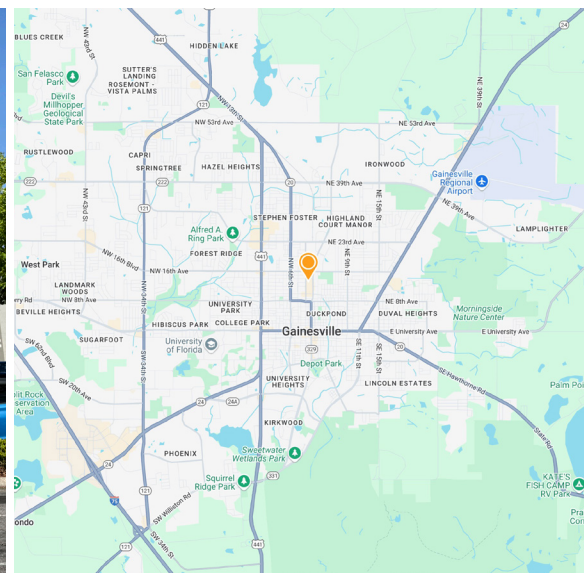


GAINESVILLE SHOPPING CENTER

1302 N Main St, Gainesville, FL 32601

FOR LEASE

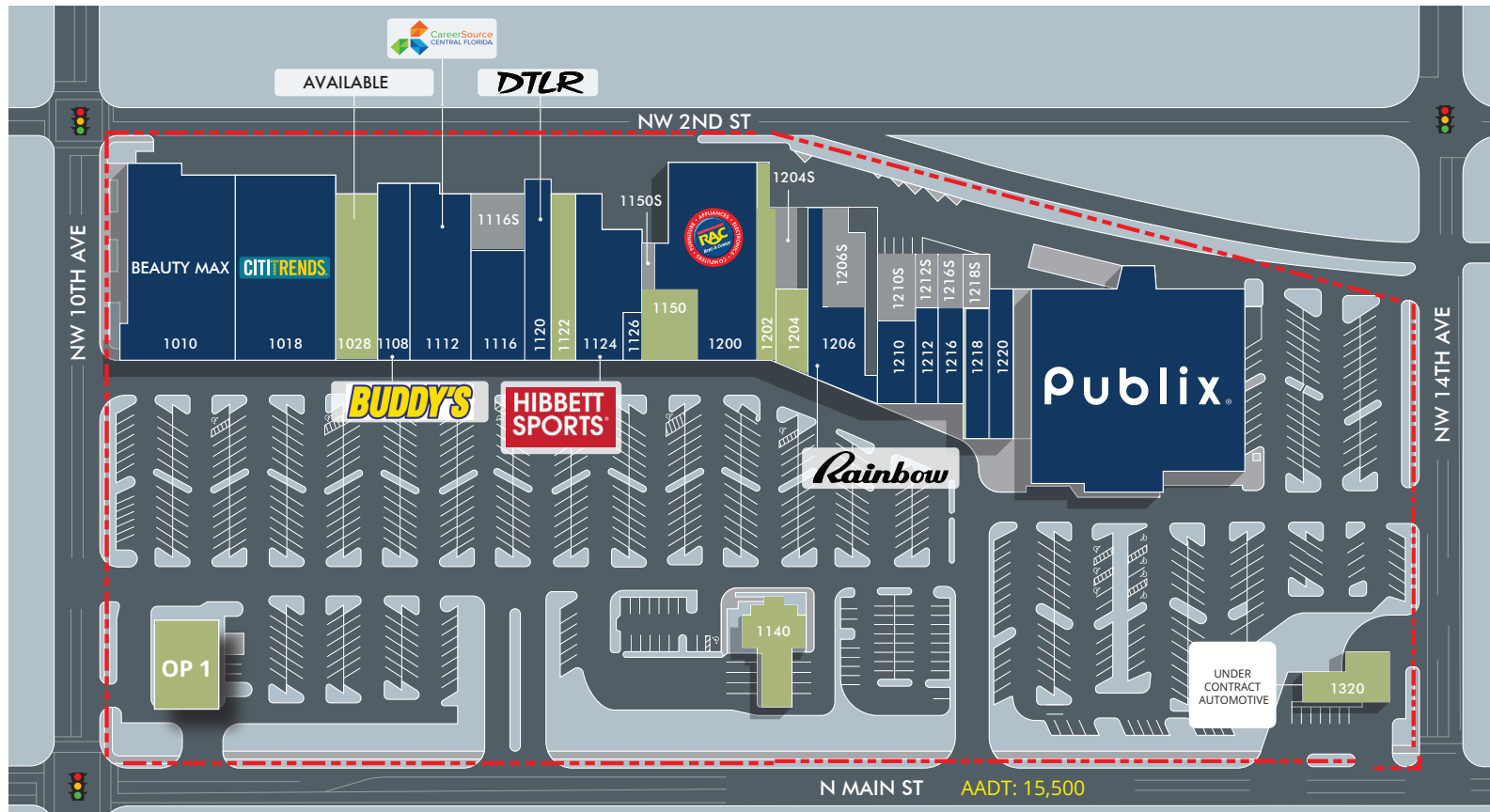


PROPERTY OVERVIEW

- » **Availability: 1,400 SF-20,585 SF and Outparcels**
- » Centrally located on N Main St (AADT: 15,500), offering direct access to downtown Gainesville's restaurants, retail, and campus-area amenities
- » Convenient location on a signalized Intersection
- » Located just 2.0 miles from the University of Florida, ranked No. 4 among public universities by Forbes in 2024, with a student population of 60,000
- » Only 2.7 miles from UF Health Shands Hospital, recognized among the top 50 in the U.S. News & World Report "Best Hospitals" rankings

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,262	78,723	153,770
Households	5,519	30,801	62,629
Daytime Pop.	14,587	74,172	127,834
Ave. HH Income	\$80,235	\$78,122	\$80,914



SUITE	OCCUPANT	SF
1010	MAINSTREET BEAUTY MAX <i>(CAN BE AVAILABLE)</i>	20,585
1018	CITI TRENDS	18,800
1028	AVAILABLE	9,982
1108	BUDDY'S HOME FURNISHINGS	7,160
1112	CAREER SOURCE FLORIDA	10,544
1116	A TOWN WINGS	4,000
1120	DTLR	4,600

SUITE	OCCUPANT	SF
1122	AVAILABLE	2,400
1124	HIBBETT SPORTS	8,549
1126	FIRST ACCEPTANCE INSURANCE	800
1140	AVAILABLE	3,400
1150	AVAILABLE	3,576
1200	RENT-A-CENTER	5,483
1202	AVAILABLE	1,981
1204	AVAILABLE	1,400

SUITE	OCCUPANT	SF
1206	RAINBOW	10,198
1210	MAIN STREET LIQUOR	2,280
1212	FLY SMOKE SHOP	2,715
1216	GREAT WALL CHINESE	1,800
1218	H&R BLOCK	2,562
1220	CICI'S NAILS	2,755
1302	PUBLIX	37,888
1320	UNDER CONTRACT - AUTOMOTIVE	2,400
OP 1	AVAILABLE	0.6 AC



