

# GAINESVILLE SHOPPING CENTER

1302 N Main St, Gainesville, FL 32601

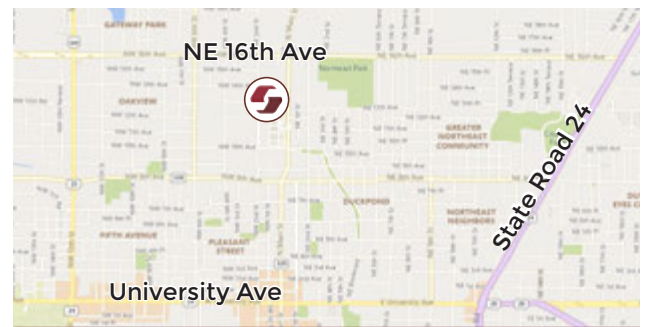


## GAINESVILLE, FL

### 0.369 AC CORNER OUTPARCEL AVAILABLE

- Publix-anchored shopping center located in Downtown Gainesville, FL
- Located on N Main Street which provides excellent visibility and has a signalized intersection
- Just 1 mile east of the University of Florida, attracting both nearby residents and college students  
UF is the largest employer and presence in the City of Gainesville with 54,854 students enrolled and an academic staff of 5,077

### LOCATION



LAT: 29.663 / LON: -82.325

Demographics	3 Miles	5 Miles	7 Miles
Q2 2020 Population	66,069	137,337	175,794
Q2 2020 Households	25,661	55,948	72,426
Q2 2020 Avg HH Income	\$60,956	\$59,955	\$63,337

### TRAFFIC COUNTS

North Main St	15,500
Northwest 8th Ave	15,700

### Leasing Contact

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## SITE PLAN

<b>OP-1</b>	<b>Available</b>	<b>0.39 AC</b>	1200	Rent-A-Center	5,483
1010	Beauty Max	20,585	1202	Just Peachy	1,981
1018	Citi Trends	18,800	1204	Pizza Hut	1,400
1028	Family Dollar	9,982	1206	Rainbow	9,000
1108	Buddy's Home Furnishings	7,160	<b>1206S</b>	<b>Available</b>	<b>2,000</b>
1112	Career Source	10,554	1210	Main Street Liquor	2,280
<b>1116</b>	<b>Available</b>	<b>4,000</b>	<b>1212</b>	<b>Available</b>	<b>2,715</b>
1120	DTLR	4,400	1216	Chinese Takeout	1,800
<b>1122</b>	<b>Available</b>	<b>2,518</b>	<b>1218</b>	<b>Available</b>	<b>1,800</b>
<b>1124</b>	<b>Available</b>	<b>8,549</b>	1220	Q Nails	2,000
1126	Acceptance Insurance	800	1302	Publix	38,400
1140	Compass Bank	12,000	1320	Tire Outlet	2,400
1150	H&R Block	3,480			

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