

SOUTHGATE CENTRE

4110 SW 34th Street, Gainesville, FL 32608

FOR LEASE



PROPERTY OVERVIEW

- » **Two spaces available — 750 SF & 2,767 SF — or combine for up to 3,517 SF of contiguous retail frontage**
- » Positioned at the heart of Gainesville's most active retail corridor, with direct visibility on SW 34th St (27,374 AADT) and immediate access to the Archer Rd intersection (49,500 AADT) — the city's highest-volume commercial node
- » Surrounded by demand generators on all sides — UF's 60,000+ student campus to the north, Shands & UF Health medical complex to the east, and Butler Plaza's 1M+ SF of national retail to the west
- » High co-tenancy, proven traffic — existing tenants include food, health & beauty, laundry, and specialty retail creating a diversified service mix that drives repeat visits
- » Turn-key retail bays with storefront signage on a center-identification monument sign with direct visibility from SW 34th St
- » Nearby national retailers:

TARGET	STARBUCKS	SAM'S CLUB	BASS PRO SHOPS	WALMART
WHOLE FOODS	BEST BUY	TRADER JOE'S	KOHL'S	

BASE RENT
\$23.00
per SF / year

NNN EXPENSES
\$7.03
per SF / year

AVAILABLE SF
750 & 2,767
combinable up to 3,517 SF

WHY THIS SPACE?

- ✓ Embedded in a fully tenanted center — proven co-tenancy driving consistent foot traffic
- ✓ Steps from the highest-traffic retail intersection in Gainesville: SW 34th St & Archer Rd
- ✓ University, medical, and residential demand converge — diverse, recession-resistant customer base
- ✓ Flexible sizing — lease 750 SF, 2,767 SF, or combine for up to 3,517 SF contiguous

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MARKET DRIVERS



University of Florida

60,795 students & 32,000 employees just 1.5 miles away — one of the nation's top research universities generating year-round retail demand.



UF Health Medical District

UF Health Shands, VA Hospital, UF Health Rehab & Shands Cancer Center — tens of thousands of patients, staff, and visitors weekly driving sustained daytime traffic.



Gainesville's #1 Retail Corridor

Butler Plaza, Butler Plaza North & Central, Celebration Pointe, and University Town Center within 2 miles — the region's dominant retail, dining & entertainment destination.



Hard Signalized Corner & Exceptional Access

Southgate Centre sits on a hard signalized corner at SW 34th St (27,374 AADT) & SW 42nd Ave, with immediate proximity to the Archer Rd intersection (49,500 AADT). I-75 less than 1 mile away, connecting a 5-mile trade area of 150,000+ residents.



Growing & Affluent Trade Area

150,980 residents within 5 miles with average household incomes reaching \$91,837 — a highly educated, spending-capable consumer base anchored by university and healthcare employment.

DEMOGRAPHICS

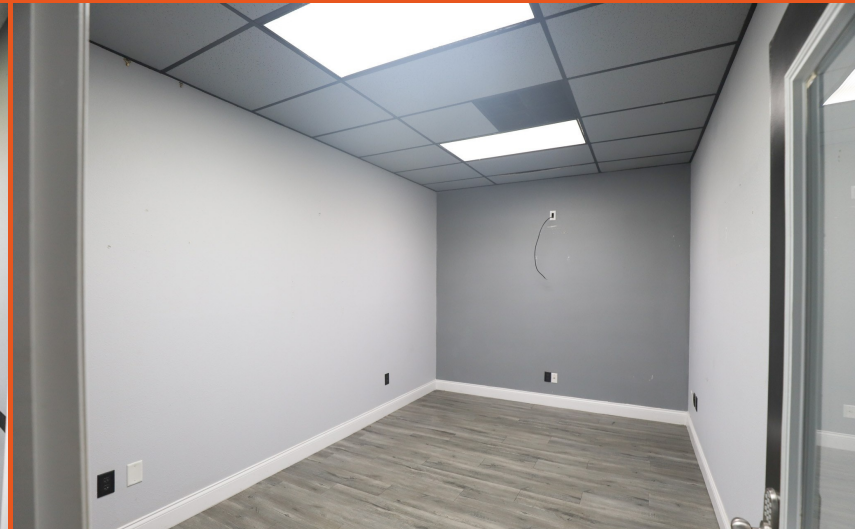
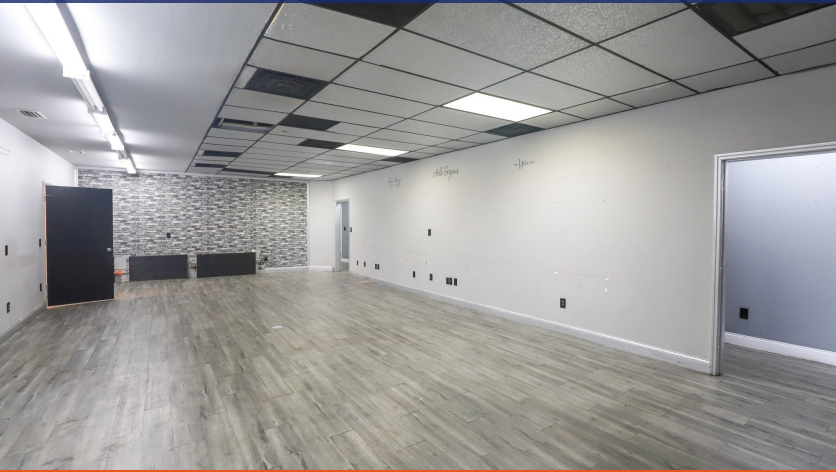
	1 Mile	3 Miles	5 Miles
Population	18,992	73,079	150,980
Households	8,405	28,253	62,013
Daytime Population	11,787	47,317	110,635
Ave. HH Income	\$50,595	\$68,405	\$91,837

SITE PLAN



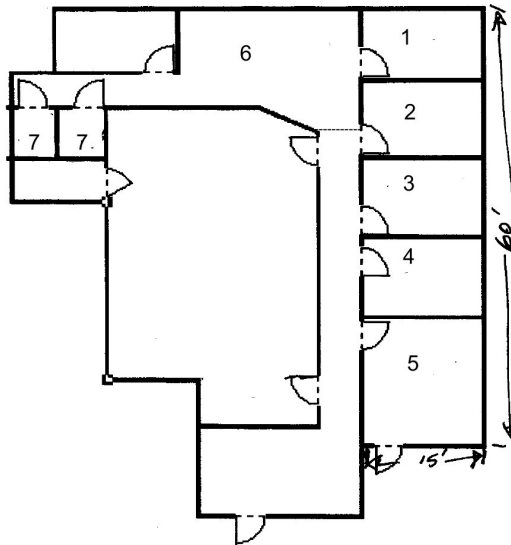
SUITE	OCCUPANT	SF	SUITE	OCCUPANT	SF	SUITE	OCCUPANT	SF
1 & 2	Nutrition Keeper	2,100	8	Orange Phone Care	900	16	New Asian Massage	900
3	Smoke Island	1,050	9-11	Rent-A-Center	3,000	17	Dapper Dogs	485
4 & 5	Deshi Bazaar	2,100	12-14	Spin City Laundry	3,000	18-21	Beer & Vape on 34th	3,973
6 & 7	Liquor Hub on 34th	2,100	15	Lux Nails	900	22 & 23	AVAILABLE	2,767
						24	AVAILABLE	750

2,767 SF AVAILABLE | Open floor plan · Private offices · Private restroom · LVP flooring throughout



SUITES 22 & 23

Southgate Center
4110 SW 34th Street
Gainesville, FL 32606



Suites 22-23
2767 Sq. ft.

SUITE 24

