

5 SE 2ND AVE GAINESVILLE, FL 32601

RESTAURANT FOR LEASE



CONTACT FOR PRICING INFO

TRAFFIC COUNT: 14,200 AADT

1,868 SF



PROPERTY HIGHLIGHTS

Turnkey restaurant opportunity in the heart of downtown Gainesville. Formerly home to a beloved local eatery, this well-maintained space comes with built-in goodwill and a layout ideal for continued food service use. High foot traffic, excellent visibility, and close proximity to local attractions make this a standout location for your next culinary venture. Don't miss this rare opportunity to establish your restaurant in one of Gainesville's most recognizable addresses.

LISTING AGENTS



TERESA CALLEN

TERESA@PORTALGAINESVILLE.COM 352.871.5865



DEREK CALLEN

DEREK@PORTALGAINESVILLE.COM 352.284.0124



CALEB NOBLE

CALEB@PORTALGAINESVILLE.COM 352.213.1995

# AERIAL HIGHLIGHTS

Located off of Main Street, proximal and walkable to all of Downtown

Located down the road from the University of Florida and in the heart of Downtown



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352.871.5865



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PROPERTY PHOTOS



## GAINESVILLE OVERVIEW



### DOWNTOWN GAINESVILLE

Gainesville's Downtown is the symbolic heart of the city. A quintessentially quaint tight-knit gathering of shops, restaurants, theatres and parks it somehow pulls off always feeling lively, yet open and personal at the same time. By day, walk down tree-lined streets. Take in the sounds of live music as it bounces off the buildings surrounding the Bo Diddley Plaza.

Fulfill your quest for knowledge at the Alachua County Library District Headquarters and browse books, music, movies and attend educational events and programs. By night, take in a play or movie at the Hippodrome Theatre or wander by the one-of-a-kind shops and fun boutiques around Union Street Station before sitting down to dinner at a mouth-watering restaurant and enjoy a pint of local craft beer. Just like downtown itself, there's something for everyone.

### UNIVERSITY OF FLORIDA

The University of Florida (UF), located in Gainesville, is a top-tier public research university renowned for its academic excellence and vibrant campus life. Established in 1853, UF is one of the largest universities in the United States, serving over 56,000 students across diverse undergraduate, graduate, and professional programs. As a member of the prestigious Association of American Universities, UF is committed to advancing research, with robust programs in fields such as agriculture, engineering, business, and health sciences. The university boasts a dynamic community, rich in traditions and opportunities, where students engage in a multitude of extracurricular activities, sports, and leadership roles. With a strong emphasis on innovation and a global perspective, the University of Florida is dedicated to preparing students for success in a rapidly evolving world.

