



**COLDWELL  
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COMMERCIAL**

**M.M. PARRISH REALTORS**

**FOR LEASE**

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## **ROBERTS' STADIUM CLUB**

1800 W. University Avenue  
Gainesville, FL 32603

### **AREA**

Located directly across University Avenue from Ben Hill Griffin Stadium, in the heart of the University of Florida campus.



[www.TeamCarterRealtors.com](http://www.TeamCarterRealtors.com)

### **Craig Carter**

Commercial Realtor  
352 339 4038  
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### **Michelle Carter**

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**M.M. PARRISH REALTORS**  
7515 W. University Ave., Gainesville, FL 32607  
352.335.4999



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## PROPERTY DESCRIPTION

Retail and office space for lease in the Roberts' Stadium Club - a beautiful mixed use building directly on the edge of the University of Florida campus.

## PROPERTY HIGHLIGHTS

- 24-hour on site security
- great exposure to UF students, faculty, and visitors
- affiliated parking garage
- space available for retail, office or restaurant use

## OFFERING SUMMARY

|                |   |
|----------------|---|
| Lease Rate:    | \$19.00 - 43.00 SF/yr (NNN; \$7.38/SF/YR NNN costs) |
| Available SF:  | 328 - 1,924 SF                                      |
| Building Size: | 100,000 SF  |
| Traffic Count  | 27,500  |

## DEMOGRAPHICS

|                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 5,293    | 39,431   | 64,339   |
| Total Population  | 20,408   | 95,789   | 157,035  |
| Average HH Income | \$35,694 | \$49,540 | \$54,837 |

| SPACES    | LEASE RATE    | SPACE SIZE |
|-----------|---------------|------------|
| Suite 115 | \$43.00 SF/yr | 523 SF     |
| Suite 120 | \$38.00 SF/yr | 328 SF     |
| Suite 140 | \$35.00 SF/yr | 1,924 SF   |
| Suite 330 | \$19.00 SF/yr | 514 SF     |
| Suite 430 | \$19.00 SF/yr | 1,825 SF   |

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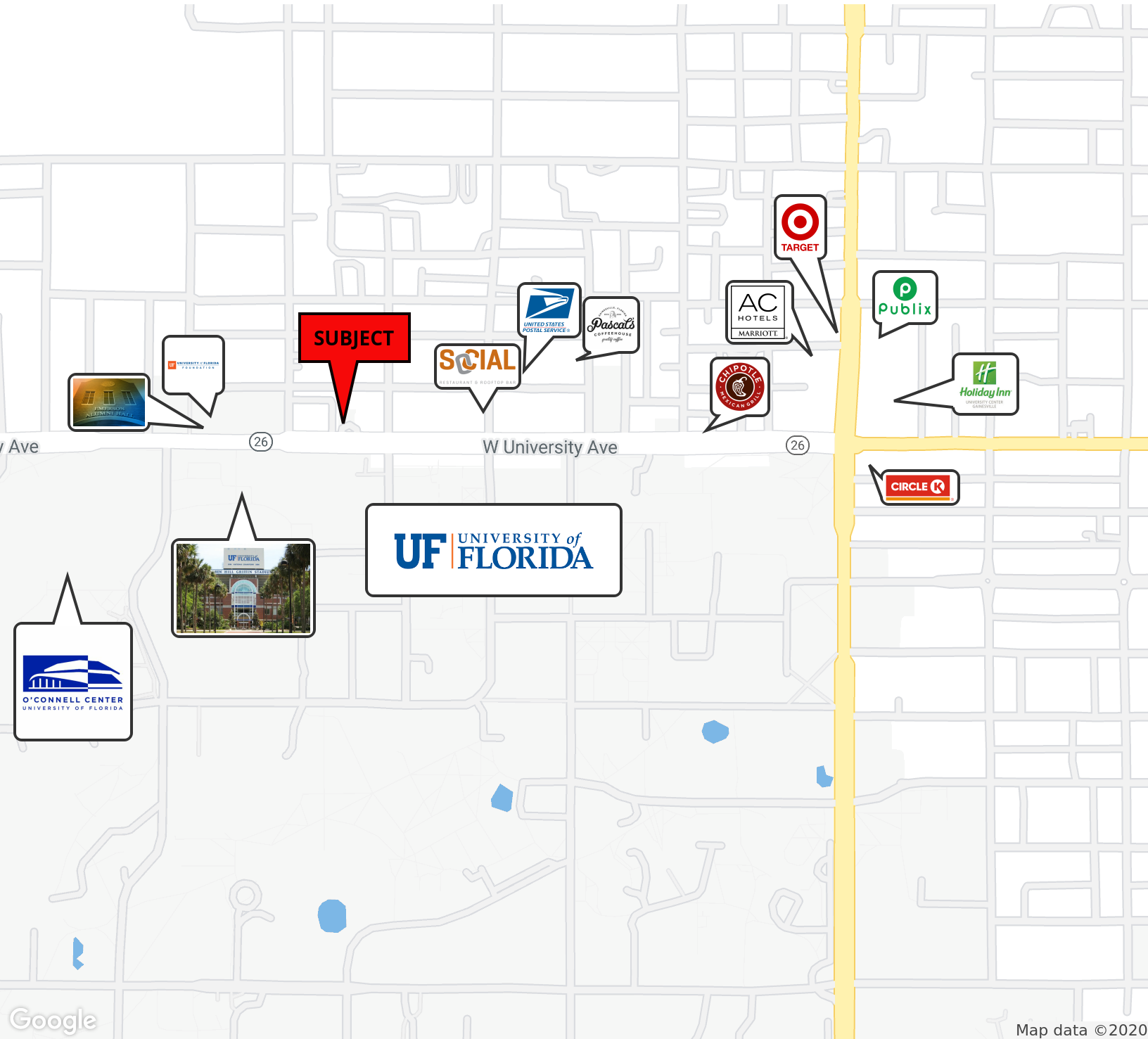
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### THE UNIVERSITY OF FLORIDA

The Roberts' Stadium Club is located across University Avenue from the University of Florida.

The University of Florida is the oldest and largest university in the state. Its history dates to 1853, when the Kingsbury Academy in Ocala was acquired by the state-supported East Florida Seminary. In the 1860s, the seminary moved to Gainesville and later was consolidated with Florida Agricultural College, a land-grant school in Lake City. In 1905 it became the University of Florida and returned to Gainesville. The University of Florida is ranked #7 among public universities by US News and World Report in 2020.

### STATISTICS

- Over 52,000 students
- Nearly 5000 faculty and staff
- Hosts thousands of visitors per year on campus
- Thriving sports programs that draw over 85,000 people to each home football game and over 10,000 for basketball games



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### CRAIG CARTER

Commercial Realtor

ccarter@mmparrish.com

Direct: 352.339.4038 | Cell: 352.339.4038

### PROFESSIONAL BACKGROUND

Craig and Michelle Carter have proven, in a short period of time, to be a powerhouse in the commercial real estate world. They were the #2 Realtor® in overall commercial transactions and #1 in commercial leases (per Gainesville Alachua County Association of Realtors) for the last two years. As "Team Carter", they are a cohesive, complimentary team that brings to the table the skills, knowledge of the industry and area, contacts and marketing skills to help you buy, sell or lease commercial property of any size in and around the Gainesville area.

Craig is a people person and an out-of-the-box thinker who enjoys solving a problem or conquering a challenge. Michelle has many years of business marketing experience and uses those skills to market your property creatively and aggressively. In addition to owning and operating several businesses in Gainesville, Craig also served on the Gainesville City Commission which gave him a wealth of contacts and insight into the local real estate market.

Learn more about Craig and Michelle or see their listings at [www.TeamCarterRealtors.com](http://www.TeamCarterRealtors.com).

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