

# FORMER TARGET THE STANDARD-250 NW 13TH ST

GAINESVILLE,  
FLORIDA



SUZANNE PINEL WASHBURN  
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**22,628 SF**  
FOR SUB-LEASE

## PROJECT HIGHLIGHTS

- Mixed-use development located at the northwest corner of University Ave and NW 13th St
- Directly adjacent to University of Florida Campus (53,372 Students)
- Co-tenants consist of Chick-fil-A, Chase Bank, Concord Coffee, Orange Theory, Bolay, Rush Bowls, Bahn Mi, Bento and City Food Hall
- Located on the ground floor of The Standard- an up-scale hotel and apartment complex with 438 residential units: \*100% Leased 1,200 bed apartments \*144 Room AC Marriot Hotel
- Immediately west of Publix
- One-mile from UF Health Shands Cancer Hospital, the VA Hospital-Gainesville, and numerous other medical facilities
- 22,628 SF For Sub-lease



## DEMOGRAPHICS



### TOTAL HOUSEHOLDS

1 MILE	3 MILES	5 MILES
7,977	39,513	67,204



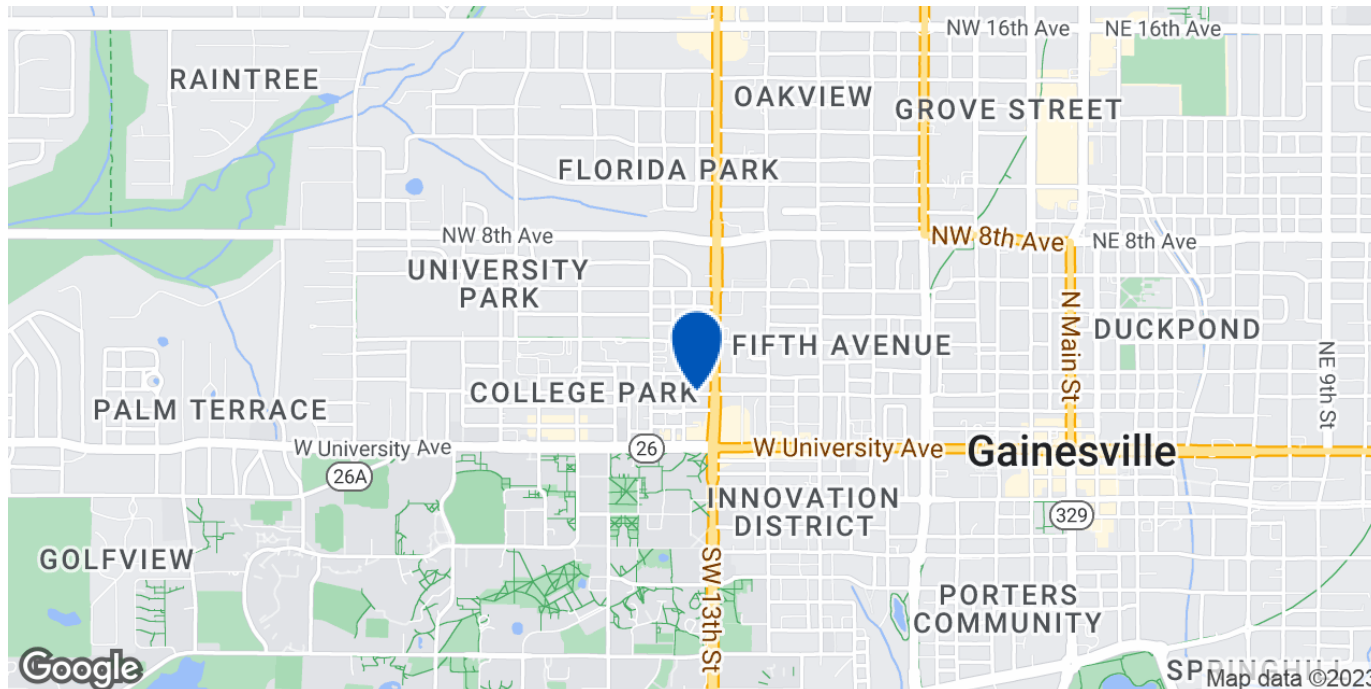
### TOTAL POPULATION

1 MILE	3 MILES	5 MILES
24,613	96,380	162,641



### MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
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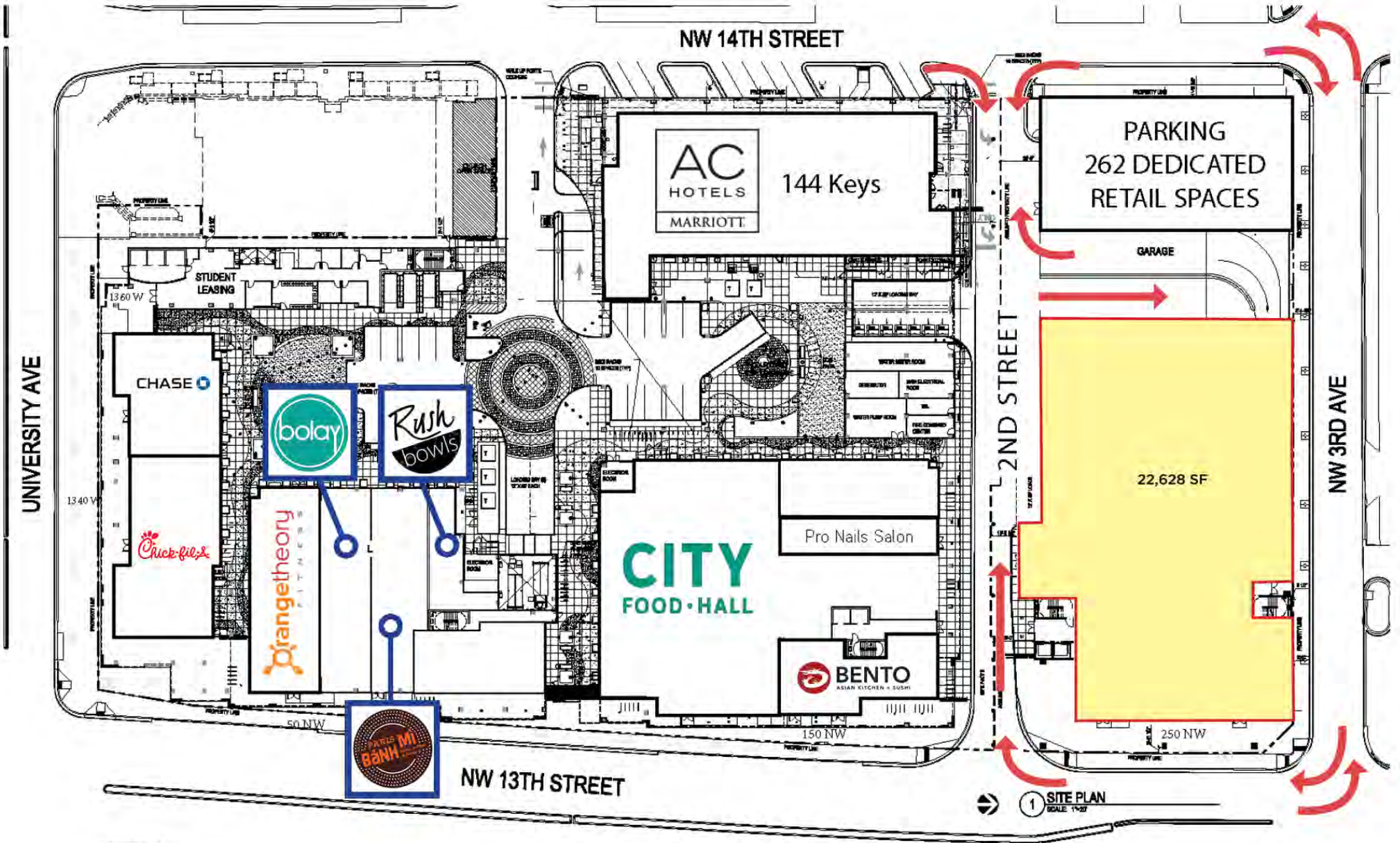
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# THE STANDARD - 250 NW 13TH ST.

OVERVIEW

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The mixed-use development is located at the northwest corner of University Avenue and NW 13th Street. It consists of three blocks bounded by NW 3rd Avenue to the north, W University Avenue to the south, NW 13th Street to the east, and NW 14th Street along the west. It is a vertically mixed-use facility consisting of residences, retail shops, restaurants, and a hotel.

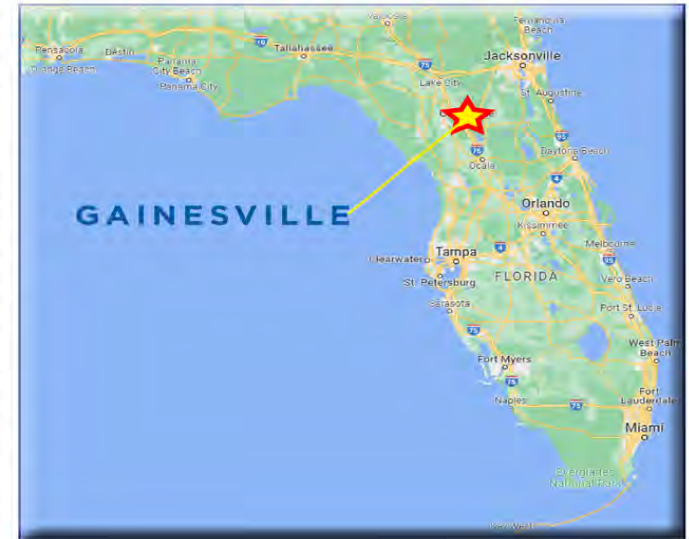
The first floor within the south and middle blocks are developed with hotel, retail, and commercial use. The first floor on the north block is mostly retail. Floors two through ten of the south and middle blocks are residential and hotel, with the hotel units facing NW 14th Street. There is an amenity deck on the tenth floor. Above the retail space on the north block is a multi-level parking garage with approximately 1,131 parking stalls. Valet parking along with self-parking is provided for customers, residential, and hotel guests.

### Market

The city of Gainesville is the largest city in Alachua County, and serves as the county seat. It is the principal city of the Gainesville, Florida Metropolitan Statistical Area (MSA) which has a current estimated population of 268,656. Gainesville is home to Florida's largest and oldest university and is one of the state's centers of education, medicine, cultural events and athletics.

The University of Florida (UF) is the largest income boost to the county in general and Gainesville proper. The largest public Florida university with an enrollment of over 50,000 students annually, UF's annual economic impact to the state exceeds \$8.76 billion and generates an estimated 106,118 statewide jobs including more than 41,000 university employees and those employed by supporting businesses. Ben Hill Griffin Stadium on the campus of UF, also known as "The Swamp", is home to the SEC Florida Gators football team and has a seating capacity of 88,658.

Alachua County is home to four major hospitals: North Florida Regional Medical Center (278 beds), Shands Hospital at UF, Shands at AGH, and the Malcom Randal VA Medical Center, each having outstanding expertise in the region. It is also home to the University of Florida Health Science Center, the most comprehensive academic medical center in the Southeast. With more than 1,500 beds between two academic medical centers and four community hospitals, Shands HealthCare is one of the premier health systems in the Southeast.



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