

Retail Space at Midtown Apartments

104-110 NW 17th Street
Gainesville, Florida 32603

Availability: 1,066± – 1,075± SF
Lease Rate: Negotiable



Jason Hurst, MBA
Senior Associate
+1 352 664 2564
jason.hurst@colliers.com

Damaris Arroyo
Associate
+1 352 664 2567
damaris.arroyo@colliers.com

Colliers
104 SW 6th St.
Gainesville, FL 32601
colliers.com/gainesville

Property Information



The ground floor retail space at Midtown Apartments is an incredible location with amazing amenities in Gainesville, just one block from the University of Florida campus. With more than 15,000 square feet of configurable retail space at this new, mixed-use residential and retail project, it is built to suit a variety of retail uses.

Area co-tenants include Rally House, Insomnia Cookies, Tijuana Flats, Raising Canes, Wawa and more! The development is more than 90% occupied and features 589 beds and 533 parking spaces.



[Learn More about Midtown Apartments](#)



University of Florida

The University of Florida is an American public land-grant, sea-grant, 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

2nd Largest Florida University

by student population

8th Largest Single-Campus University

in the United States



#7

Top Public University in the United States

2025, U.S. News & World Report



75,000+
Students Live in Gainesville

14,700+
University Employees



Close Proximity to Ben Hill Stadium, with

1,000,000+
Visitors Annually

Area Retail

GAINESVILLE REGIONAL AIRPORT

NW 39th Ave 27,500 AADT

NW 23rd Ave

NW 13th Street 27,000 AADT
441

NW 13th Street 30,500 AADT

W University Ave

24,000± AADT

W University Ave

Downtown Gainesville

Gainesville Innovation District

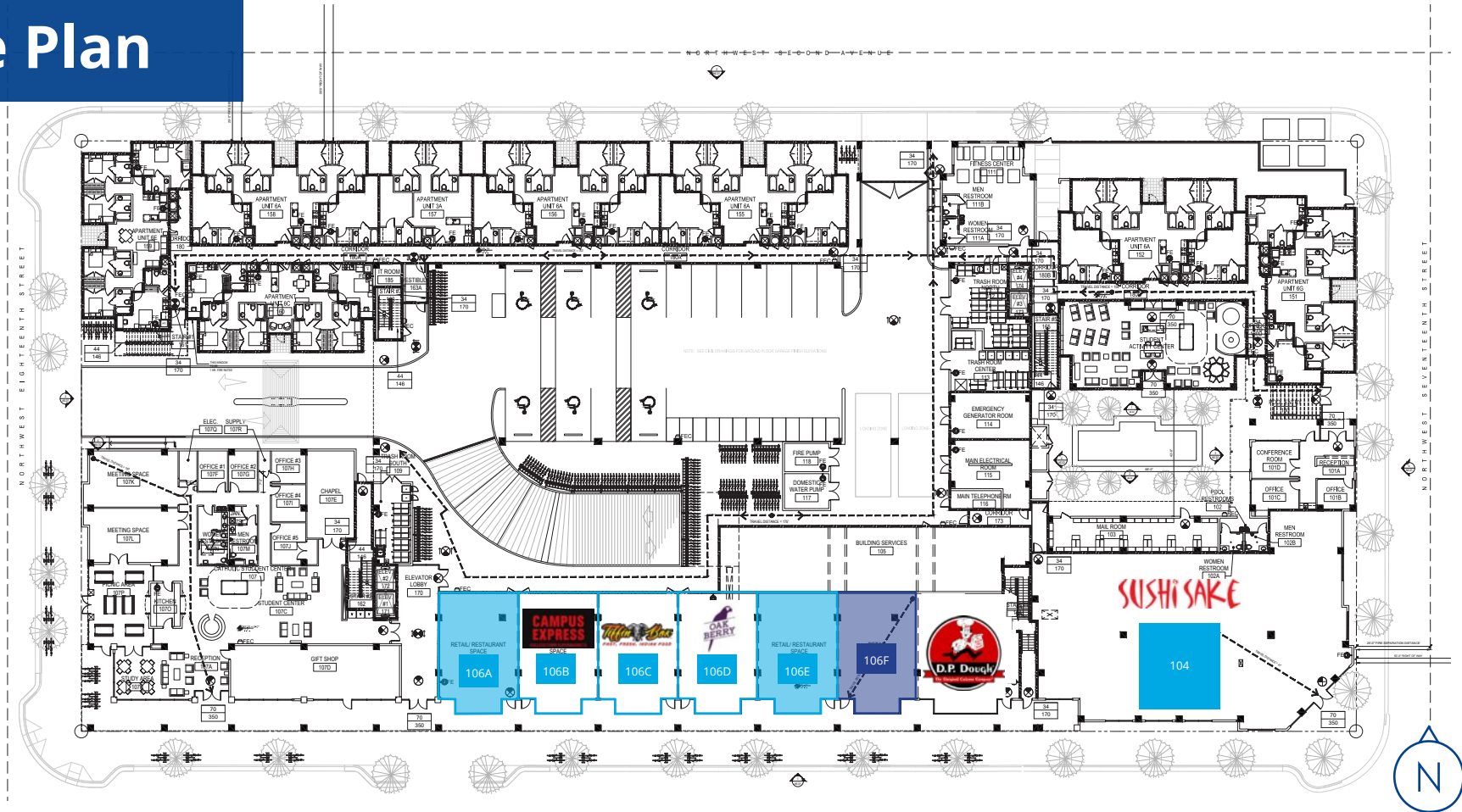
Ben Hill Griffin Stadium
 92,000 seats



Aerial Map



Site Plan



Availability

Unit	SF	Tenant
104	4,649± SF	Sushi Sake
106A	1,080± SF	Available
106B	1,066± SF	Campus Express
106C	1,060± SF	Tiffin Box

Unit	SF	Tenant
106D	1,075± SF	Oakberry
106E	1,066± SF	Available
106F	1,063± SF	Pending
106G	1,300± SF	D.P. Dough



Midtown
Apartments







Colliers
104 SW 6th Street
Gainesville, FL 32601
colliers.com/gainesville

Jason Hurst, MBA
Senior Associate
+1 352 664 2564
jason.hurst@colliers.com

Damaris Arroyo
Associate
+1 352 664 2567
damaris.arroyo@colliers.com

Area Demographics

Source: Esri Business Analyst | 2025

				
	Population	Daytime Population	Households	Average HH Income
1 Mile	25,164	51,036	7,371	\$44,149
3 Mile	104,975	142,010	43,457	\$69,967
5 Mile	167,074	209,430	68,949	\$77,591

1108379

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC