



Overview

- 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 allowing it to attract both nearby residents as well as 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
- Up to 32,000 square foot available for big box users

Demos

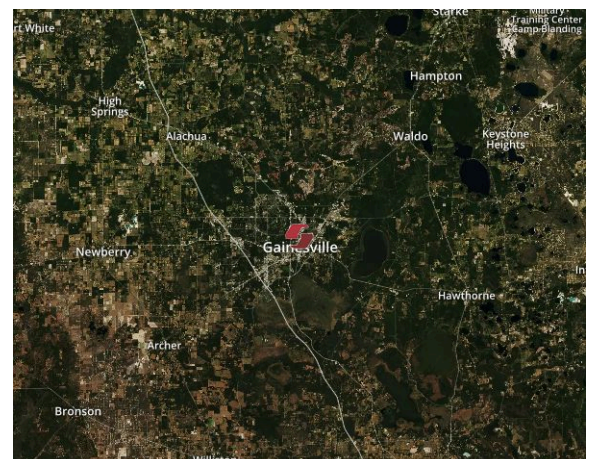
	3 Miles	5 Miles	7 Miles
Population	67,656	140,507	180,360
Households	26,417	57,482	74,592
Avg Household Income	\$60,373	\$59,561	\$62,768

Leasing Contact

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Traffic Counts (AADT)

N Main Street 16,000





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