FOR LEASE



±2,250 SF 2ND GEN. RESTAURANT SPACE PLUS PATIO 1404 WEST UNIVERSITY AVE. | GAINESVILLE, FL



DIRECTLY ACROSS FROM THE UNIVERSITY OF FLORIDA WITH 54,000 STUDENTS

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- \bullet ±2,250 SF 2nd generation restaurant endcap available (with outside patio)
- Directly across from the University of Florida destine." with 54,000 students and 14,723 faculty and statt
- Located on University Ave with over 27,500 ADT



- Proximate to Innovation Square, which integrates office, research space. Innovation Square has generated 960 jobs, over \$1 billion dollars in private investment and 193 startup companies.
- 3.85+ million visitors annually to Gainesville for University, healthcare and cultural events
- UF is the 5th largest University campus by enrollment (55K+) in the country. It is the top employer in Gainesville (30K+ employees) followed by the hospital which accounts for 15K+ employees.
- Over 6K student housing beds within 0.5 miles
- UF hospital is less than a mile away with 208 beds



±2,250 SF PLUS

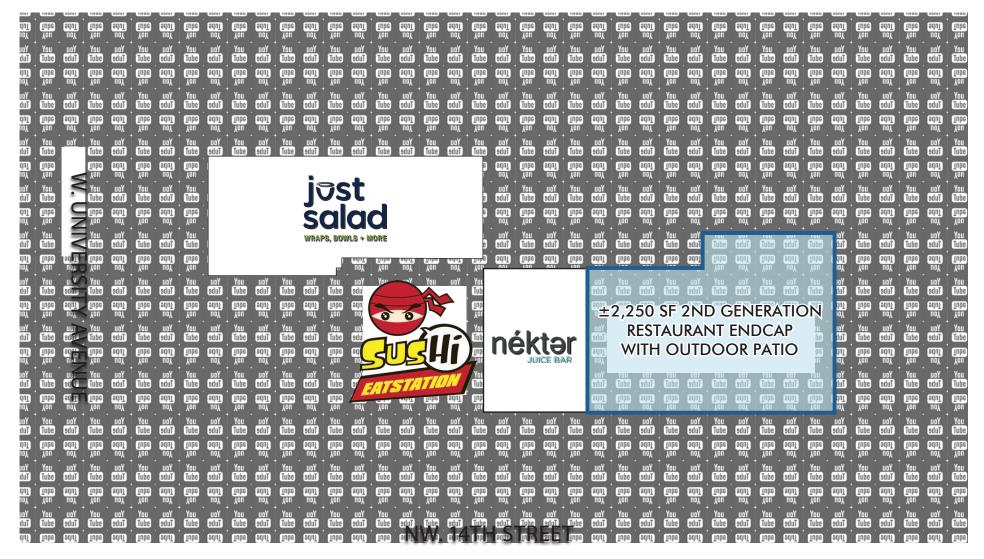
1404 WEST UNIVERSITY AVE. GAINESVILLE, FL



DEMOGRAPHICS

SITE | HIGHLIGHTS

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AVAILABLE

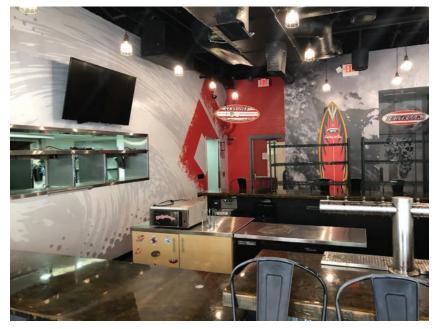
Unit:	Square Footage
Space	± 2.200 SE $w/ \pm 200$ SE $Outda$

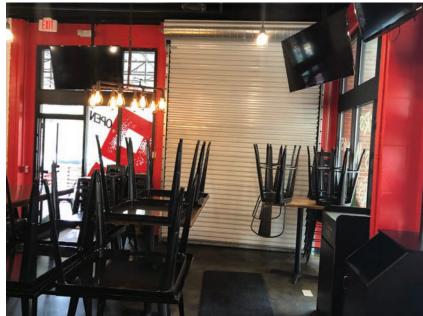
Space: $\pm 2,200$ SF w/ ± 800 SF Outdoor Patio (Ground Floor)





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SITE | INTERIOR PHOTOS

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AERIAL | TRADE

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