

FOR LEASE SW 37TH BLVD. | GAINESVILLE, FL 32608



Premier Retail Restaurant Spaces off of Archer Road

LEASE RATE

**\$32-38 SF/YR
(NNN)**

Zoning	MU1
Building Size	Up to 20,000± SF
Year Built	Proposed
Market	Gainesville
Submarket	Archer Road Butler Plaza I-75 Corridor

Schedule a Tour Today:

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Colliers International | Northeast Florida
3620 NW 43rd St. Unit B
Gainesville, FL 32606



Property Overview

Offering between 1,000± up to 20,000± square feet of brand-new retail or restaurant space with direct visibility on Archer Road. The subject property will offer easy access and visibility to North Florida’s hottest retail market off the I-75 corridor. Several options of endcaps to entire standalone buildings are available. Lease rates range from \$32-38/SF NNN (\$5 pass-thru).

- \$38/SF for front building
- \$34/SF for middle building
- \$32/SF for largest rear building

Property Highlights

- Direct access and visibility to Archer Road and I-75
- 53,500± AADT
- Prime retail location
- Gorgeous exterior design
- Directly adjacent to Fairfield Inn & Suites
- Among thousands of student housing units

Demographics



Population
(2018)



Population
Projection (2023)



Average Household
Income (2018)



Projected Average Household
Income (2023)

	Population (2018)	Population Projection (2023)	Average Household Income (2018)	Projected Average Household Income (2023)
1 Mile	14,394	15,411	\$32,859	\$38,824
3 Mile	66,325	69,517	\$41,964	\$49,321
5 Mile	137,750	143,841	\$63,499	\$73,639

Source: Esri 2019

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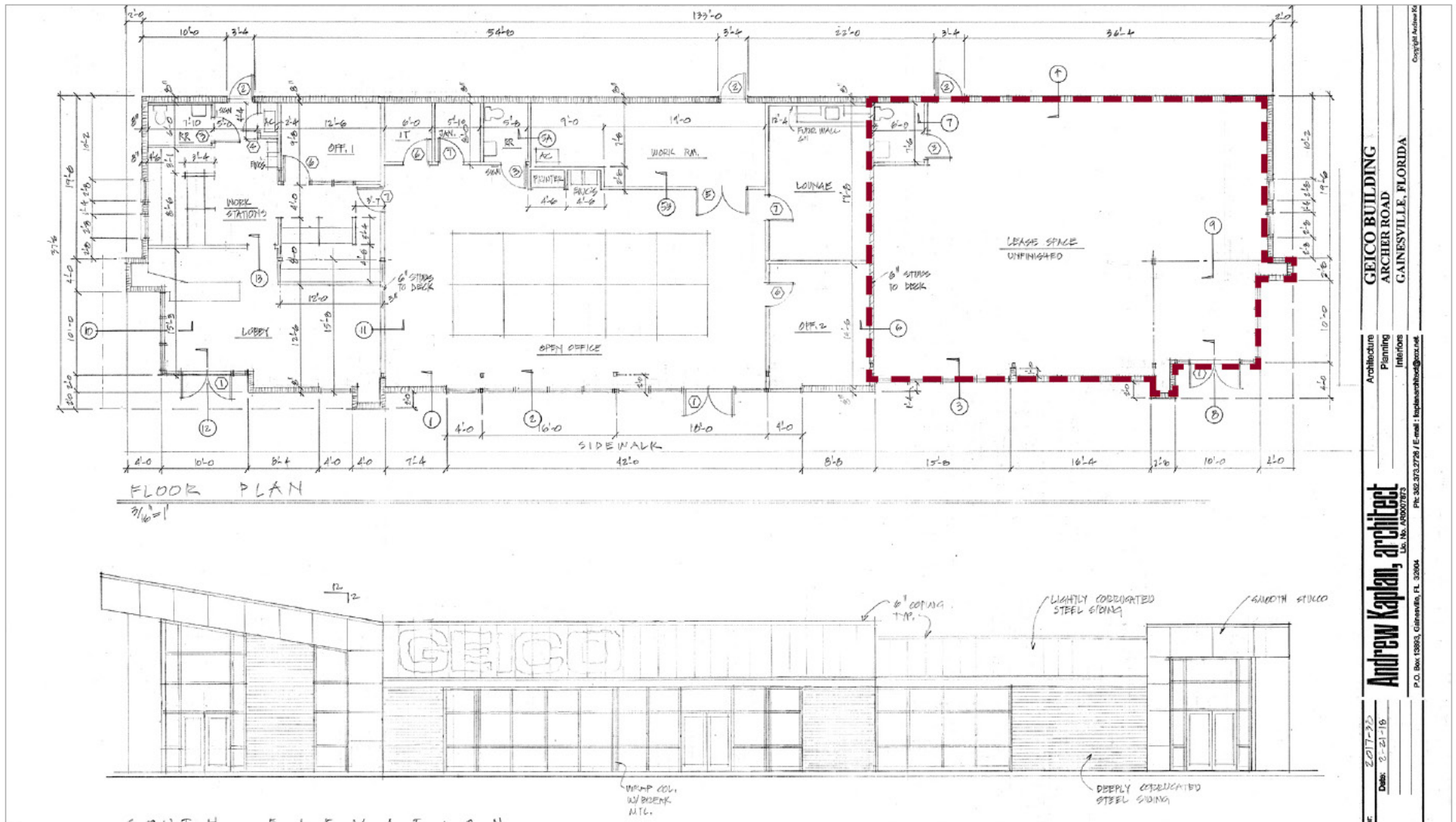
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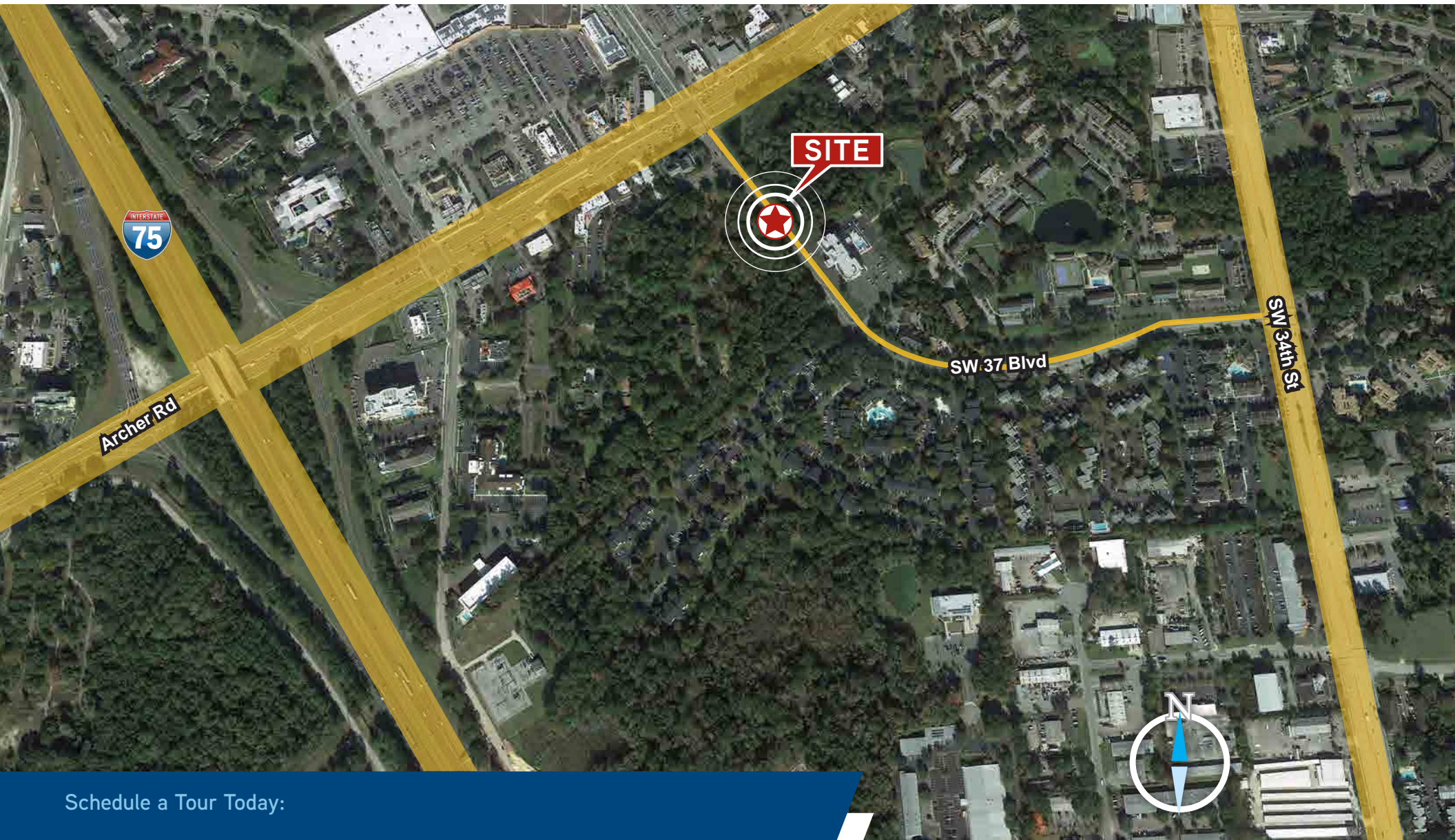


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