

## Markets West at Tower Road

7487 SW 13th Road, Gainesville, FL 32607



## FOR SALE/LEASE

3,000 - 12,480 sf Available  
Retail, Office and Medical  
Subject To Offer  
Office

### HIGHLIGHTS

- Markets West is a 16.5-acre mixed-use development featuring pad-ready retail, office, and medical sites available for sale, lease, or build-to-suit in Gainesville, FL. Markets West is part of a 135-acre master development, featuring over 250 homes and over 300 multifamily units.
- This mixed-use development features access from both Tower Road and SW 24th Avenue, and will include a new east-west road to connect Tower Road and SW 24th Avenue, which will provide easier access and less congestion.
- Markets West is located in the heart of southwest Gainesville's residential population, centrally located between Newberry Road and Archer Road, and proximate to many national retailers, restaurants, and more.

**Rick Cain, CCIM**

352.505.7588

[rick.cain@avisonyoung.com](mailto:rick.cain@avisonyoung.com)

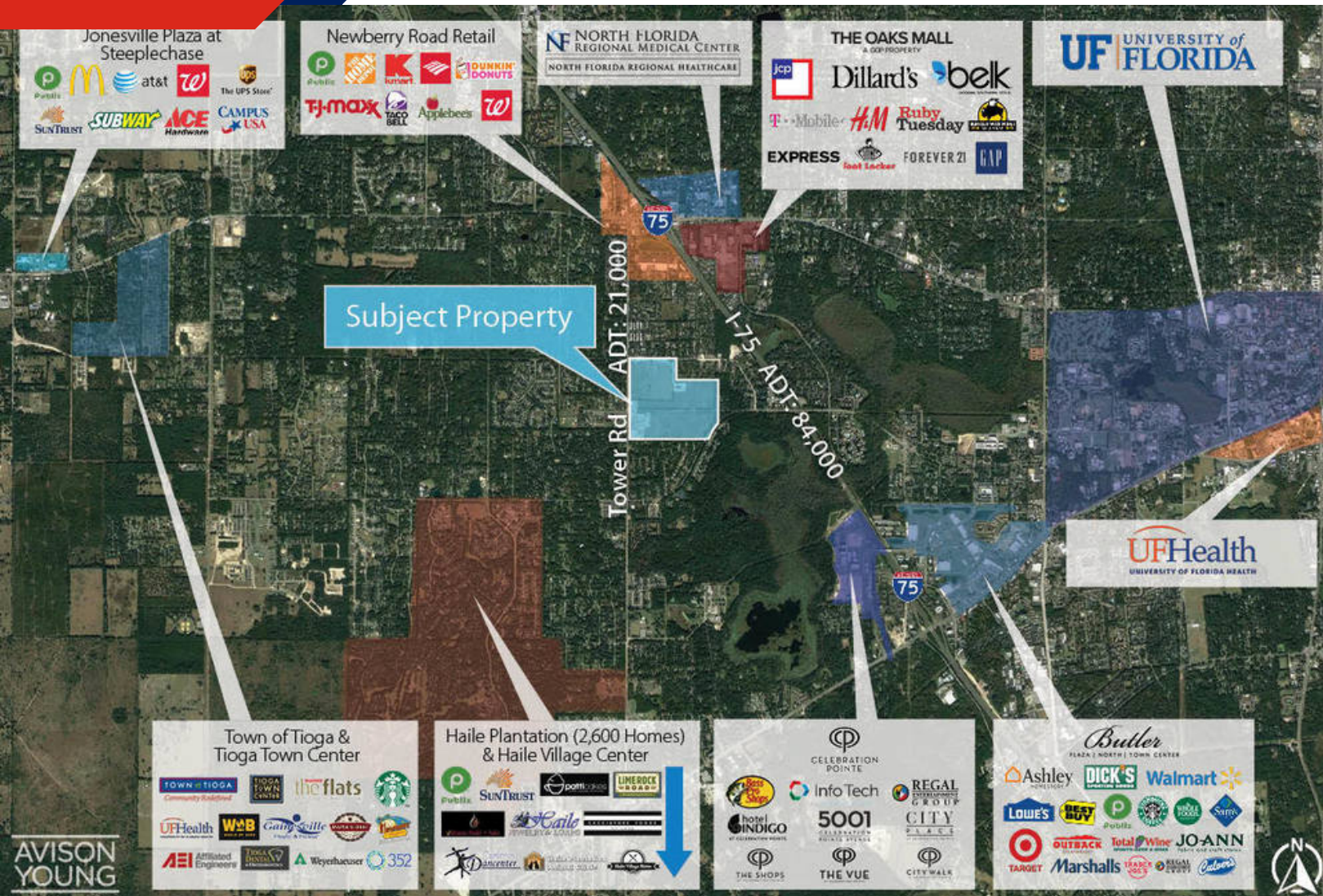
**Nick Banks**

352.505.4609

[Nick.Banks@avisonyoung.com](mailto:Nick.Banks@avisonyoung.com)



### Aerial Map



#### Location

In the heart of  
Southwest Gainesville's  
Residential Population



#### Features

Pad-ready  
retail, office, and  
medical sites



#### Access

Easy access via  
Tower Road and  
SW 24th Avenue

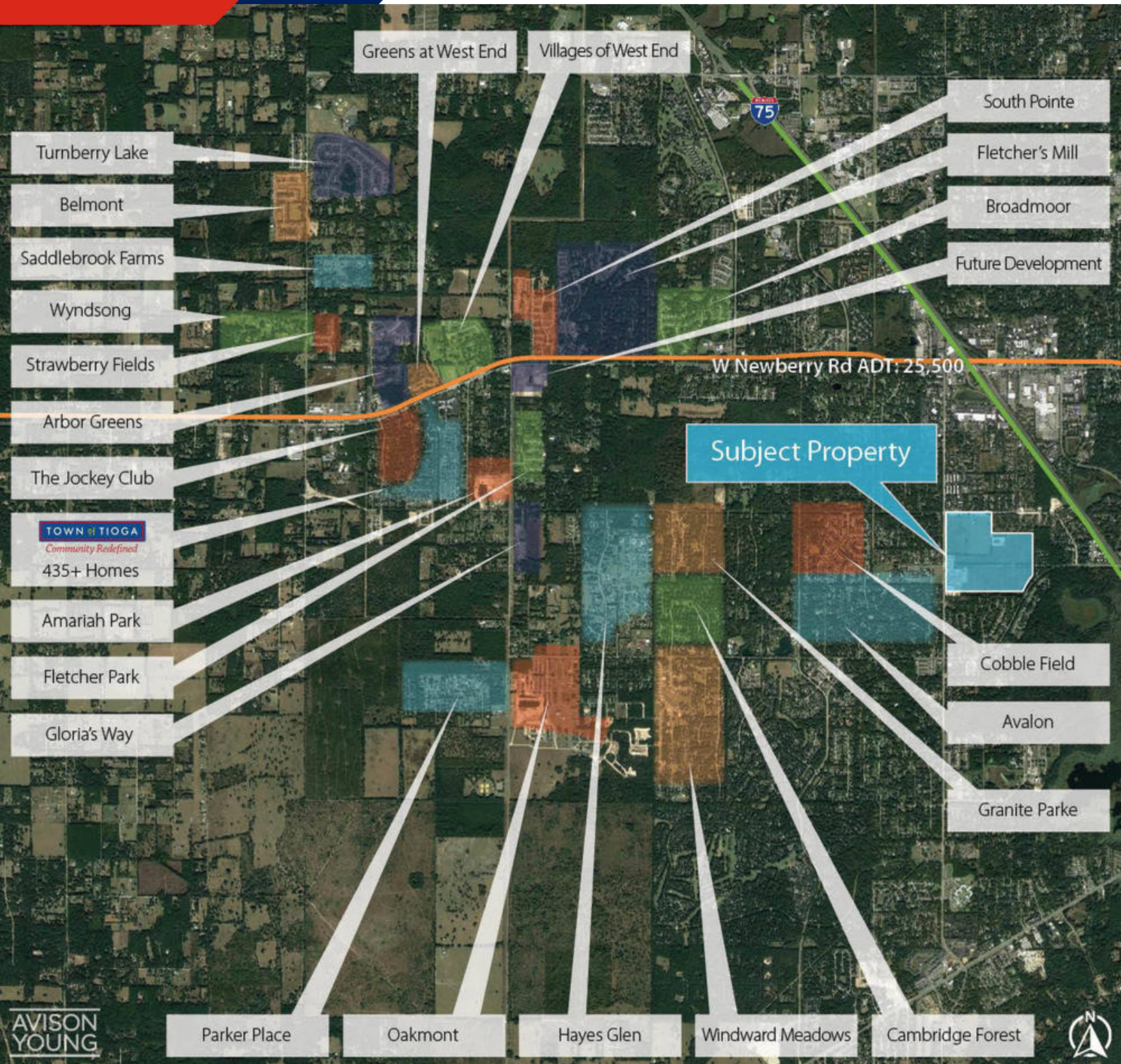


#### Layout

16.5 acre  
mixed-use  
development

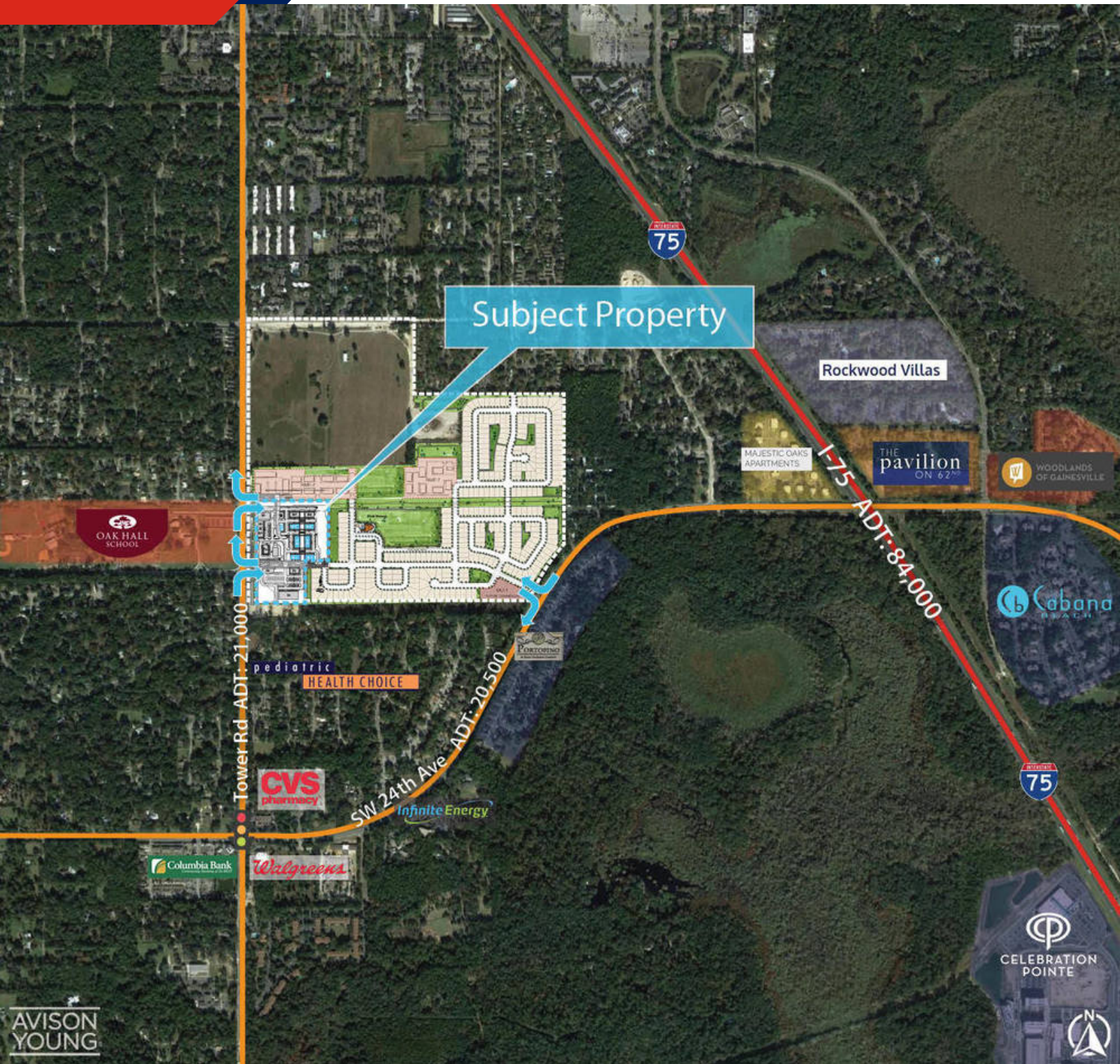


### Nearby Residential



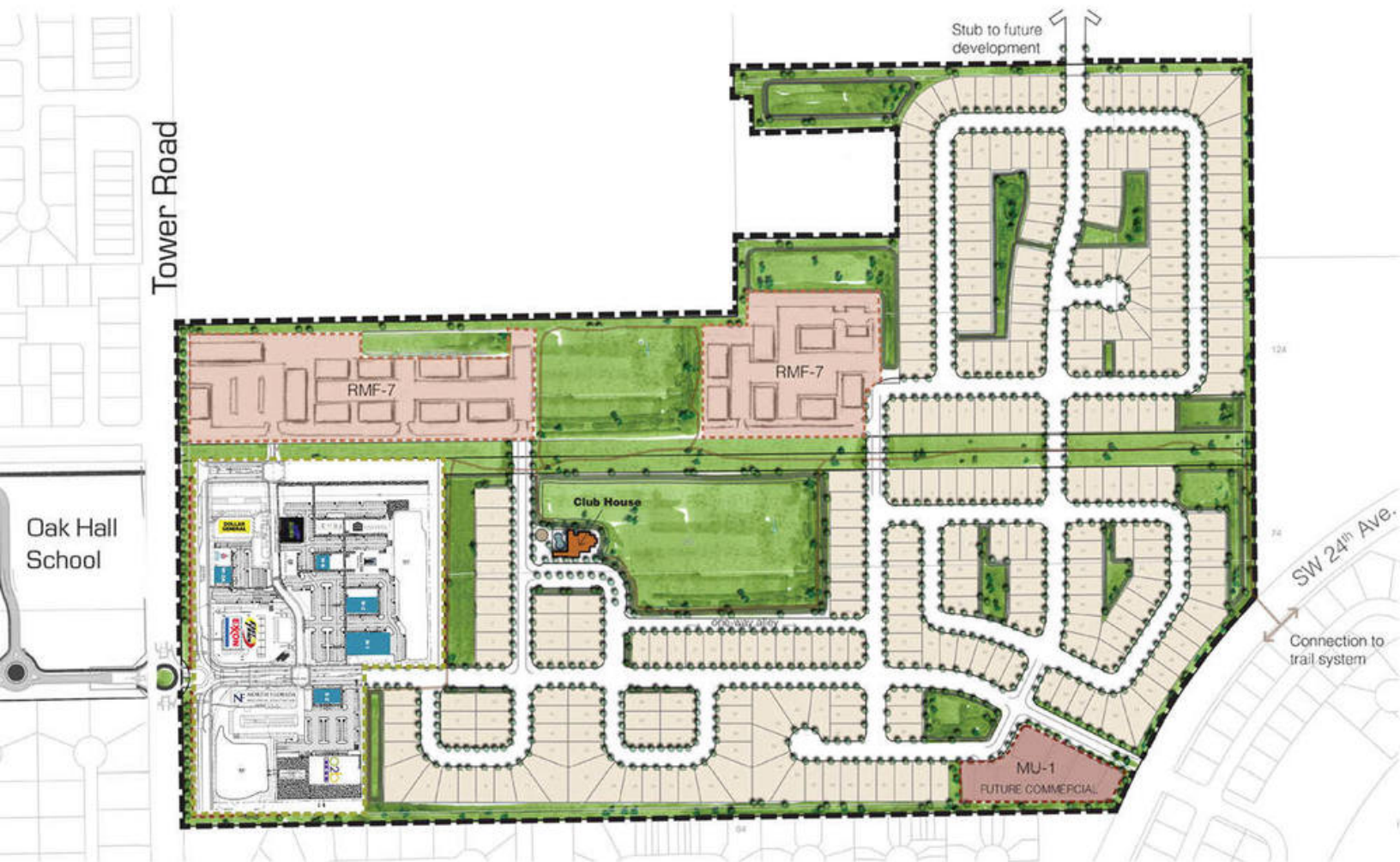


### Aerial Map





### Conceptual Site Plan



### Availability



Building #	Tenant	Sq. Ft.
S-1	North Florida Regional Medical Center	
S-2	AVAILABLE	5,000
S-3	O2B Kids!	18,000
N-1	AVAILABLE	12,480
N-2	AVAILABLE	5,400
N-3	Tower Hill Insurance	15,000
N-4	Concept Companies	15,000
N-5	Level Architecture	2,304
N-6	Numa Speed	3,225
N-7	Swift Creek Realty	3,225
N-8	Campbell Spellicy Engineering	2,496
W-1	Exxon Gas / C. Store	
W-2A	AVAILABLE	3,000
W-2B	Sherwin Williams	3,500
W-3	Dollar General	

Lease options can be divided for a minimum divisible of 1,250 sf.



### Additional Photos and Info



#### MIXED USE DEVELOPMENT, RETAIL AND OFFICE, BUILD-TO-SUIT OPPORTUNITY



**BUILDING PADS  
FOR SALE**  
2,300 - 12,480 SF

**BUILD-TO-SUIT  
FOR SALE**  
2,000-12,480 SF

**BUILD-TO-SUIT  
FOR LEASE**  
1,250 - 12,480 SF

**TAX ID**  
06676-001-000

Markets West is a 16.5-acre mixed-use development featuring readily available office, medical, and retail sites for sale, for lease, or as build-to-suit in Gainesville, FL. Markets West is part of a 135-acre master development, featuring over 300 homes and 248 multi-family units.

This mixed-use development features full access from both Tower Road and S.W. 24th Ave., and will include a new east-west road to connect Tower Road and S.W. 24th Ave., which will provide easier access and less congestion.

Markets West is located in the heart of southwest Gainesville's Residential population, centrally located between Newberry Road and Archer Road, and proximate to many national retailers, restaurants, and more.



**EXCELLENT  
DEMOGRAPHICS**

**HIGH INCOME**

**HIGH DENSITY**

**JOIN USERS  
SUCH AS...**

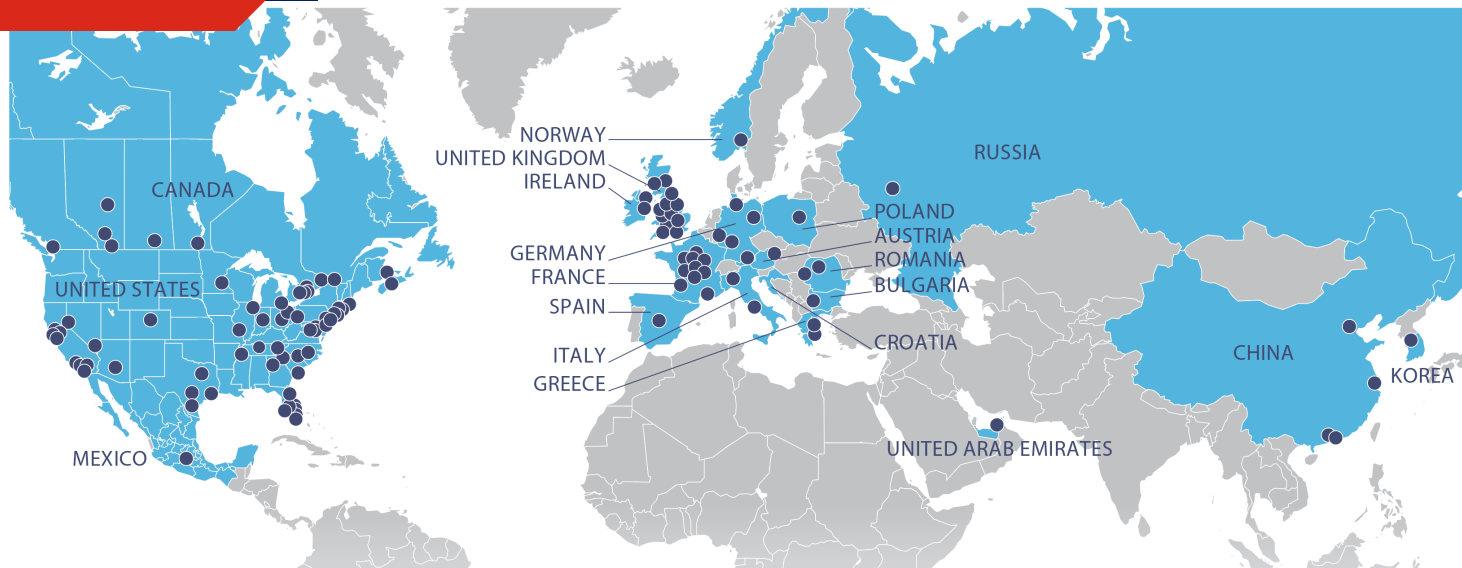


**Tower Hill  
Insurance**



**DOLLAR GENERAL**

### About Us



### Avison Young at a Glance

Founded: **1978**  
 Total Real Estate Professionals: **5,000**  
 Offices: **120**  
 Countries: **20**  
 Brokerage Professionals: **1,600**  
 Property Under Management: **290 million sf**

Avison Young is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its Principals. Founded in 1978, with legacies dating back more than 200 years, the company comprises approximately 5,000 real estate professionals in 120 offices in 20 countries. The firm's experts provide value-added, client-centric investment sales, leasing, advisory, management and financing services to clients across the office, retail, industrial, multi-family and hospitality sectors.



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