

# Retail/Restaurant Space Available For Lease

## Hub on Third Avenue & Hub on University

1258 NW 3rd Avenue, Gainesville, FL | 1111 W University Avenue, Gainesville, FL

For more information

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# Property overview

The proximity to the University of Florida's campus is undoubtedly a significant advantage for students living at both the **Hub on Campus on 3rd Avenue** and the **Hub on Campus University Gainesville**. The combination of student housing and retail space ensures that residents have easy access to essential services, amenities, and the benefits of a vibrant campus community. Over 4,000 student beds within a half mile radius, with a walkable/bike score of 88 ( [www.walkscore.com](http://www.walkscore.com)).



## 3rd Avenue



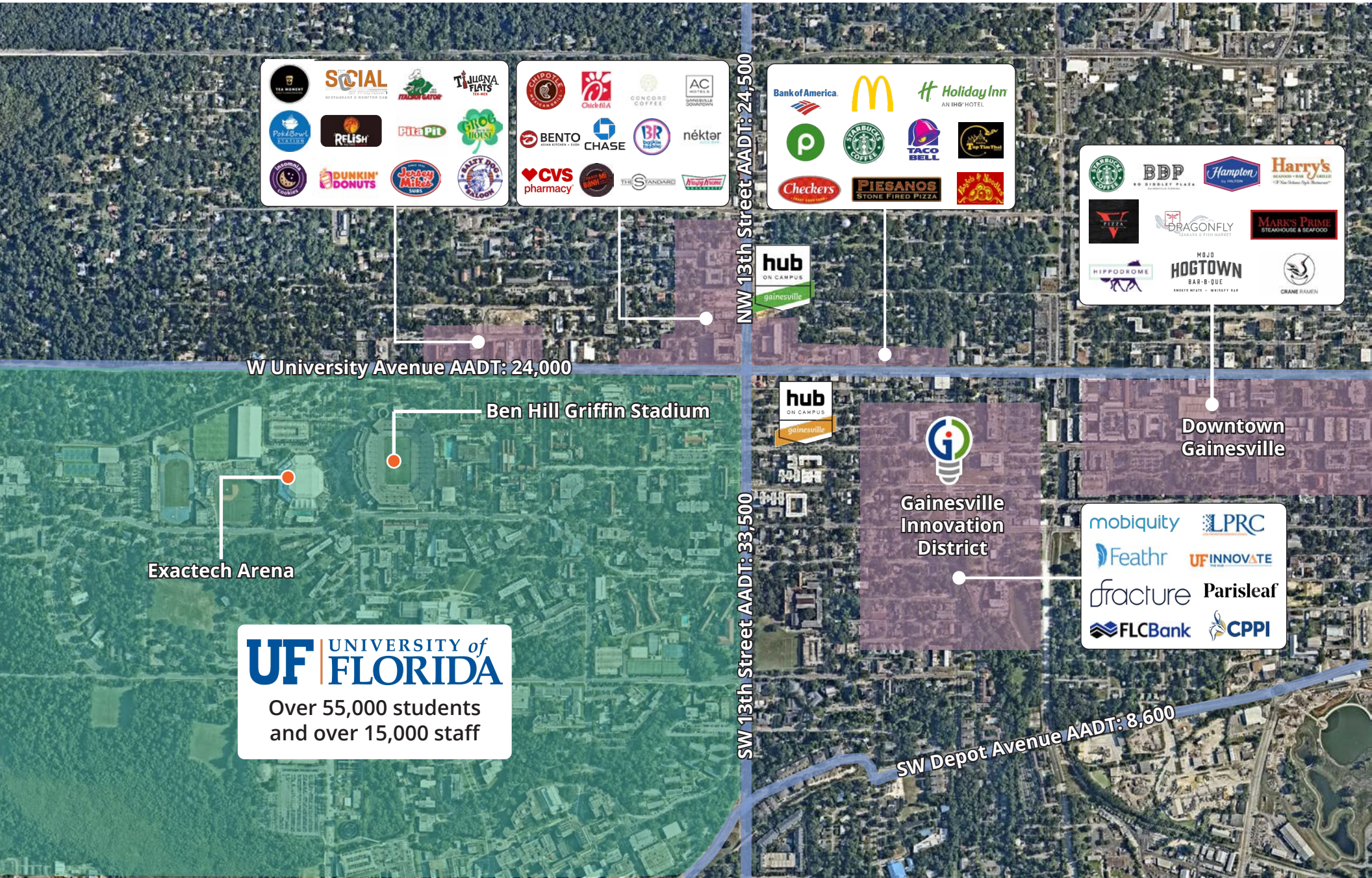
## University



### PROPERTY HIGHLIGHTS:

- 5-minute walk to UF campus
- 4,000+ student beds within ½ mile
- 66,000+ households within 5 miles
- Turnkey restaurant space available
- Late-night demand

# Aerial map



Logos for: SOCIAL RESTAURANT & BOUTIQUE BAR, TILLYNA FLATS, Poké Bowl, RELISH, Pita Pit, Green Monkey, DUNKIN' DONUTS, Jersey Mike's, and others.

Logos for: Chick-fil-A, CONCORD COFFEE, AC HOTELS, BENTO, CHASE, BR, néktar, CVS pharmacy, and others.

Logos for: Bank of America, McDonald's, Holiday Inn, Starbucks, TACO BELL, Checkers, PIESANOS, and others.

Logos for: Starbucks, BDP, Hampton, Harry's, DRAGONFLY, MARK'S PRIME, HIPPOKOME, HOGTOWN, and CRANE RAMEN.

W University Avenue AADT: 24,000

NW 13th Street AADT: 24,500

Exactech Arena

Ben Hill Griffin Stadium

**UF UNIVERSITY of FLORIDA**  
Over 55,000 students and over 15,000 staff

SW 13th Street AADT: 33,500

Gainesville Innovation District

Downtown Gainesville

Logos for: mobiquity, LPRC, Feathr, UF INNOVATE, fracture, Parisleaf, FLCBank, and CPPI.

SW Depot Avenue AADT: 8,600

# Overview | Hub on 3rd Avenue



## Distance to UF Campus



2 minute drive



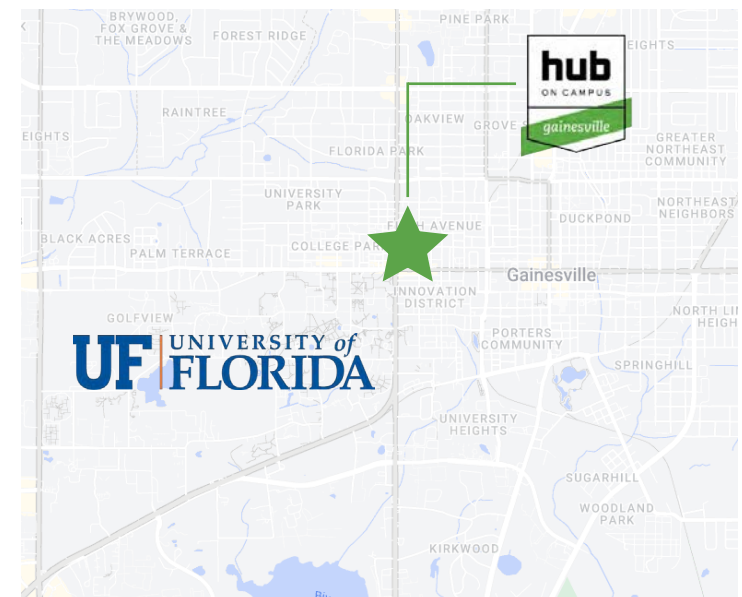
5 minute walk



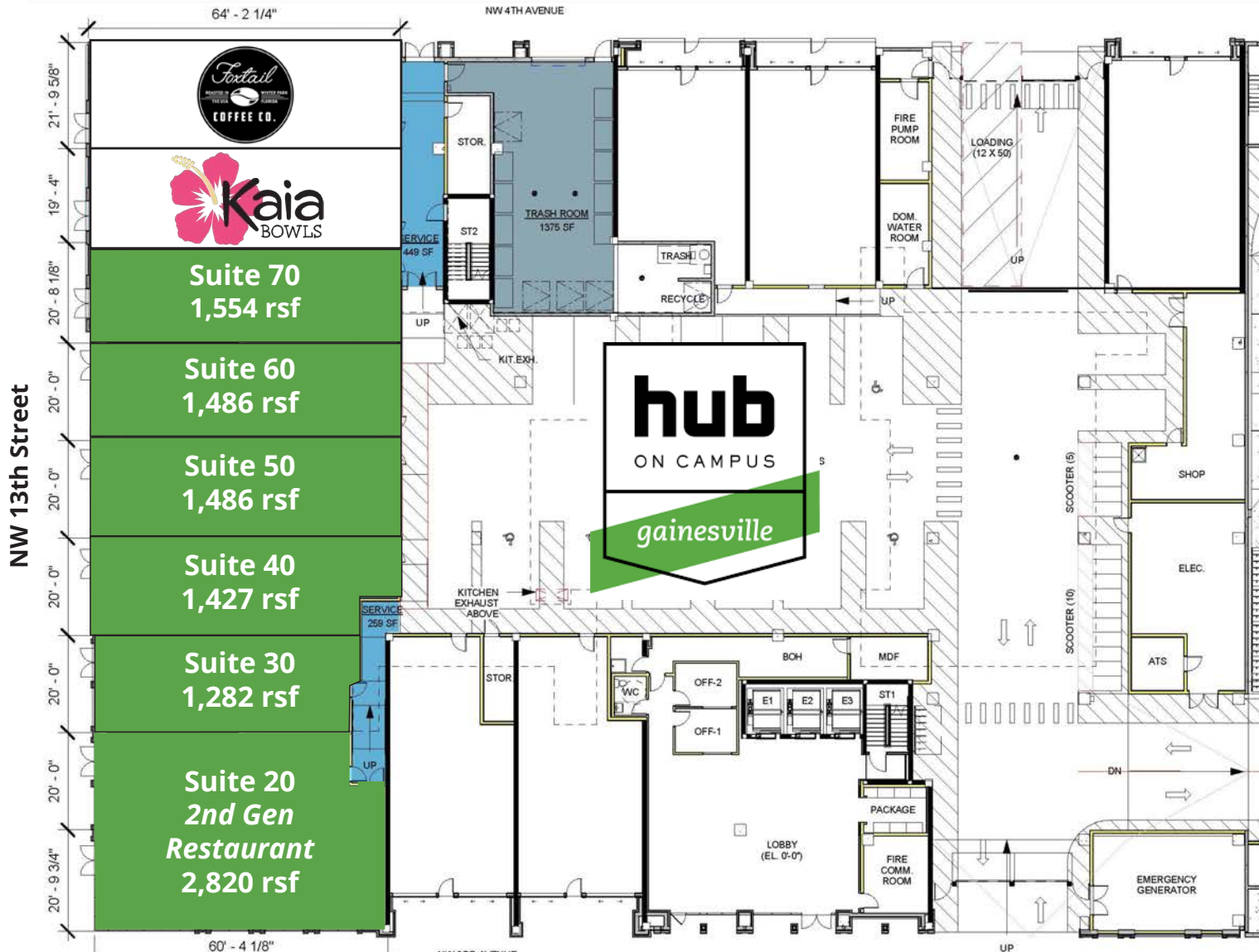
2 minute bike ride

## 1258 NW 3rd Avenue | Gainesville, FL 32601

- 7,235 rsf of contiguous, configurable retail space available within a newly constructed mixed-use residential and retail development, plus an additional 2,820 rsf second-generation restaurant space.
- Excellent location along 13th Street, just a block north of UF campus
- Perfect for a variety of retail uses with the ability to accommodate restaurant requirements
- The development is 95% occupied and features 661 beds
- Area includes Krispy Kreme, Italian Gator Pizza, Relish University Avenue, Chick-fil-A, Chipotle, CVS, Publix Supermarket, Walgreen's, Felipe's Mexican Taqueria, Taco Bell, McDonald's, The Social at Midtown, Bank of America



# Availabilities | Hub on 3rd Avenue

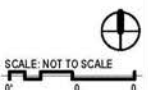


## Available spaces

Suite 70	1,554 rsf
Suite 60	1,486 rsf
Suite 50	1,486 rsf
Suite 40	1,427 rsf
Suite 30	1,282 rsf
Suite 20	2,820 rsf

**HUB ON CAMPUS GAINESVILLE - Retail SF Allocation**  
1258 NW 3RD AVENUE  
GAINESVILLE FLORIDA

	USF	% Share	Common	RSF
Common retail corridor	708			
Trash	1,375			
<b>Total Common</b>	<b>2,083</b>			
retail 10	1,305	12%	245	1,550
retail 20	1,069	10%	201	1,270
retail 30	1,079	10%	203	1,282
retail 40	1,201	11%	226	1,427
retail 50	1,251	11%	235	1,486
retail 60	1,251	11%	235	1,486
retail 70	1,308	12%	246	1,554
retail 80	1,221	11%	229	1,450
retail 90	1,403	13%	264	1,667
<b>Total</b>	<b>11,088</b>	<b>100%</b>	<b>2,083</b>	<b>13,171</b>

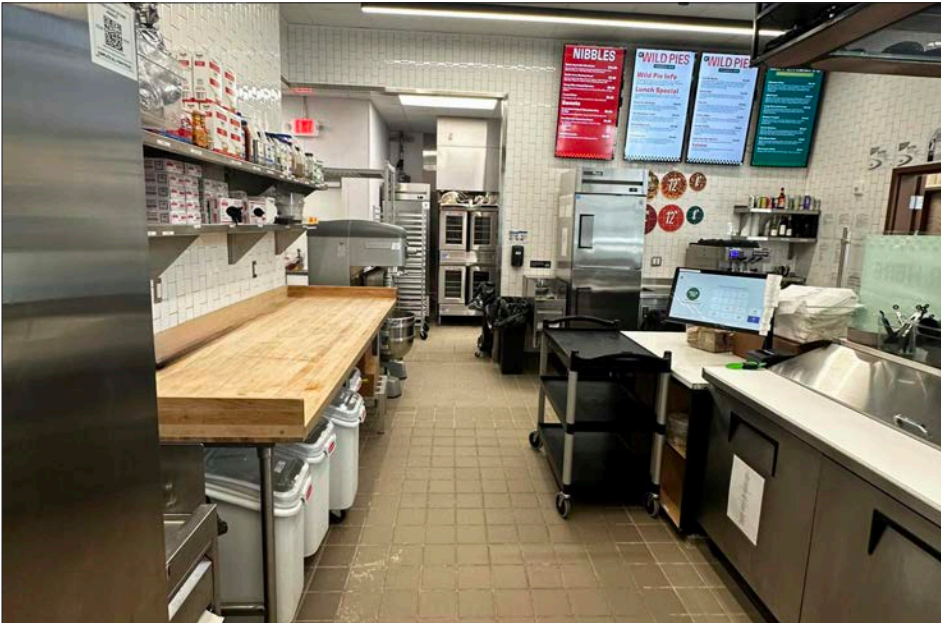


# Interior Photos | Hub on 3rd Avenue, suite 20

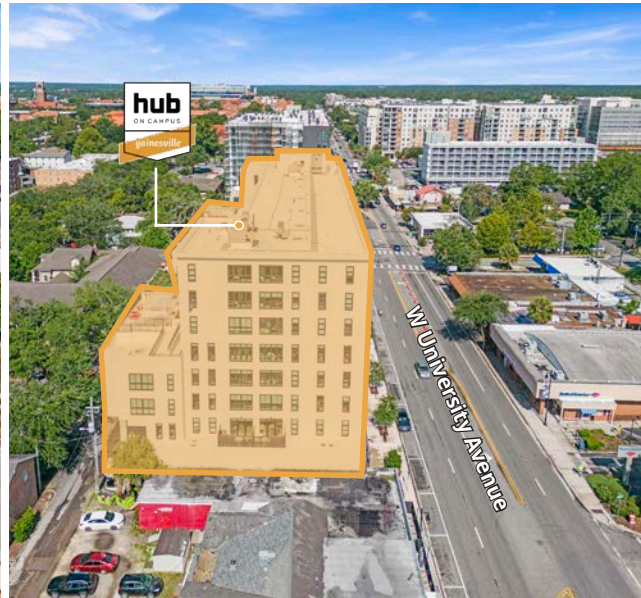
Situated on a prime corner location with excellent exposure



Turnkey second generation restaurant space with fully equipped kitchen



# Overview | Hub on University



## Distance to UF Campus



2 minute drive



5 minute walk



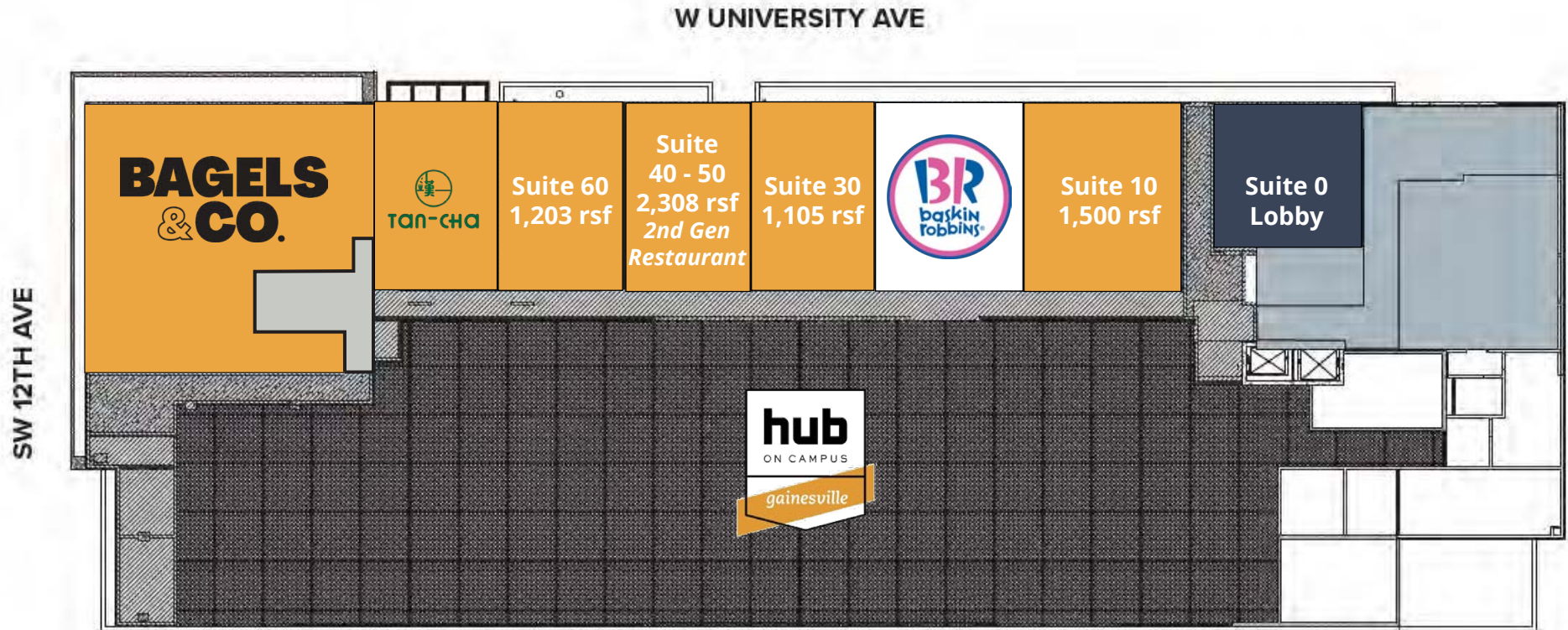
2 minute bike ride

## 1111 W University Avenue | Gainesville, FL 32601

- 6,116 rsf of retail space at the new construction mixed-use residential and retail project
- Located along University Avenue and just 2 blocks from the University of Florida campus
- Ideal for a variety of retail uses with the ability to accommodate restaurant requirements
- The development is 93% occupied and features 661 beds
- Area includes Krispy Kreme, Italian Gator Pizza, Relish University Avenue, Chick-fil-A, Chipotle, CVS, Publix Supermarket, Walgreen's, Felipe's Mexican Taqueria, Taco Bell, McDonald's, The Social at Midtown, Bank of America



# Availabilities | Hub on University

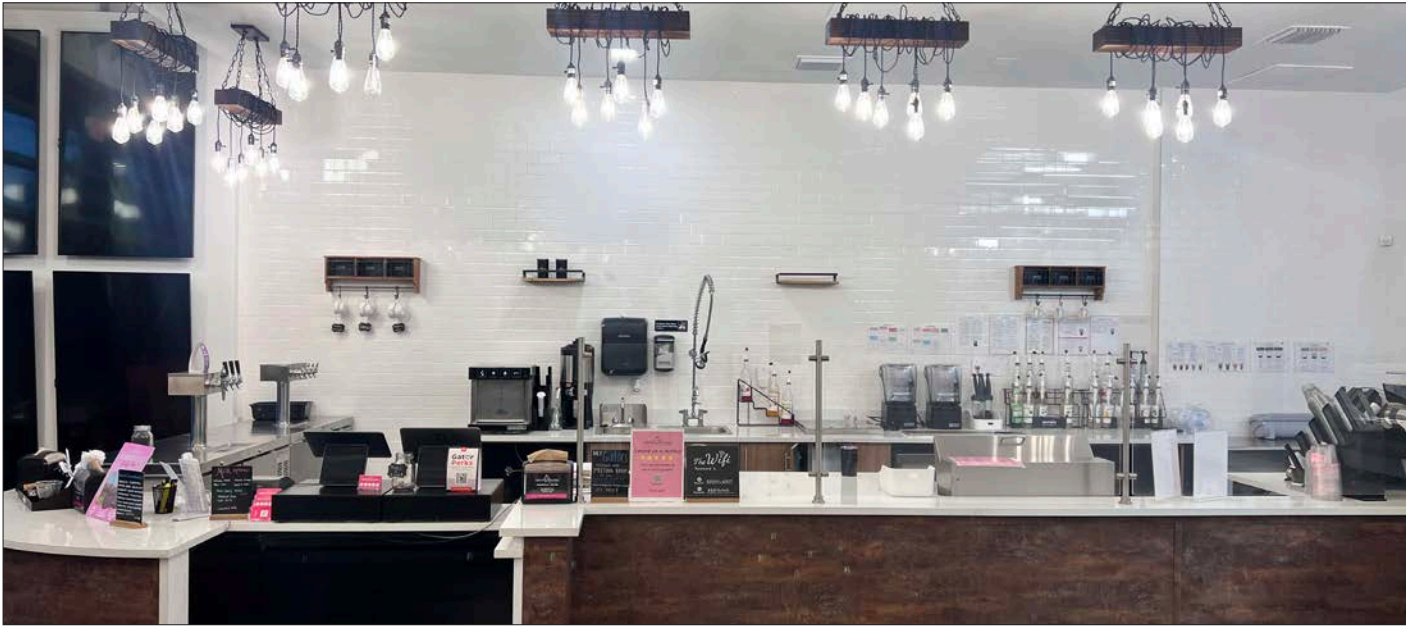


## Available spaces

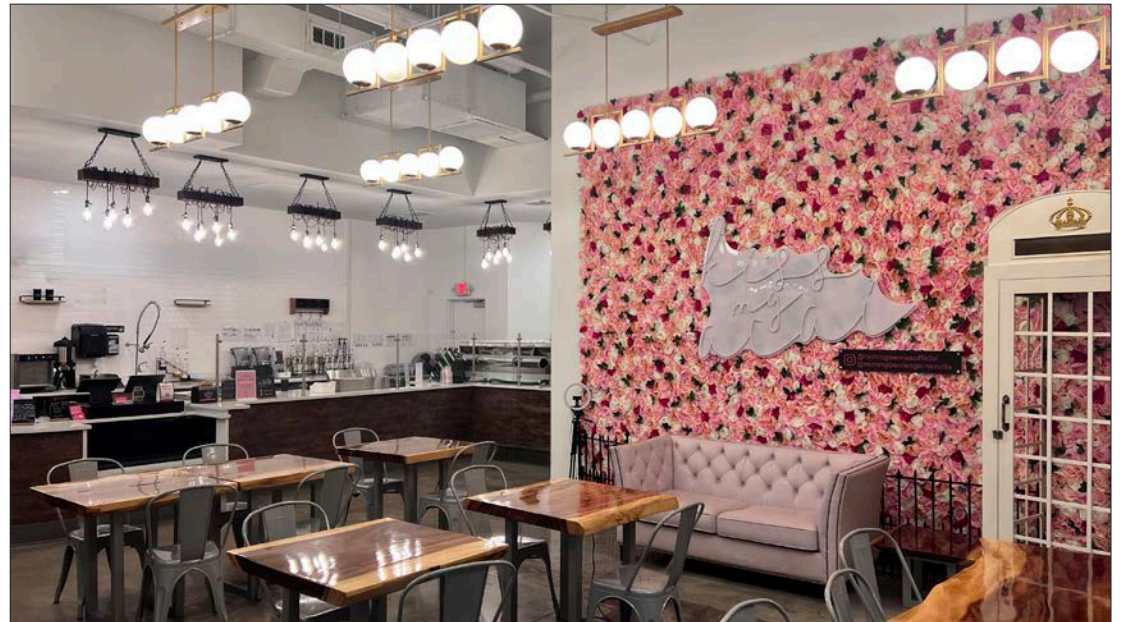
Suite 60	Suite 50-40	Suite 30	Suite 10
1,203 rsf	2,308 rsf	1,105 rsf	1,500 rsf

\*spaces can be combined as needed

# Interior Photos | Hub on University, suite 40-50



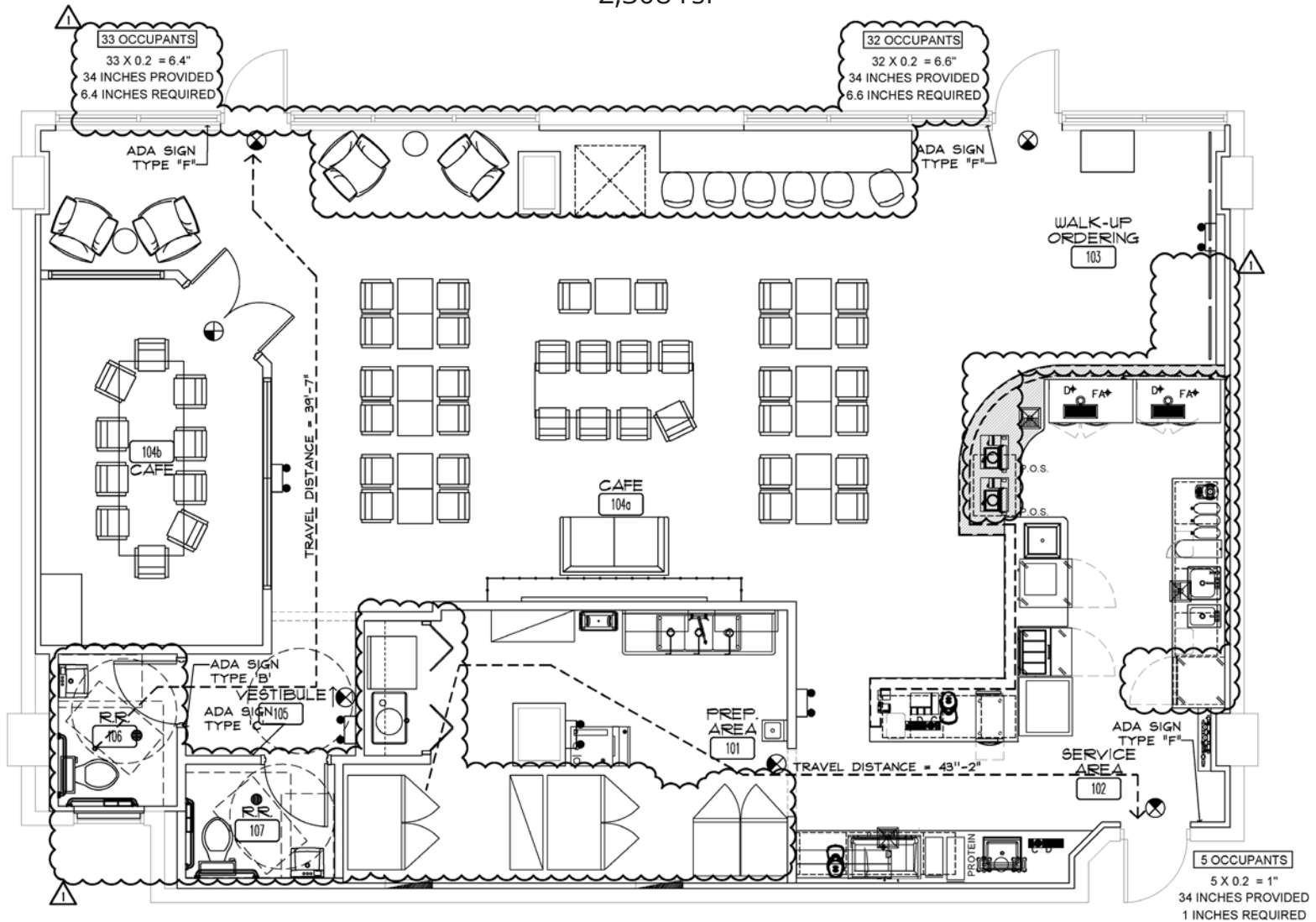
Beautiful second generation space ideal for a café or dirty soda concept, offering a functional layout and great potential to bring your vision to life.



# Floor plan | Hub on University

## Suite 40-50

2,308 rsf



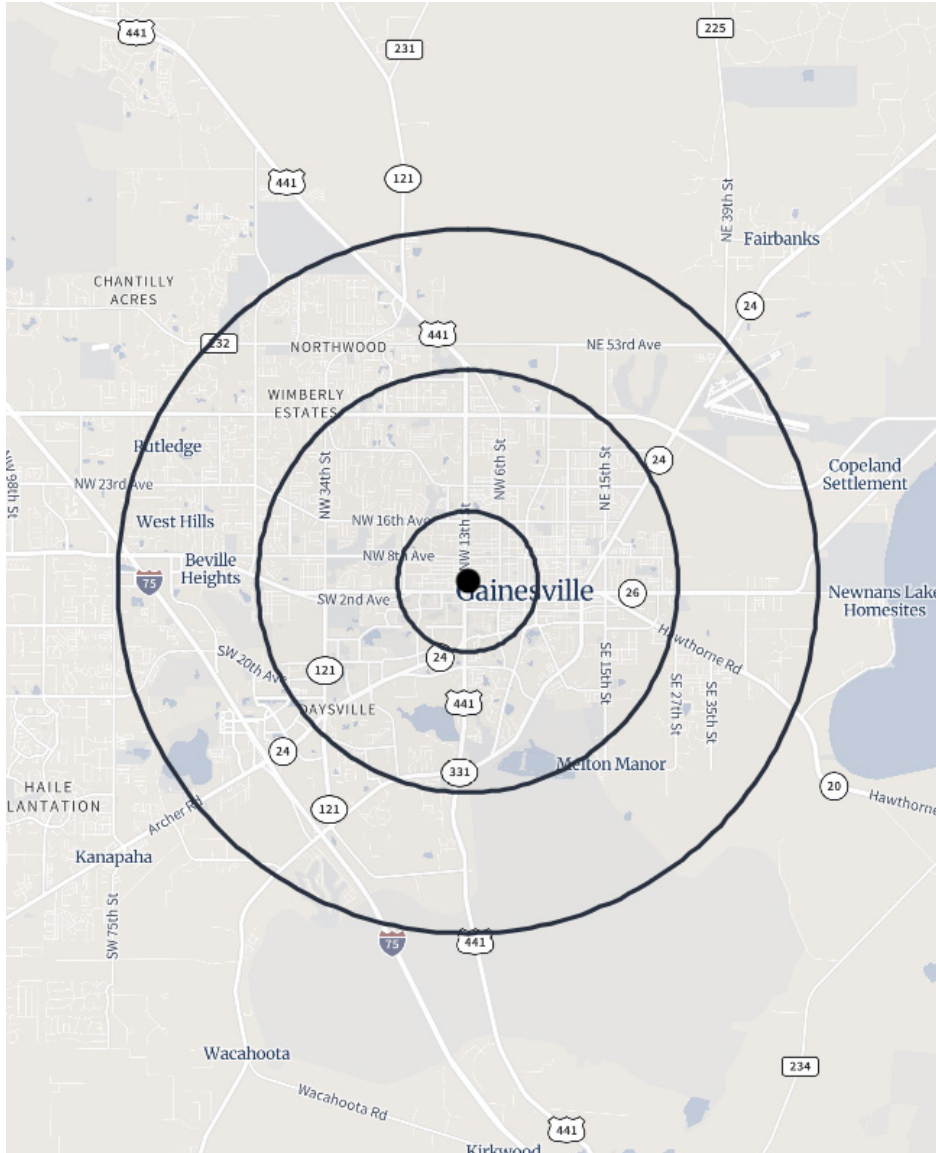
# Exterior photos | Hub on University



# Exterior photos | Hub on 3rd Avenue



# Demographics



**Population:** Over 161,000 people within a five mile radius.



**Income:** Average household income of \$83,401 within a five mile radius.



**Density:** Over 66,000 households within a five mile radius.



**Employment:** Employment population of over 114,000 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
Total population	24,266	93,853	161,423
Median age	22.5	24.7	26.6
Median age (Male)	22.9	25.0	26.8
Median age (Female)	22.1	24.5	26.5
Households & Income	1 Miles	3 Miles	5 Miles
Total households	7,925	37,983	66,200
# of persons per HH	2.09	2.12	2.18
Average HH income	\$54,675	\$76,665	\$83,401
Average house value	\$300,615	\$298,939	\$289,137
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	1,474	4,075	7,217
Total employees	26,750	74,171	114,361



The University of Florida is an American public land-grant, seagrant, and space-grant research university on a 2,000-acre campus in Gainesville, Florida. The University of Florida is home to 16 academic colleges and more than 150 research centers and institutes on one contiguous campus.

**Classified as a  
Research University**

with significant research by the Carnegie Foundation for the Advancement of Teaching

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**2nd Largest  
Florida University**  
by student population

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**8th Largest  
Single-Campus University**  
in the United States



**#5**

**Top Public  
University in the  
United States**



**75,000+**  
Students live in  
Gainesville

**14,700+**  
University  
Employees



**Close proximity  
to the Ben Hill  
Stadium, with**

**1,000,000+**  
Visitors annually

**If you would like to discuss this further,  
please get in touch.**

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