



**For Sale or Lease**

Asking Price:

**\$3.70M**

Lease Rate (NNN)

**Upon Request**

**Smith &**  
Associates Commercial

## **1017 W University Avenue Gainesville, FL 32601**

**10,441 ±SF Office/Retail Space  
Available For Sale in Gainesville, FL**

### **Building Highlights**

Situated just steps from the University of Florida campus, 1017 W University Avenue offers unmatched visibility and prime foot traffic with an impressive average daily traffic (ADT) count exceeding 24,000 vehicles. This iconic ±10,441 SF building commands attention with its unique architectural character, blending classic brick detailing with large storefront windows that invite natural light and showcase interior spaces. Nestled in the heart of Gainesville's most bustling corridor, this high-exposure location is a rare opportunity for businesses seeking to capitalize on constant student, pedestrian, and vehicular flow in one of the city's most dynamic commercial hubs.

**Contact me:**

**Son Vo**  
REALTOR®

352-222-4850  
svo@smithandassociates.com

**Smith & Associates Real Estate**

1100 4th Street N | St. Petersburg, FL 33701  
1.833.917.0676  
smithandassociates.com

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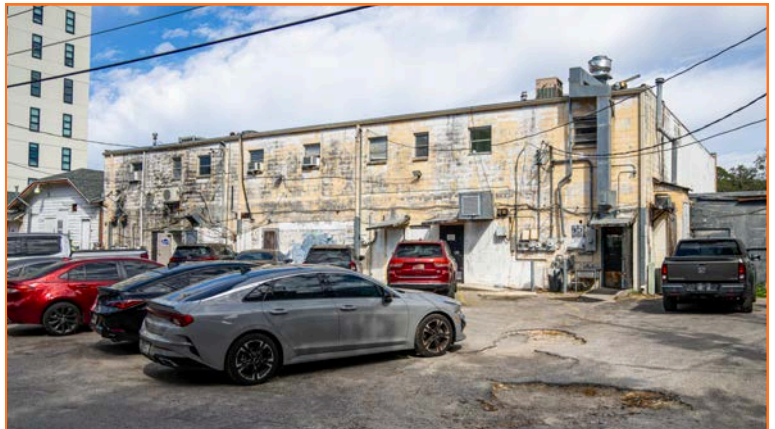
# Building Overview

## Building Highlights

The property is a prime commercial asset situated just two blocks from the University of Florida campus. Built in 1964, this two-story building encompasses approximately 10,441 SF on a 0.25-acre lot. The property is zoned U9, accommodating a variety of commercial uses, and currently hosts established tenants. Its strategic location on W University Avenue places it in the heart of Gainesville's bustling commercial district, surrounded by diverse dining, retail, and entertainment options. The property's proximity to the University of Florida ensures a steady flow of foot and vehicular traffic, making it an attractive investment opportunity with both immediate income potential and future development possibilities.

## Building Features

- Prime location directly across from the University of Florida campus
- ±10,441 square feet of functional space
- Exceptional visibility with over 24,000 vehicles in average daily traffic (ADT)
- On-site parking located behind the building—rare for the area
- Urban Mixed-Use High-Intensity zoning
- Approx. 50 feet of direct frontage on W University Avenue
- 3-phase power with 120/208 voltage and 400 amps—ideal for high-demand electrical needs
- Dedicated storage rooms for inventory or supplies
- High-speed fiber internet infrastructure in place—perfect for modern business operations and tech-driven tenants
- Secure entry system and exterior lighting for added safety
- Surrounded by high foot traffic, student activity, and local businesses





# Tenant Overview

## Tenant Highlights

This building at 1011-1017 W University Avenue is currently home to a vibrant mix of tenants that contribute to its steady foot traffic and consistent income stream. Existing tenants include Tikka Express, a popular Indian restaurant known for its authentic cuisine, operating under a lease from December 1, 2023, through November 30, 2028. Mom's OG, a classic Irish sports bar and grill celebrated for its friendly atmosphere and delicious food, holds a five-year lease from May 1, 2022, to April 30, 2027. The Laptop Repair of Gainesville, a trusted local computer repair service, operates on a month-to-month basis. This tenant mix provides a diverse and reliable income structure, making the property appealing to both investors and owner-users.

## Tenant Prospectus

### Tikka Express – Indian Restaurant

- Lease Term: December 1, 2023 – November 30, 2028
- Monthly Rent Total: \$7,202.25 (Base: \$6,750; Sales Tax: \$452.25)
- Known for its authentic Indian cuisine and strong local following
- High-performing food tenant with steady dine-in and delivery traffic

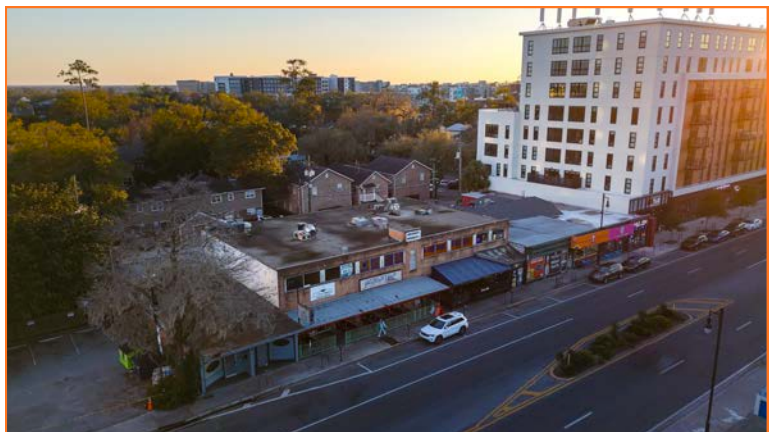
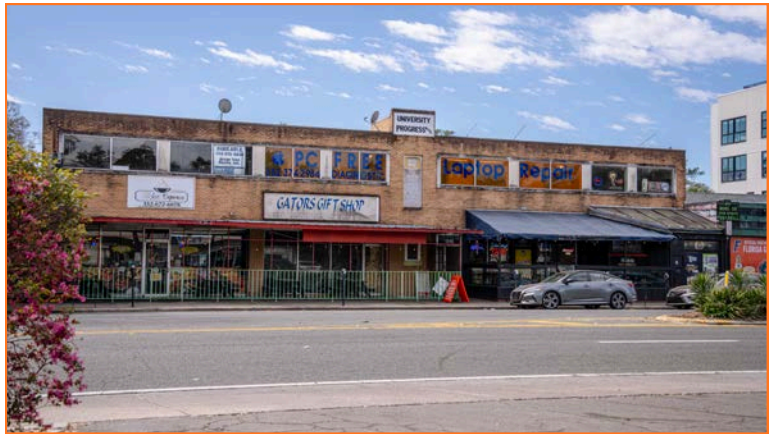
### Mom's OG – Irish Sports Bar & Grill

- Lease Term: May 1, 2022 – April 30, 2027 (5 years)
- Monthly NNN Rent: \$6,091.80 (Base: \$4,675; CAM: \$1,045; Property Tax: \$770; Insurance: \$275; Sales Tax: \$371.80)
- Popular local bar and grill with strong student, alumni, and community appeal
- Offers late-night service, increasing property activity beyond typical hours

### The Laptop Repair of Gainesville

- Month-to-Month Lease
- Monthly Rent Total: \$902.42
- Reliable computer repair and tech service provider with steady business
- Serves University of Florida students, faculty, and nearby residents

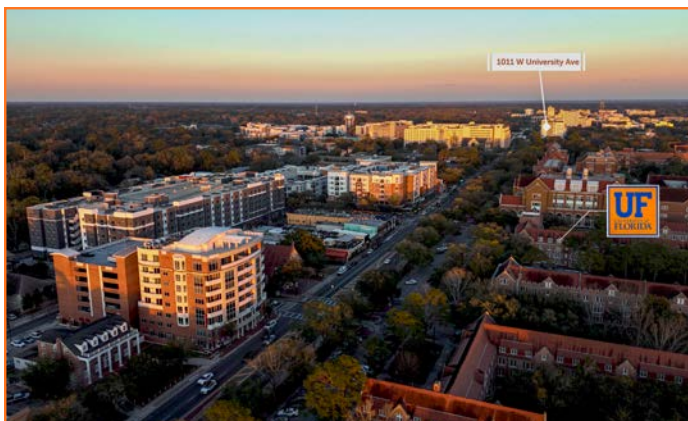
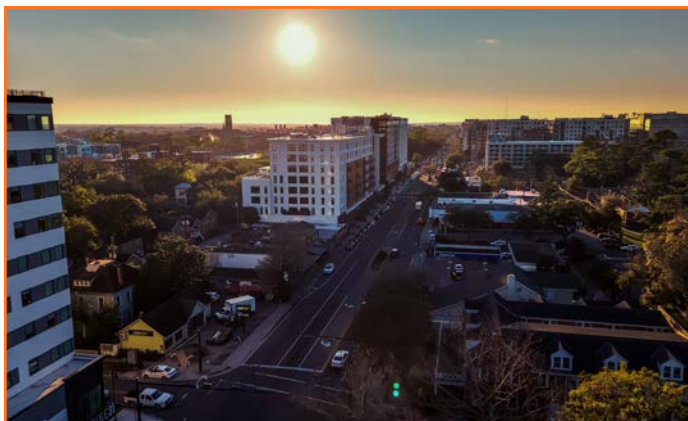
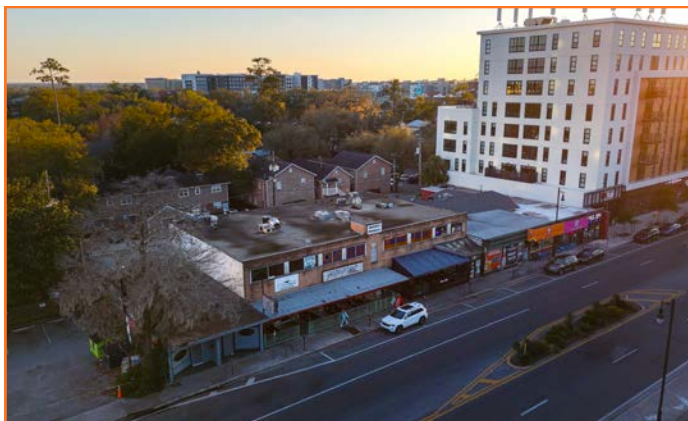
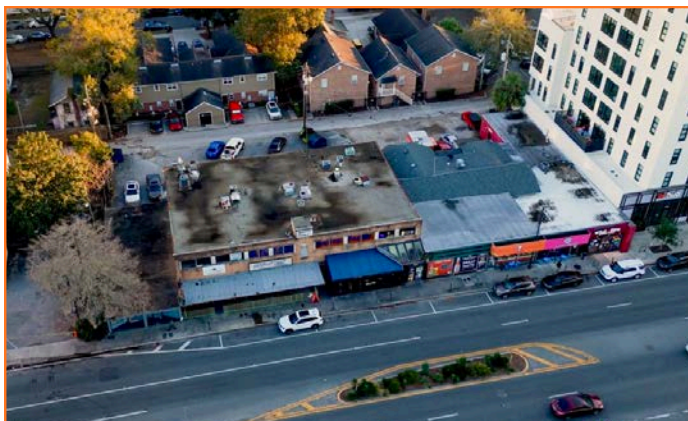
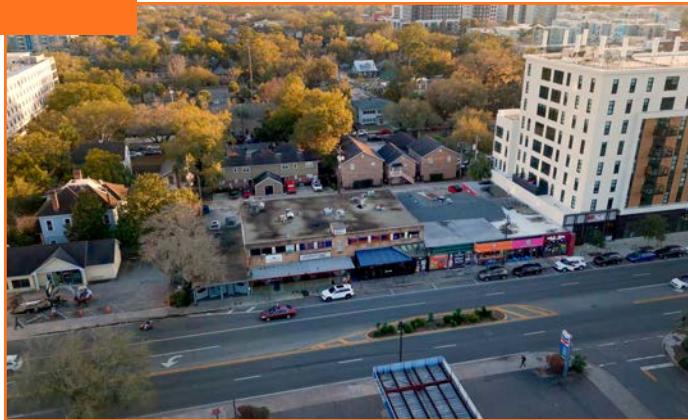
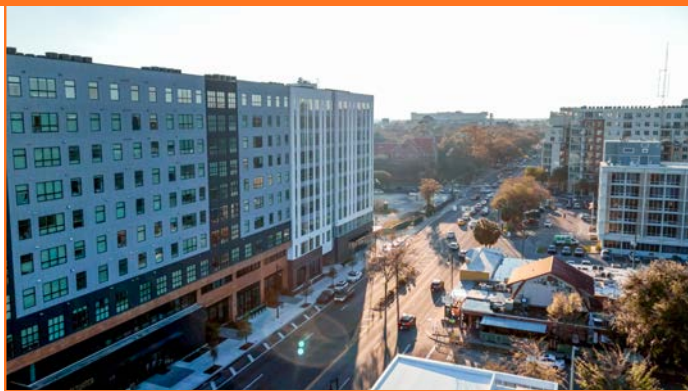
*Lease agreements are due for updates and adjustment. Comparable neighboring base leases are currently priced between \$35 and \$41 per square foot.*





1017 W University Avenue | For Sale

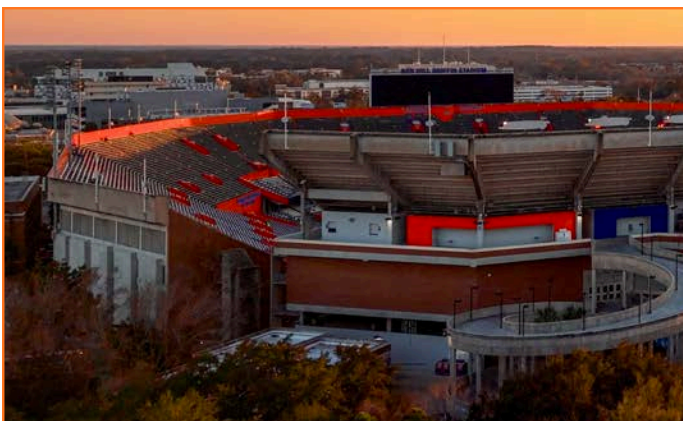
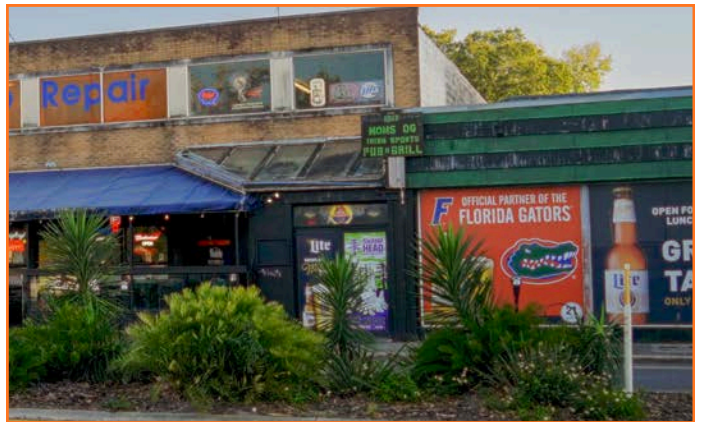
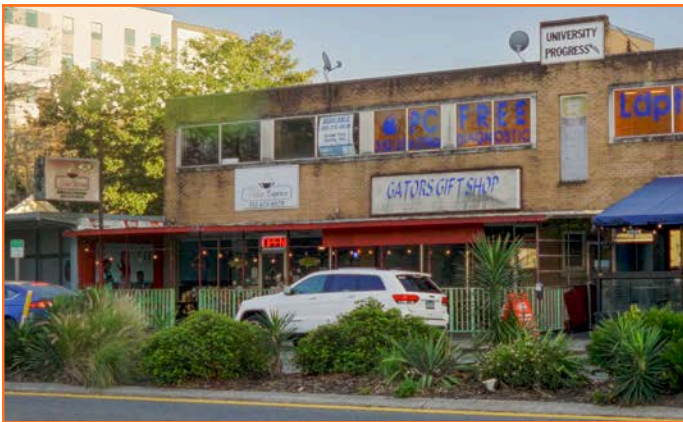
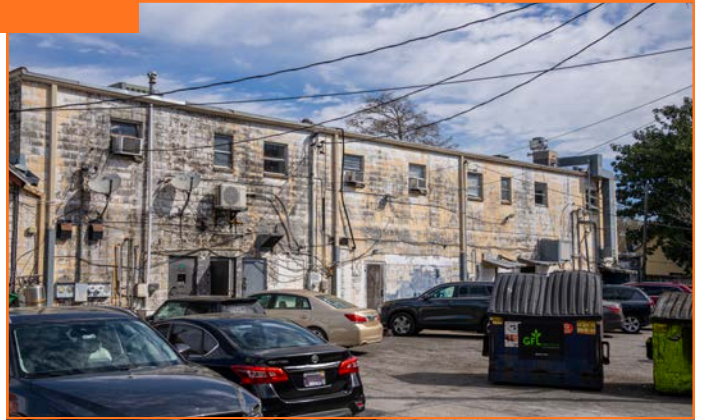
# Property Photos





1017 W University Avenue | For Sale

# Property Photos





# Trade Area



## Area Demographics

Source: ESRI Business Analyst



2020 Estimated  
Population  
**153,859**



2025 Projected  
Population  
**161,620**



2020 Estimated  
Average Income  
**\$80,508**



2020 Projected  
Average Income  
**\$90,235**



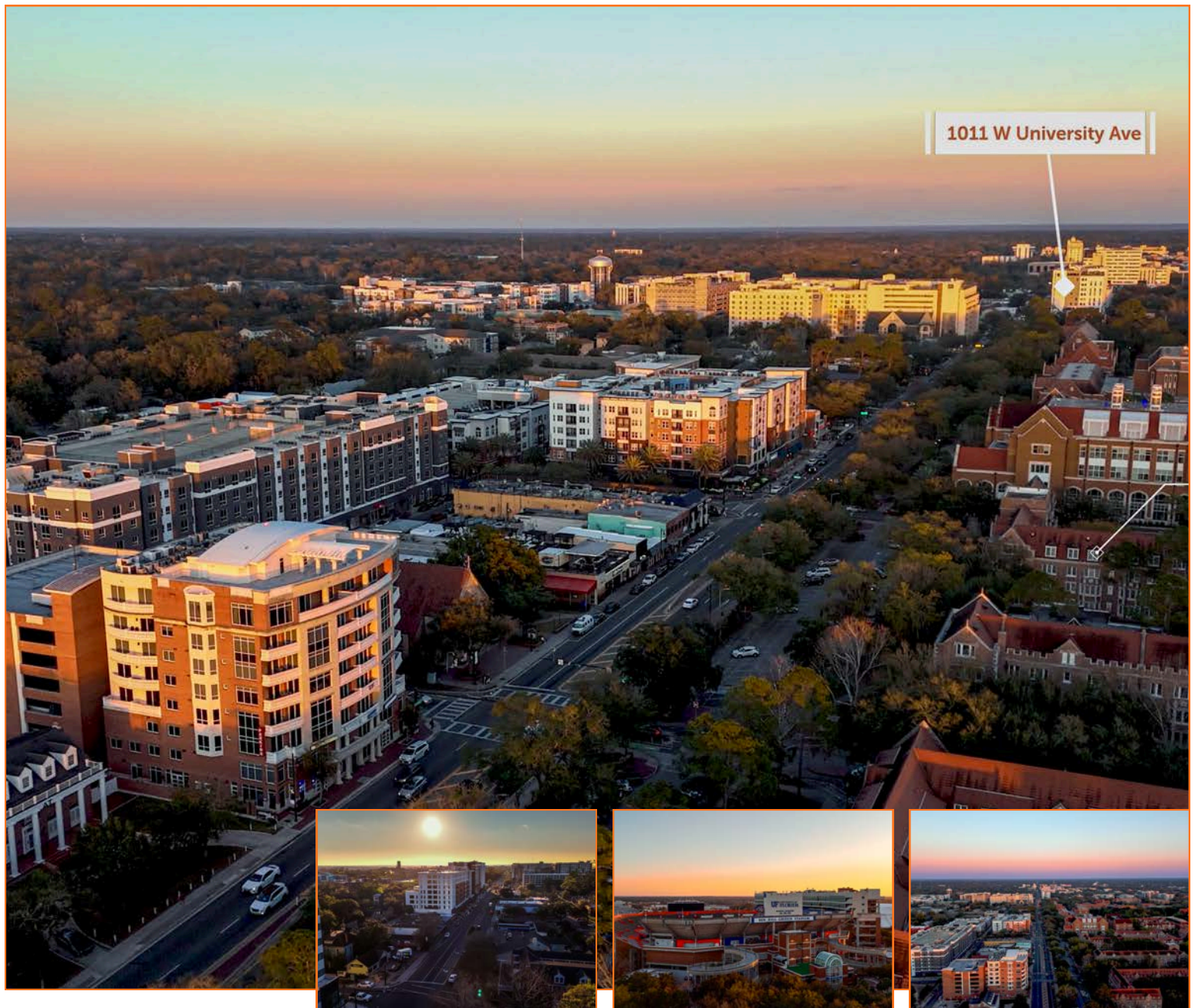
# Area Overview

## Gainesville

Gainesville is centrally located (midway between the Gulf of Mexico and the Atlantic Ocean) between the three major Florida cities of Jacksonville, Orlando, and Tampa. Situated at the heart of North Central Florida, the city of Gainesville serves as one of Florida's major centers of culture, education, medicine, sports, and commerce. Gainesville is home to Florida's largest and oldest university, the University of Florida, as well as Santa Fe College. City College, UF Health, and North Florida Regional Medical Center. Gainesville has frequently been recognized as one of the nation's "best cities to live in" due to its unique intersection of urban life with surrounding abundance of natural parks, springs, lakes, and untouched landscapes. The climate consists of mild winters, warm summers, with an average of 28,000 hours of sunshine annually. The average high temperature in June is 89F degrees, while the average high in January is 65F degrees, and we have a 255-day growing season.







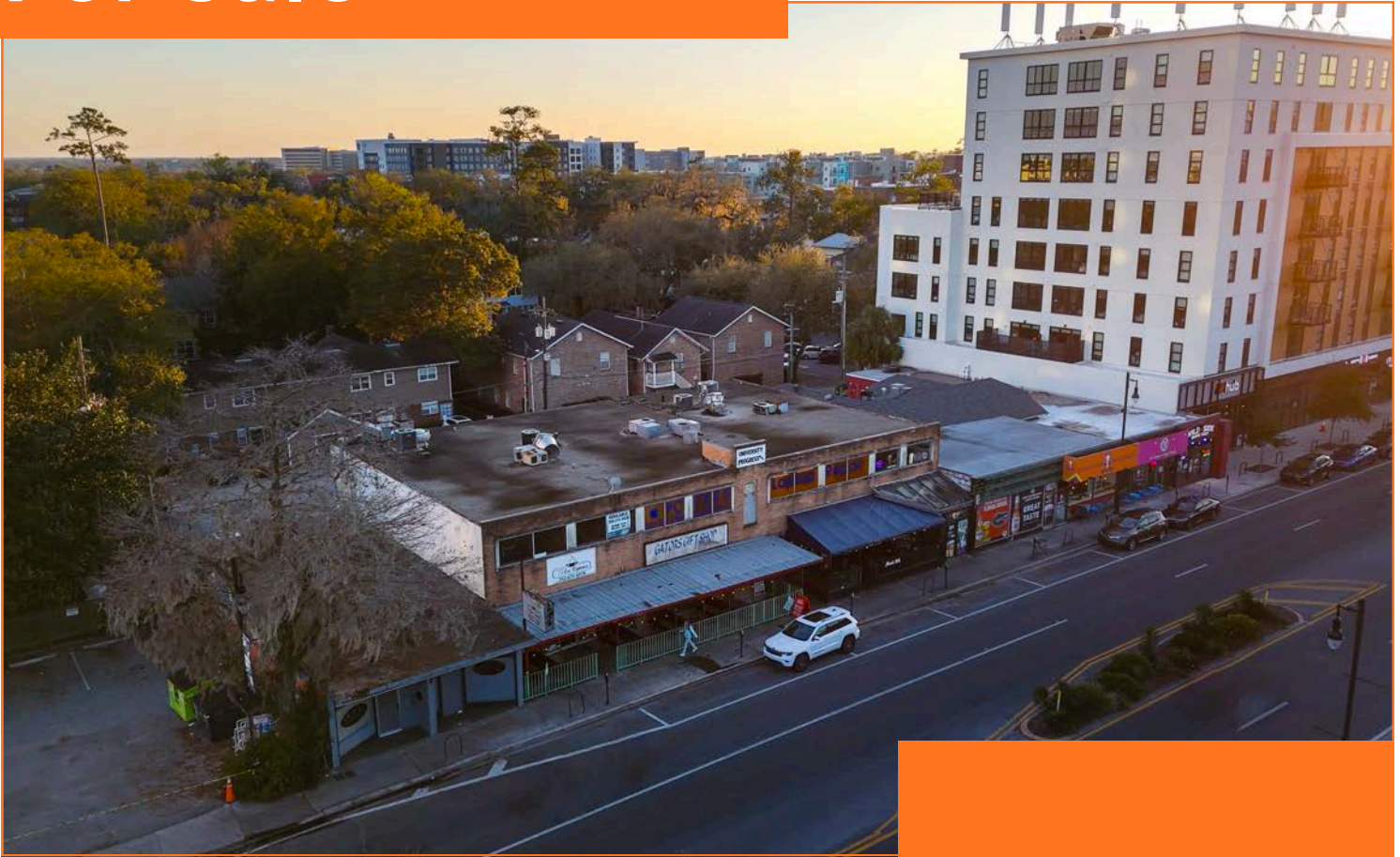
## Area Overview

### University Ave.

University Avenue is the historic and cultural spine of Gainesville, evolving from its origins as a horse-drawn wagon route into the city's most vital commercial and social corridor. Since University of Florida's establishment in 1905, West University Avenue rapidly transformed into a bustling hub, its growth driven by the university's ever-expanding presence. Today, the avenue is a vibrant mix of commerce and culture—home to an eclectic array of local restaurants, global eateries, lively bars, tech repair shops, boutiques, and professional services. The area's vibrancy is further underscored by significant vehicular activity; for instance, the intersection of University Avenue and NW 13th Street experiences an average daily traffic (ADT) of approximately 36,000 vehicles.



# For Sale



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