

Mixed Use Development – Retail, Apartments & Office Gainesville, FL

RD MANAGEMENT LLC

Gainesville, Florida

Mixed Use Development – Retail, Apartments & Office



Location:

NW 13th Street & NW 3rd Avenue near University Avenue in Gainesville, Florida 32601.

Type:

Mixed Use Development – Retail, Apartments & Office

GLA:

Existing buildings will be redeveloped for 312,498 sf multi-level mixed use on 1.74 acres

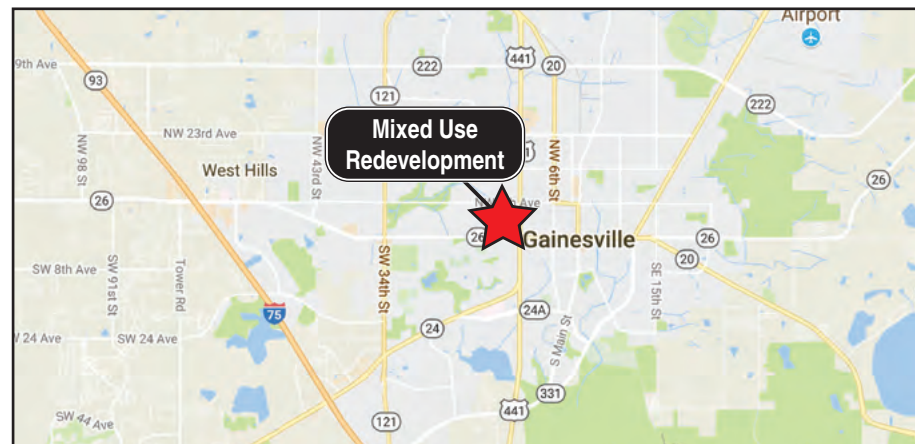
Traffic:

Two way average daily traffic 34,000 cars per day on NW 13th Street
Two way average daily traffic 35,000 cars per day on University Avenue

Vital Statistics:

- The only large footprint – block to block retail opportunity – Near Main Campus
- The existing retail landscape close to campus consists of only small-shop spaces
- 25,717 sf of retail available (will divide)
- Located diagonal from The Standard at Gainesville (Target Express, Chick-Fil-A, Chase) and across from Krispy Kreme and new Jackson Square Condo Complex
- Located just 0.2 miles northeast of University of Florida which had over 52,000 students enrolled in 2016
- Proposed 4-level Parking Garage for apartments
- Area of Prime Undergrad and Graduate Student Housing
- 10 minute walk to downtown Gainesville

Demographics	1 mile	3 mile	5 mile
Population	20,769	92,155	155,221
Total University Population:	65,000		
Number of HH	6,565	38,724	65,868
Average HH Income	\$34,277	\$46,847	\$52,274
Extremely High Student Parents Median HH Income ±	\$125,000		



RD Management LLC
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810 Seventh Avenue, 10th floor
New York, NY 10019

RD Management LLC is ranked one of the Top 100 Retail Real Estate Owners in the U.S.

Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

Mixed Use Redevelopment

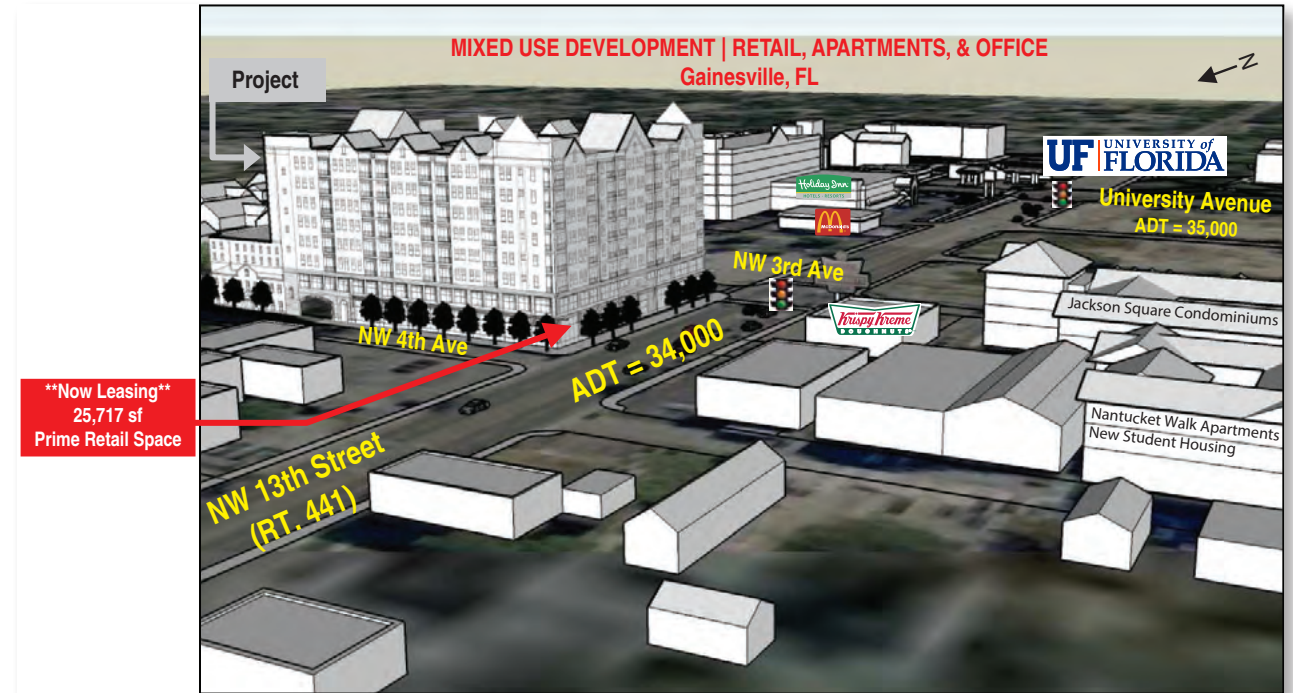
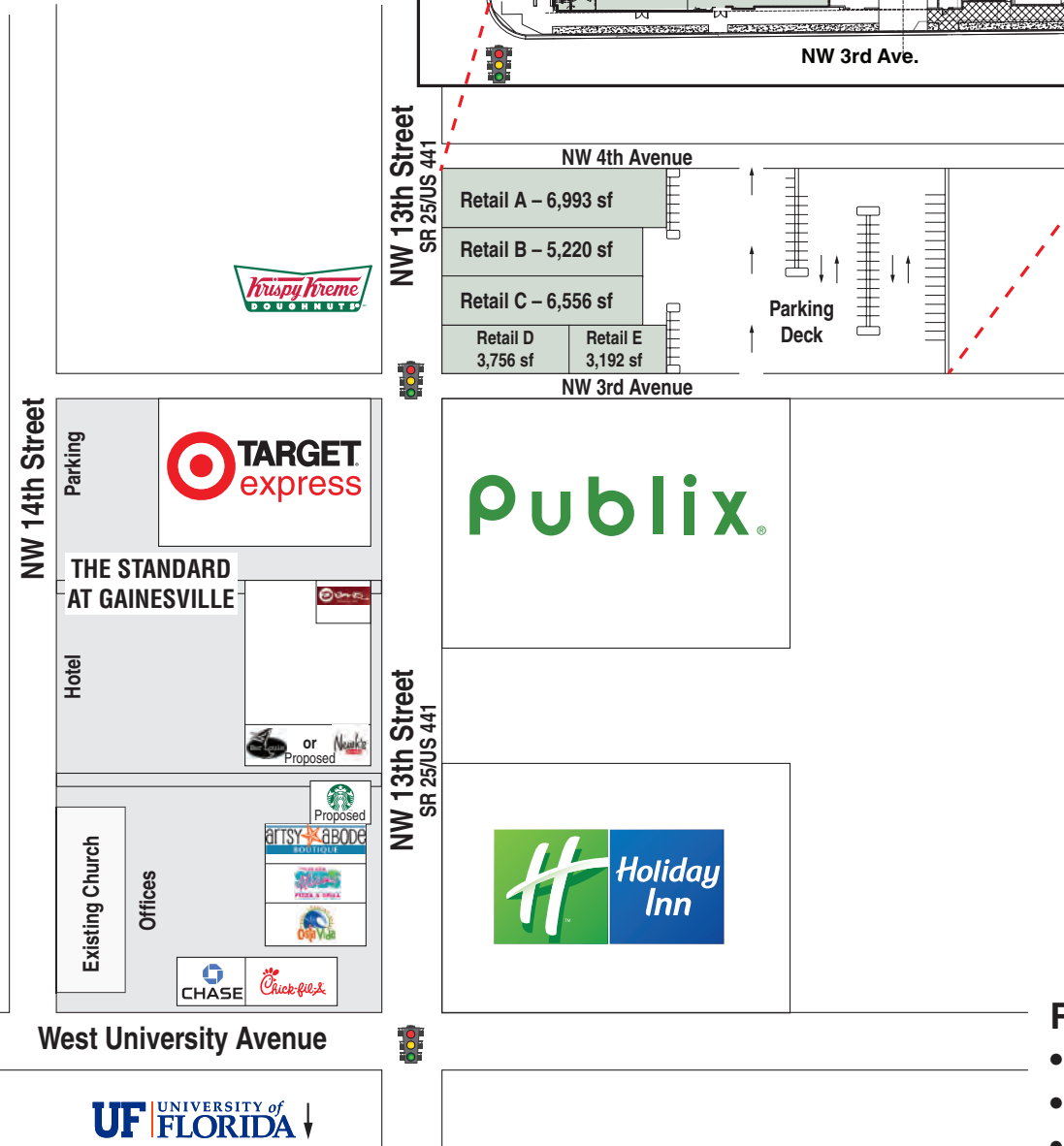
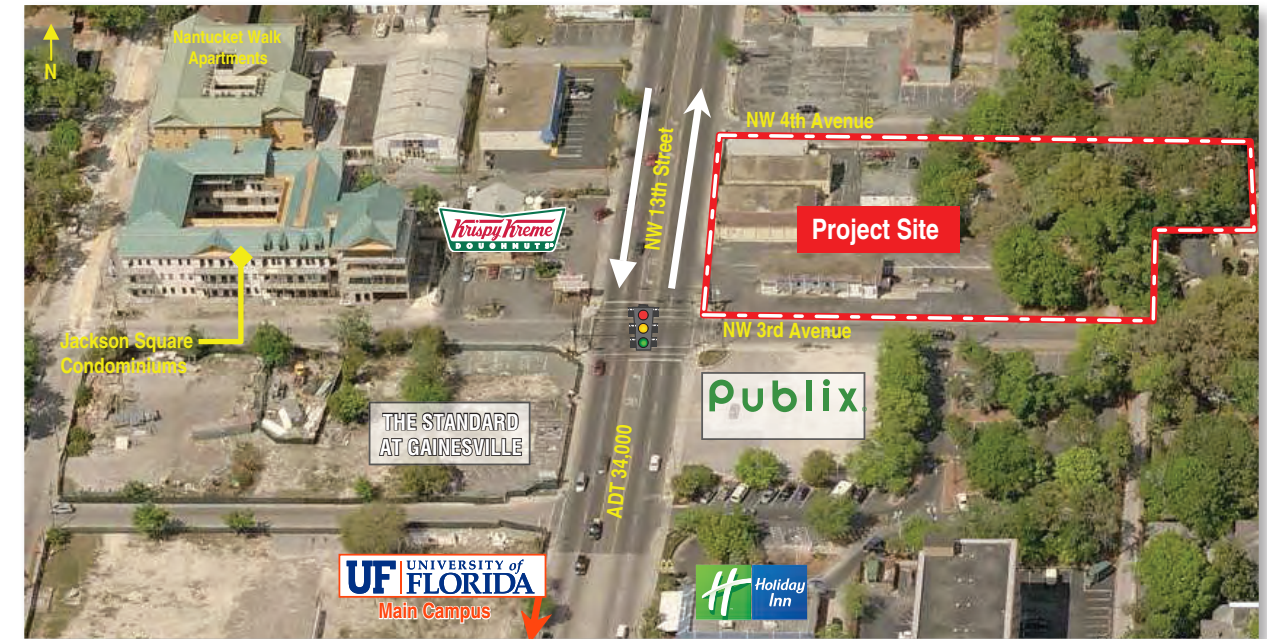
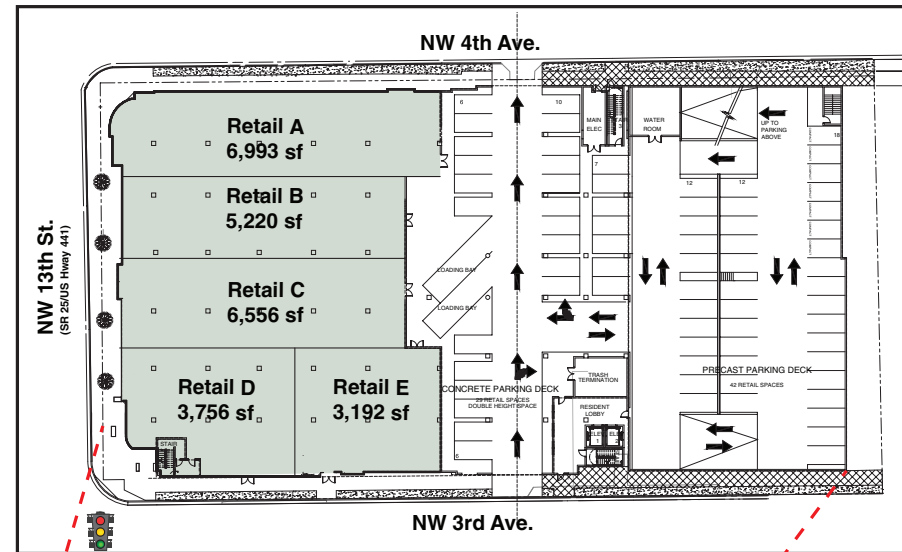
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Retail Level G1

Retail A	(45'-6" x 150'-6")	6,993 sf
Retail B	(37'-6" x 140'-0")	5,220 sf
Retail C	(47'-6" x 140'-0")	6,556 sf
Retail D	(83'-6" x 50'-6")	3,756 sf
Retail E	(64'-0" x 50'-6")	3,192 sf
Total Retail		25,717 sf



****Now Leasing****
25,717 sf
Prime Retail Space

Retail Amenities

- 25,717 sf Ground Floor Retail
- 20' high ceilings
- Mezzanine space available up to 8,800 sf
- 71 Surface Parking Spaces

- Two (2) exclusive loading docks
- Six (6) Stories
- Signalized intersection
- 132,063 sf Student Housing (350 beds)
- 179 parking spaces on 4 levels for apts

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