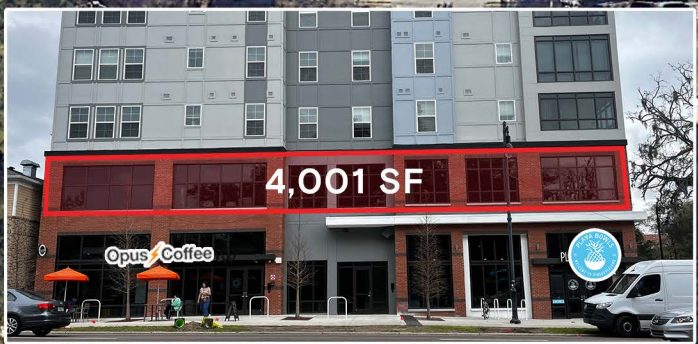








SW 13TH STREET - 30,000 AADT



SW 5TH AVENUE

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



TIGERT HALL

LITTLE HALL

STADIUM ROAD

UNIVERSITY OF FLORIDA FINE ARTS BUILDINGS

CVS

SOCIAL 28
190 UNITS

TH COURTYARDS
375 UNITS

SW 4TH AVENUE

KAPPA
KAPPA
GAMMA

CAMPUS USA
CREDIT UNION

Opus Coffee
FIT AS FIRE

SW 5TH AVENUE

SW 13TH STREET - 30,000 AADT

SITE

INNER ROAD

MALLORY HALL

REID HALL

UF UNIVERSITY of FLORIDA

±60,000 STUDENTS
15,000 FACULTY & STAFF

UNIVERSITY OF FLORIDA
COLLEGE OF EDUCATION

YULEE HALL

CYPRESS HALL





Contact Broker

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