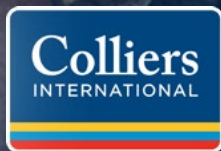


RETAIL/RESTAURANT SPACE FOR LEASE

Hub on Third Avenue & Hub on University

1258 NW 3rd Avenue
Gainesville, FL 32601
Offers up to 11,000 SF

1227 W University Avenue
Gainesville, FL 32601
Offers up to 9,687 SF





The Hub on Campus Gainesville offers two mixed-use development sites in UF's Campus Core. Hub on Campus at 3rd Avenue and Hub on Campus at University, offer the best of student housing and retail space combined.



3RD AVENUE

The Hub on Campus at 3rd Avenue offers up to 11,000 square feet of configurable, first generation space.



UNIVERSITY

The Hub on Campus at University offers 9,687 square feet of configurable, first generation space with direct frontage on the campus' main thoroughfare.

To schedule a tour, please contact:

Jason Hurst

+1 352 256 6714

jason.hurst@colliers.com

Bennett Harrell

+1 904 252 2823

bennett.harrell@colliers.com

Nancy Sumner

+ 1 904 861 1134

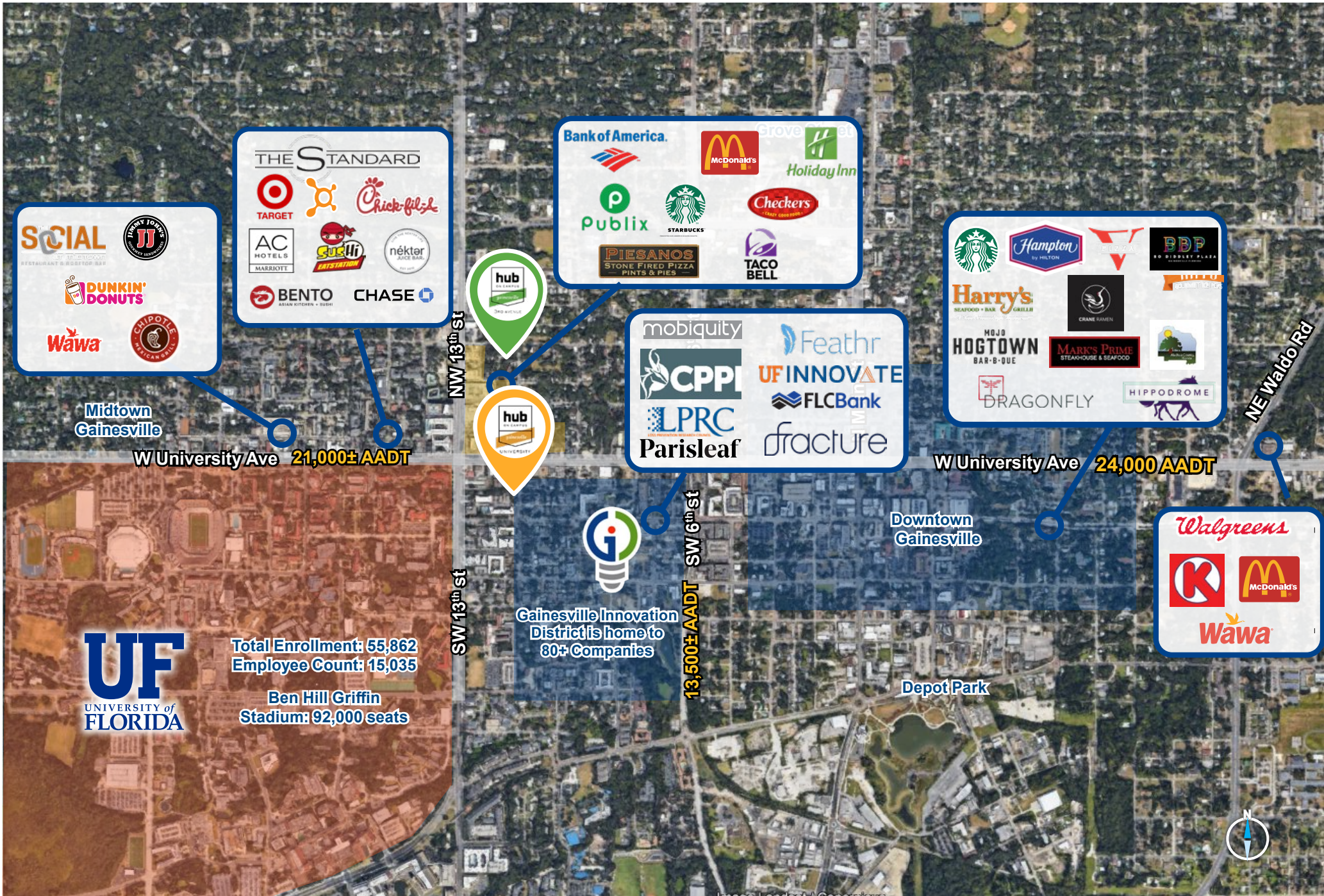
nancy.sumner@colliers.com

Katy Figg

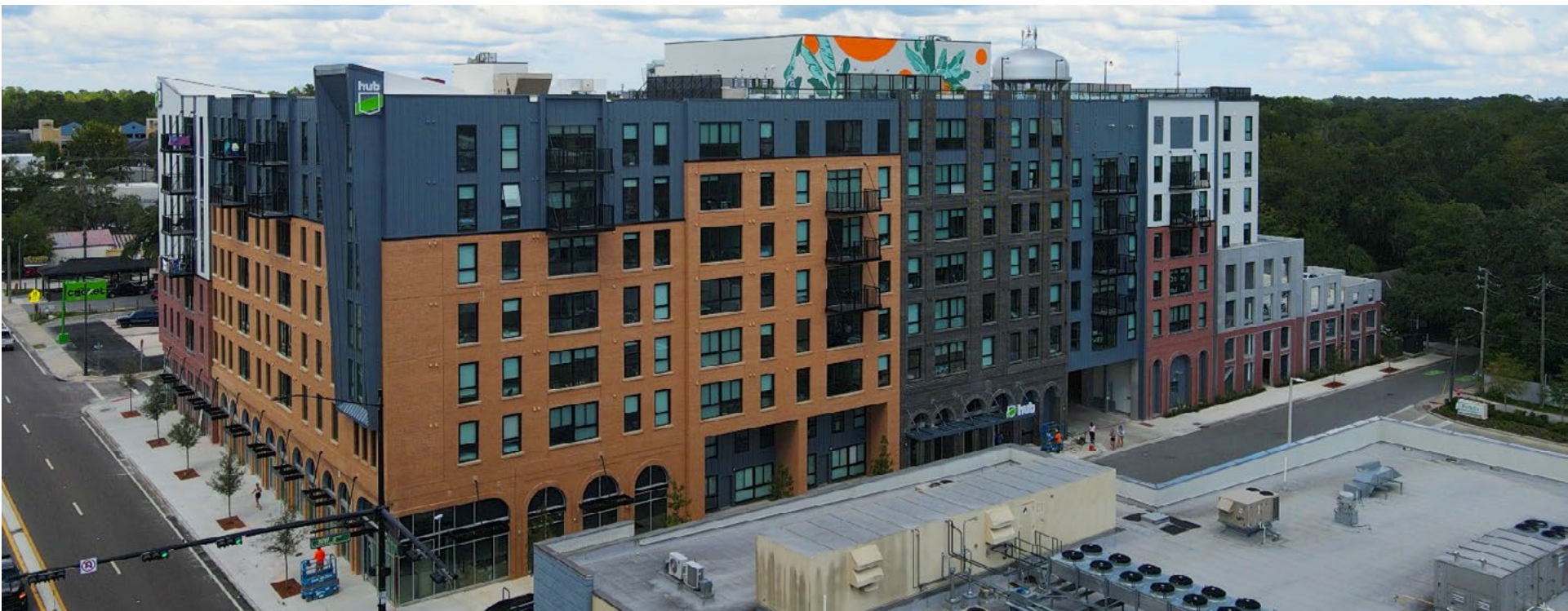
+1 904 861 1133

katy.figg@colliers.com

Trade Area Map



Hub on Campus Gainesville



Hub on Third Avenue

1258 NW 3rd Avenue, Gainesville, FL 32601

Property Highlights

- 11,000 square feet ground floor, configurable retail space at the new construction mixed-use residential and retail project
- Great location along 13th Street a block north of campus
- Perfect for a variety of retail uses with the ability to accommodate restaurant requirements
- The development is 90% occupied and features 661 beds
- Area co-tenants include Krispy Kreme, Italian Gator Pizza, Relish University Avenue, Chick-fil-A, Chipotle, Target Express, CVS, Publix Supermarket, Walgreen's, Felipe's Mexican Taqueria, Taco Bell, McDonald's, The Social at Midtown, Bank of America

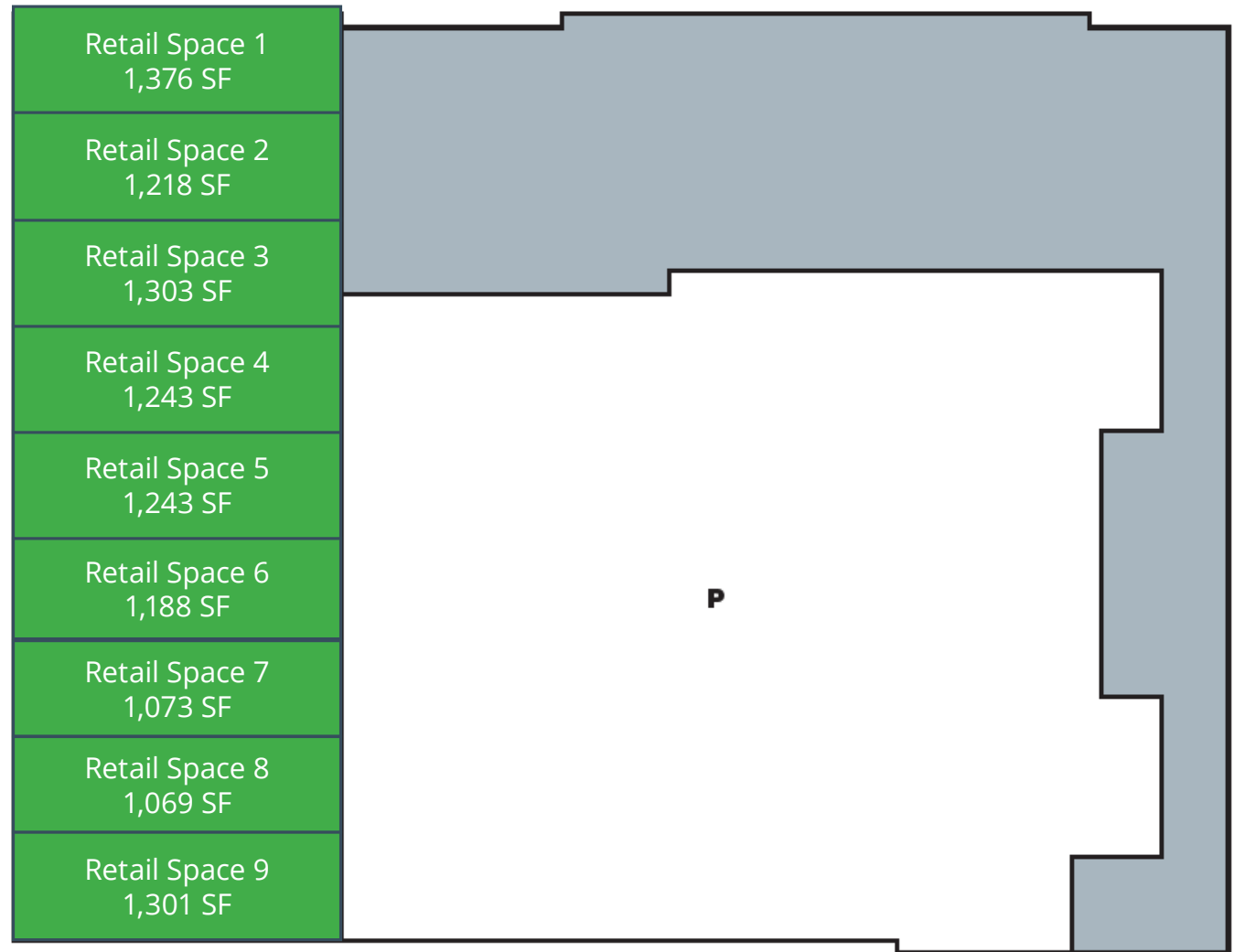


3RD AVENUE

Available Spaces*

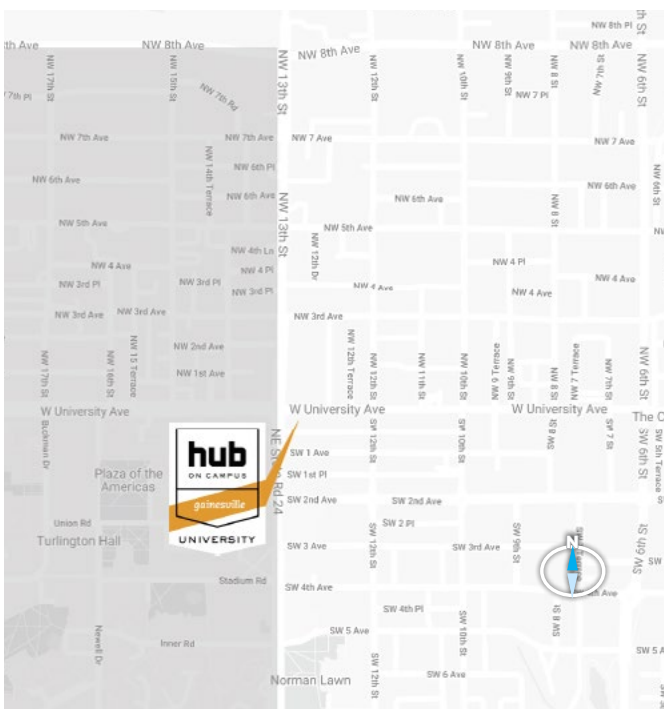
Space 1	1,376 SF
Space 2	1,218 SF
Space 3	1,303 SF
Space 4	1,243 SF
Space 5	1,243 SF
Space 6	1,188 SF
Space 7	1,073 SF
Space 8	1,069 SF
Space 9	1,301 SF

NW 13TH STREET



NW 3RD AVE

*Spaces can be combined as needed



Hub on University

1227 W University Avenue, Gainesville, FL 32601

Property Highlights

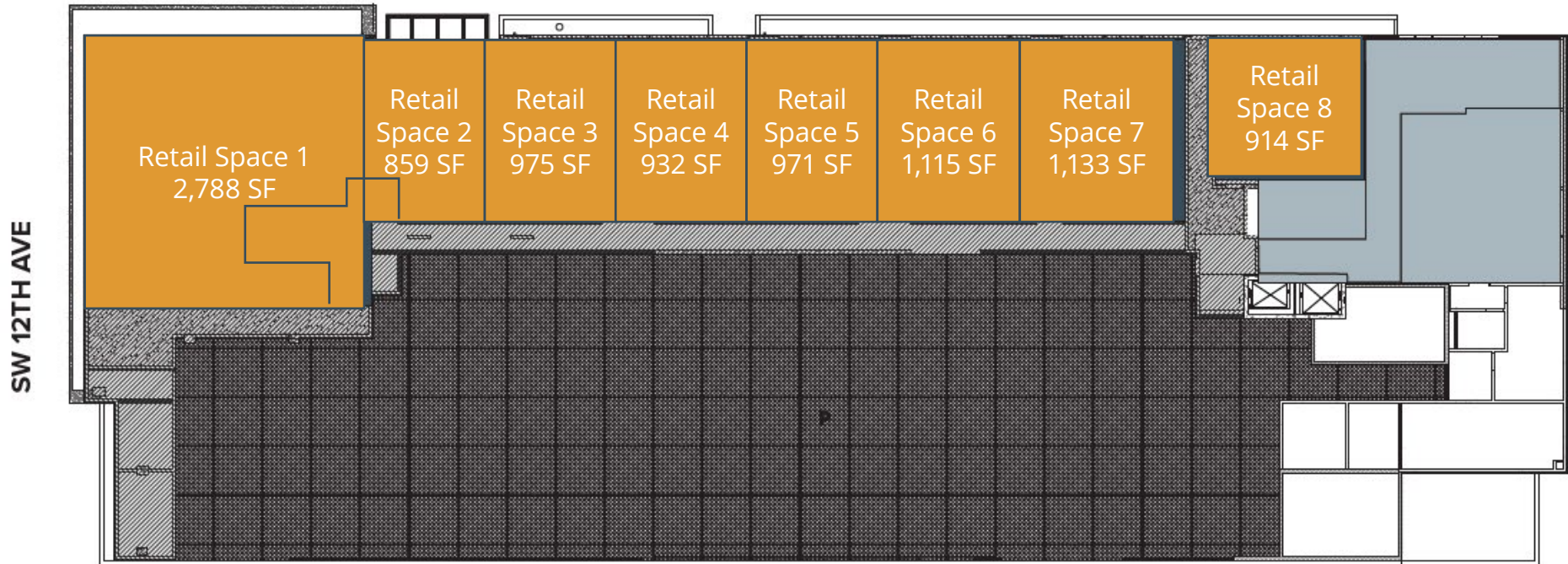
- 9,687 square feet retail space at the new construction mixed-use residential and retail project
- Great location along University Ave and just 2 blocks from the University of Florida campus (55,000 Students)
- Perfect for a variety of retail uses with the ability to accommodate restaurant requirements
- The development is 93% occupied and features 661 beds
- Area co-tenants include Krispy Kreme, Italian Gator Pizza, Relish University Avenue, Chick-fil-A, Chipotle, Target Express, CVS, Publix Supermarket, Walgreen's, Felipe's Mexican Taqueria, Taco Bell, McDonald's, The Social at Midtown, Bank of America



Available Spaces*

Space 1	Space 2	Space 3	Space 4	Space 5	Space 6	Space 7	Space 8
2,788 SF	859 SF	975 SF	932 SF	971 SF	1,115 SF	1,133 SF	914 SF

W UNIVERSITY AVE



*Spaces can be combined as needed



UF | UNIVERSITY of FLORIDA

The University of Florida is home to 35,000 undergraduate and 17,000 graduate students. Established in 1853, the University is built on 2,000 acres of central Gainesville land. UF is made up of 16 individual colleges and over 150 research centers. Truly an academic and athletic powerhouse, the University of Florida is consistently ranked as a Top 8 Public University, and has won 35 NCAA national titles as of 2019.

This area is also where you will find UF Health/Shands, a massive healthcare complex that is a Top 50 healthcare provider in the nation. The University of Florida and UF Health/Shands are the top two employers in Alachua County, employing 27,870 and 12,000 residents respectively. The large student and employee population makes this market area very popular with businesses looking for a high amount of foot traffic and the captive audience of students and employees that are in this area every day. The main intersection in this area is NW 13th St & University Ave with an average daily traffic count of 36,000.

55,000
Students

Established
in **1853**

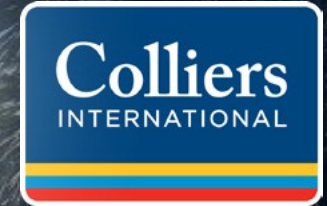
Over 150
research centers

Top 8
Public University

Winner of 35
NCAA National
Titles

Home of
UF Health/
Shands





UF UNIVERSITY of
FLORIDA

NATIONAL CHAMPIONS
1996 2006 2008

BEN HILL GRIFFIN STADIUM

To schedule a tour, please contact:

Jason Hurst

+1 352 256 6714

jason.hurst@colliers.com

Bennett Harrell

+1 904 252 2823

bennett.harrell@colliers.com

Nancy Sumner

+ 1 904 861 1134

nancy.sumner@colliers.com

Katy Figg

+1 904 861 1133

katy.figg@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2020. All rights reserved.