



Hub On Campus
Gainesville 3rd Avenue
1258 NW 3rd Avenue

11,000_{SF} Retail/Restaurant Space



3RD AVENUE

CORE
SPACES



HUB GAINESVILLE 3RD AVENUE

University & 3rd | Gainesville, FL



PROPERTY DETAILS



- New construction mixed-use residential and retail project delivering in Spring 2020
- The development features 661 beds, the ground floor contains a total of 11,000 square feet of retail
- Great location along 13th Street a block North of campus and University Avenue
- Perfect for a variety of retail uses with the ability to accommodate restaurant requirements

SQUARE FEET AVAILABLE

11,000 ft² retail available

AREA CO-TENANTS

Krispy Kreme, Italian Gator Pizza, Relish University Avenue, Chick-fil-a, Chipotle, Target, CVS, Publix, Walgreens, Felipe's Mexican Taqueria, Taco Bell, The Social at Midtown, Bank of America, McDonald's

DEMOGRAPHICS

Estimated Population

1 mi: 19,985 | 3 mi : 92,616 | 5 mi: 155,744

Estimated Households

1 mi: 6,945 | 3 mi: 37,584 | 5 mi: 63,249

Estimated Median Age

1 mi: 24.8 | 3 mi: 26.8 | 5 mi: 28.0

Estimated Total Employees

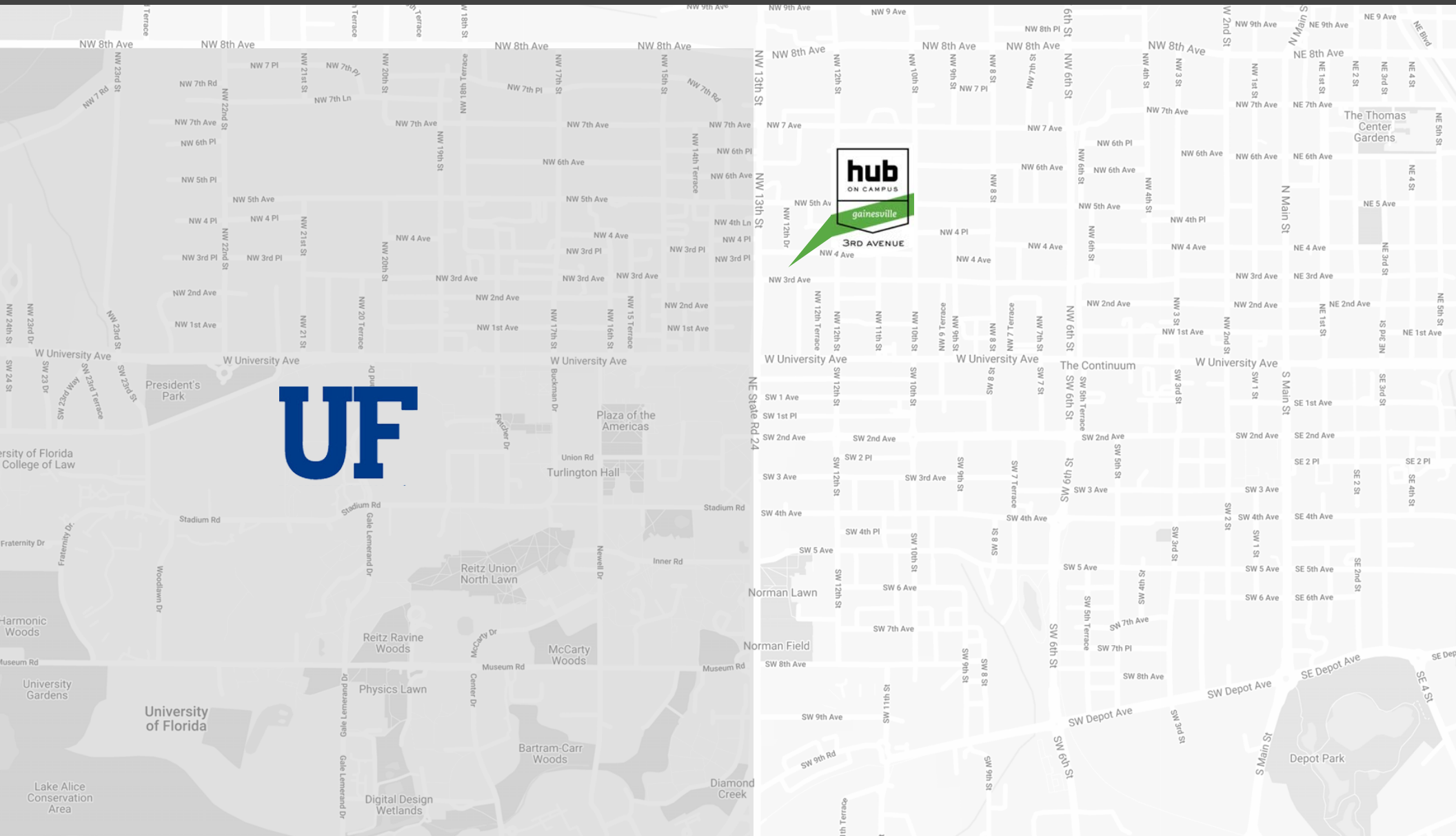
19,540

HUB GAINESVILLE 3RD AVENUE

University & 3rd | Gainesville, FL



OVERVIEW MAP



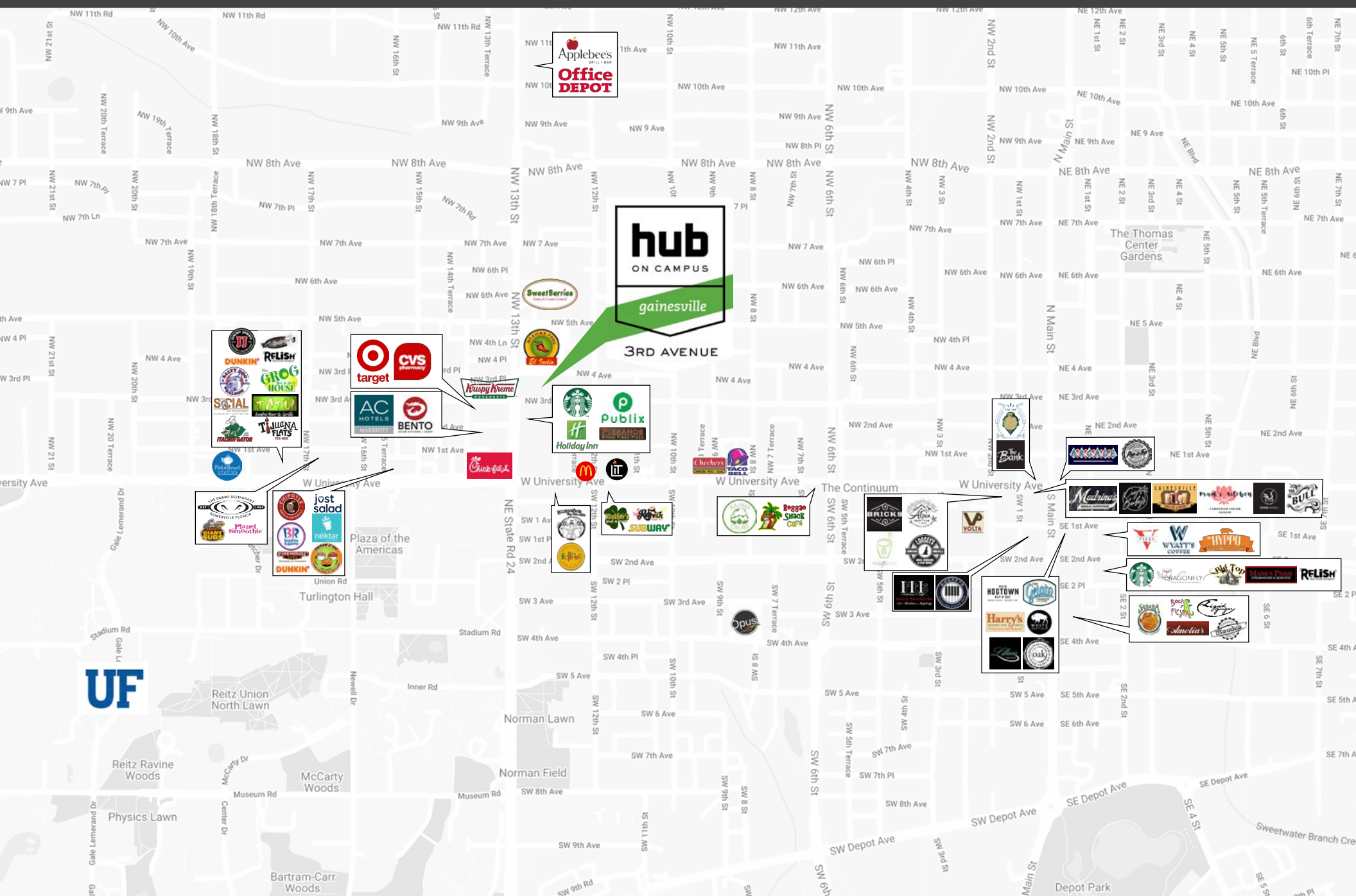
UNDERGRADUATE STUDENTS ±36,436 | GRADUATE STUDENTS ±12,160 | FACULTY STAFF ±4,998

HUB GAINESVILLE 3RD AVENUE

University & 3rd | Gainesville, FL



RETAIL MAP



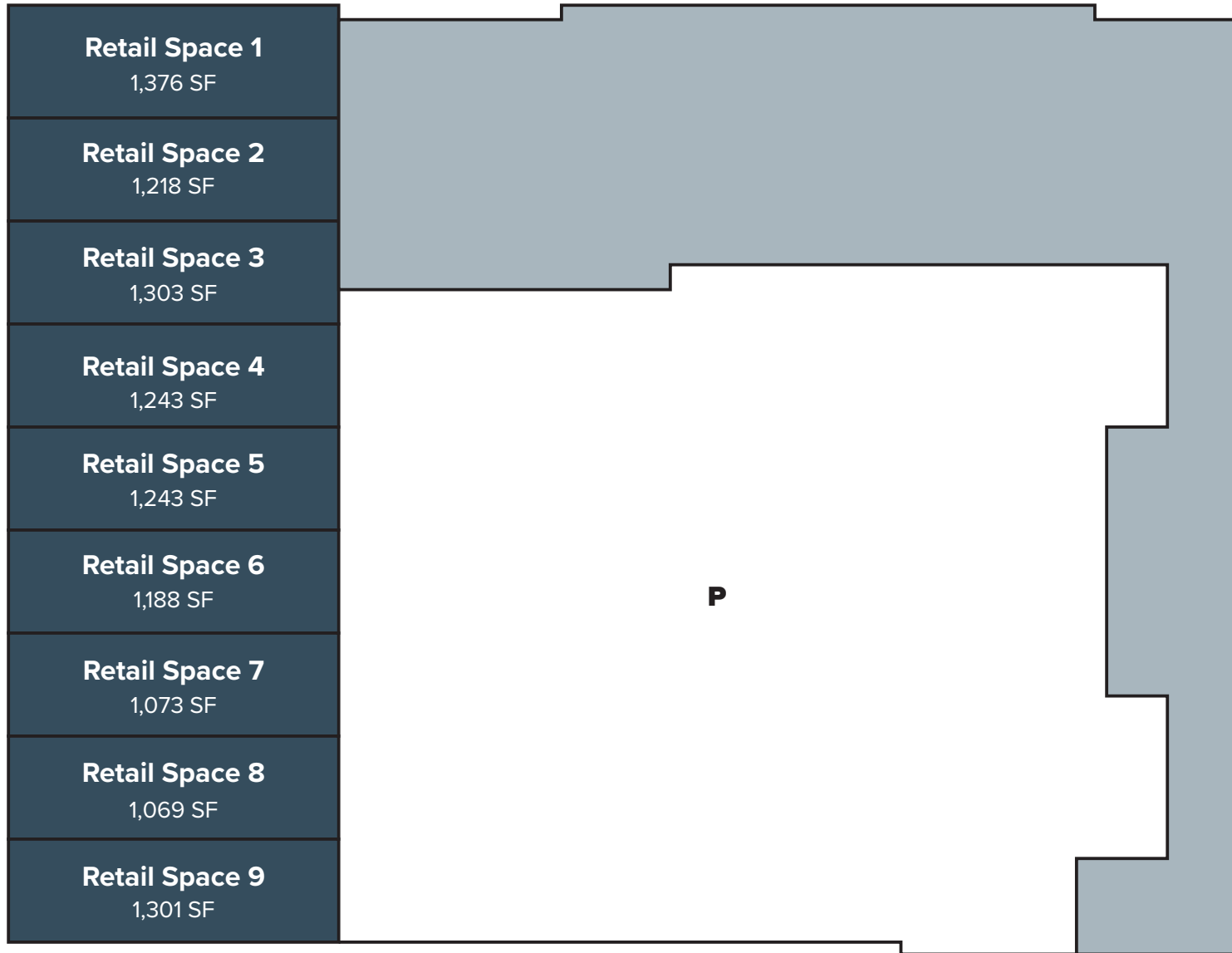
HUB GAINESVILLE 3RD AVENUE

University & 3rd | Gainesville, FL



SITE PLAN

NW 13TH STREET



NW 3RD AVE



JOHN BASSI

773.887.8218

[Jbassi@canvasrealestate.com](mailto:jbassi@canvasrealestate.com)

ANDREW BECKER

773.887.8219

Abecker@canvasrealestate.com

MICHAEL WEXLER

773.887.8220

Mwexler@canvasrealestate.com