



2311 NW 13th St., Gainesville, FL 32609

#3245 - GAINESVILLE, FL | RETAIL PROPERTY

FOR LEASE | 3,450 SF



LEASE RATE \$11.95 SF/yr (NNN)

Property Description

This property features 3,450 square feet of retail space available for lease. The property also features superb visibility, ample parking, and easy access. Co-tenancy with Crunch Fitness.

Property Highlights

- Frontage and access on Northwest 13th Street
- 3,450 square feet of retail space available for lease.
- Ample and convenient parking
- The property is conveniently located near numerous national retailers and restaurants, including Five Below, Lowe's, Wawa, Ross, Burlington, Rural King, Planet Fitness, and more.

OFFERING SUMMARY

Available Size:	3,450 SF
Lease Rate:	\$11.95 SF/yr (NNN)
Tax Rate:	\$2.10 / SF
Nets:	\$2.71 / SF



Aerial Overview

Beth Calay

561.620.9200 x121

bcalay@kinproperties.com

David Roth

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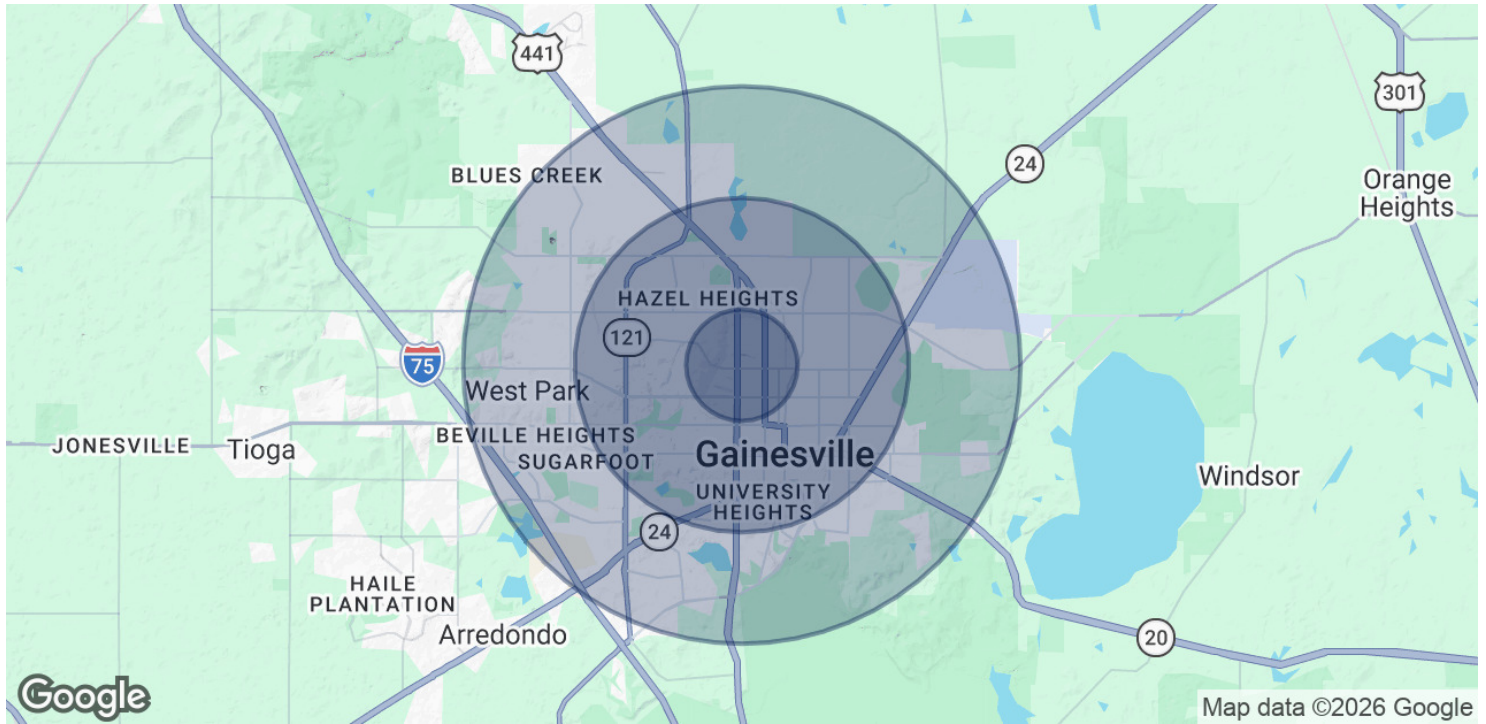
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Population

	1 Mile	3 Miles	5 Miles
Total Population	8,280	82,694	151,712
Average Age	38.6	31.8	32.5
Average Age (Male)	35.1	31.1	31.7
Average Age (Female)	44.1	33.4	33.9

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,030	31,570	61,339
# of Persons per HH	2.1	2.6	2.5
Average HH Income	\$72,032	\$73,673	\$72,916
Average House Value	\$248,854	\$250,745	\$245,842

2023 American Community Survey (ACS)



1.7 MILES
TO UNIVERSITY OF
FLORIDA CAMPUS



5 MINUTES
DRIVE TIME



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