



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

DAVID EGGNATZ

Senior Director

DavidEggatz@dkatz.com

(561) 869-4344

KATZ & ASSOCIATES

just salad
WRAPS, BOWLS + MORE



nēktər
JUICE BAR

**±2,250 SF PLUS
PATIO
AVAILABLE**



HIGHLIGHTS

- ±2,250 SF 2nd generation restaurant endcap available (with outside patio)
- Directly across from the University of Florida with 54,000 students and 14,723 faculty and staff 
- Located on University Ave with over 27,500 ADT
- Surrounding retailers include:





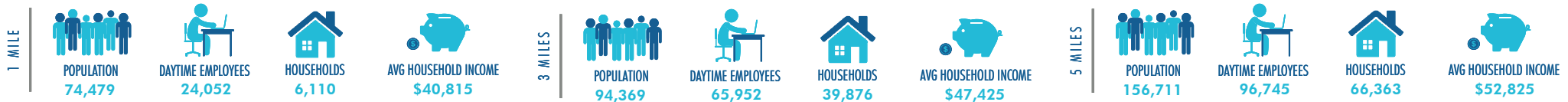






- Proximate to Innovation Square, which integrates office, research space. Innovation Square has generated 960 jobs, over \$1 billion dollars in private investment and 193 startup companies.
- 3.85+ million visitors annually to Gainesville for University, healthcare and cultural events
- UF is the 5th 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

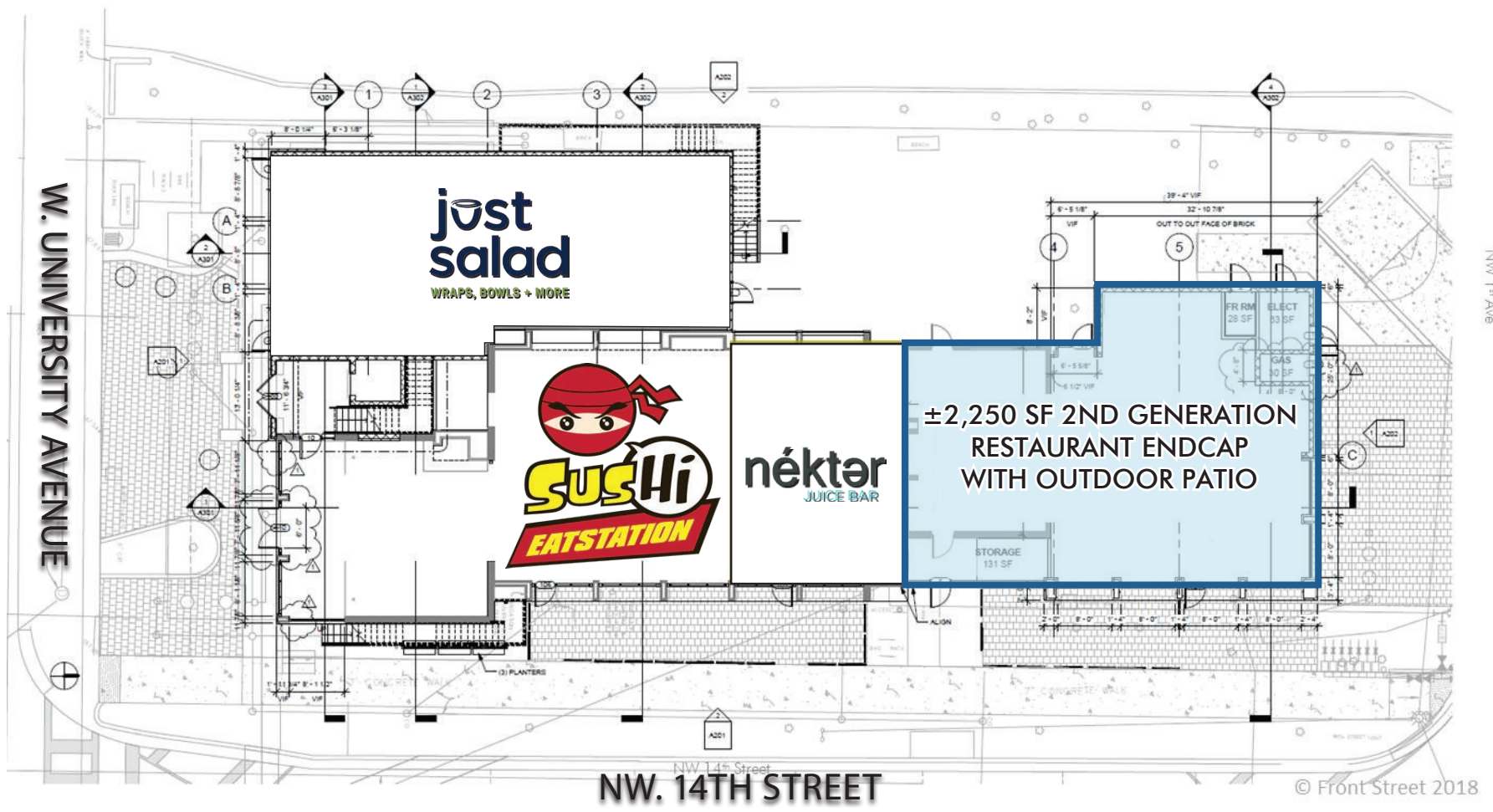
DEMOGRAPHICS



SITE | HIGHLIGHTS

1404 WEST UNIVERSITY AVE.
GAINESVILLE, FL

LEVEL 1



AVAILABLE

Unit:	Square Footage
Space:	±2,200 SF w/ ±800 SF Outdoor Patio (Ground Floor)

KATZ & ASSOCIATES



SITE | INTERIOR PHOTOS

1404 WEST UNIVERSITY AVE.
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