

Second Floor Available

1515 NW 13TH STREET GAINESVILLE, FL 32601



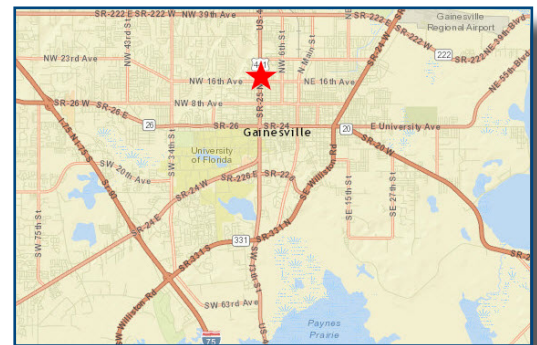
Central Florida



Property Features

- > Space available: 9,100 SF on second floor
 - > Sublease term until 12/31/2034
- > Located at a main retail corridor of NW 13th St. and NW 16th Ave.
- > Multiple points of ingress/egress at lighted intersection
- > Surrounding retailers include: Lowe's, Dollar Tree, Publix, Citi Trends, Family Dollar and Winn Dixie
- > Good population density
- > Traffic Counts: 35,165 VPD on NW 13th St.
24,033 VPD on NW 16th Ave.

Location Map



Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population	11,738	78,436	144,980
Total Households	5,730	31,649	60,694
Average HH Income	\$51,533	\$55,213	\$54,049

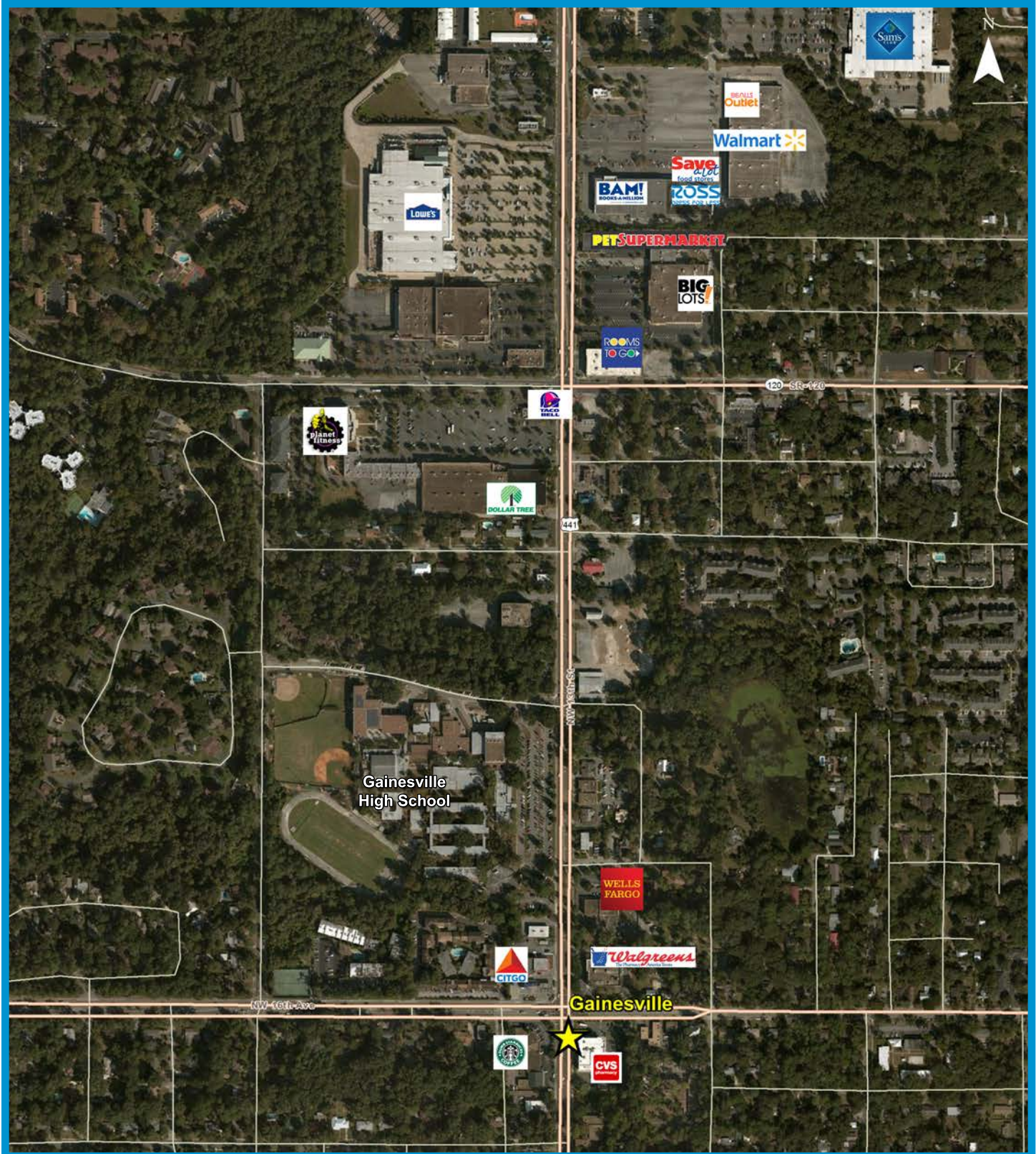
Call for sublease pricing!

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Market Aerial



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