

FOR LEASE

224 NW 8th Avenue, Gainesville, FL




Prime Downtown Space Ideal for Restaurants & Breweries



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YOUR VISION, OUR EXPERTISE, UNSTOPPABLE RESULTS

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Each Office Is Independently
Owned and Operated.



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Executive Summary

224 NW 8th Ave, Gainesville, FL 32601



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Property Summary

Property Details	
Size	10,544 SF Gross Leasable Area
Lot Size	0.36 AC (15,682 SF)
Zoning	U6 (Urban Mixed-Use)
Year Built	1965
Tenancy	Multiple
Amenities	Bus Line Access
Ideal Use	Ideal for restaurants, food catering, breweries with courtyard etc

Unlock the potential of this fantastic 10,544 SF retail property located in the heart of the bustling Downtown Gainesville. Built in 1965 and full of character, this versatile space is ideal for restaurants, catering operations, coffee shops, and creative retail concepts.

Situated on a 0.36-acre lot with 104 feet of prominent frontage along NW 8th Ave, the property boasts multiple tenancy opportunities, making it perfect for an investor or owner-operator seeking flexibility and income potential. One of the standout features is its inviting courtyard — a rare find in urban retail — providing the perfect atmosphere for outdoor dining, events, or a relaxing communal space.

Whether you're envisioning a trendy eatery, market concept, or mixed-use retail hub, this property is ready to bring your vision to life.



Investment Highlights



Strategic Location & Investment Potential

Positioned near major roadways with high daily traffic counts, this property is within a 13-minute drive to Gainesville Regional Airport. Tenants include a mix of retail and service businesses.



Spacious & Versatile Retail Property

10,544 SF of gross leasable area, ideal for restaurants, breweries, food catering, and courtyard concepts.



Urban Mixed-Use Zoning

Zoned U6 (Urban Mixed-Use), allowing for a variety of business opportunities.



Ample Parking & Walkability

Includes 10 surface spaces (0.95/1,000 SF) in a highly walkable area (Walk Score® 82).



Property Floor Plan



Floor Plan Created by CubiCasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Property Gallery

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Key Businesses & Retailers

224 NW 8th Ave, Gainesville, FL 32601



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THOMAS CENTER

Harry's
SEAFOOD • BAR • GRILLE
"A New Cuban Style Restaurant"



LOOSEY'S
Downtown Grille



Charlie's Snow Shack
HANDMADE SHAVE ICE



SweetBerries
Eatery & Frozen Custard



CHUN CHING MARKET
重庆超市
Oriental Food & Fresh Produce

UNDERGROUND
UK KITCHEN



Demographic & Traffic Count Report

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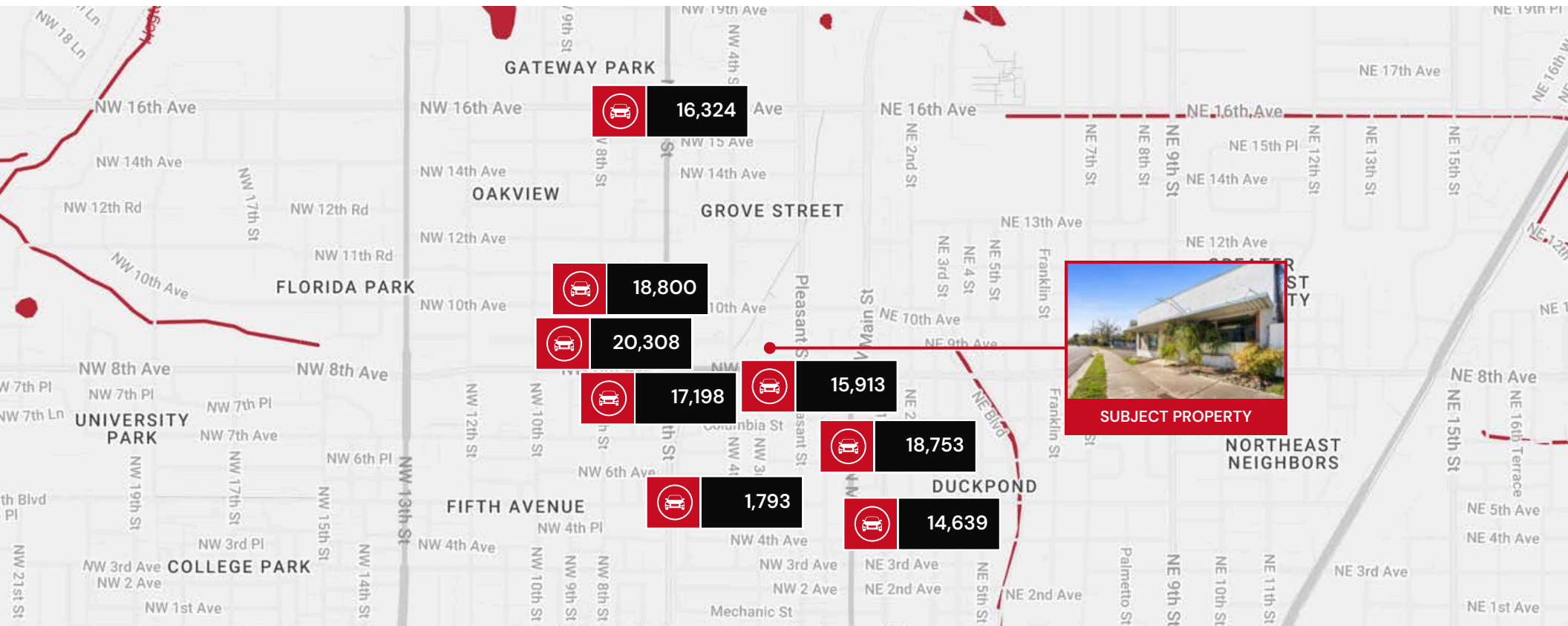


Demographic Report

Radius	3 Mile		5 Mile		10 Mile	
Population						
2029 Projection	82,767		160,702		243,581	
2024 Estimate	78,788		153,144		231,239	
2020 Census	76,256		151,626		225,337	
Growth 2024 – 2029	5.05%		4.94%		5.34%	
Growth 2020 – 2024	3.32%		1.00%		2.62%	
2024 Population by Hispanic Origin	9,119		19,357		27,945	
2024 Population	78,788		153,144		231,239	
White	46,096	58.51%	88,925	58.07%	139,529	60.34%
Black	19,511	24.76%	34,102	22.27%	45,554	19.70%
Am. Indian & Alaskan	129	0.16%	286	0.19%	399	0.17%
Asian	3,837	4.87%	9,708	6.34%	14,990	6.48%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	0	0.00%
Other	9,215	11.70%	20,123	13.14%	30,767	13.31%
U.S. Armed Forces	28		65		118	
Households						
2029 Projection	32,602		64,796		98,654	
2024 Estimate	30,904		61,661		93,537	
2020 Census	30,279		61,756		91,802	
Growth 2024 – 2029	5.49%		5.08%		5.47%	
Growth 2020 – 2024	2.06%		-0.15%		1.89%	
Owner Occupied	10,251	33.17%	22,329	36.21%	42,624	45.57%
Renter Occupied	20,652	66.83%	39,332	63.79%	50,913	54.43%
2024 Households by HH Income	30,906		61,661		93,536	
Income: <\$25,000	10,394	33.63%	18,271	29.63%	22,677	24.24%
Income: \$25,000 – \$50,000	7,981	25.82%	16,478	26.72%	22,661	24.23%
Income: \$50,000 – \$75,000	3,607	11.67%	7,608	12.34%	11,274	12.05%
Income: \$75,000 – \$100,000	2,940	9.51%	6,584	10.68%	10,834	11.58%
Income: \$100,000 – \$125,000	2,351	7.61%	5,022	8.14%	9,087	9.71%
Income: \$125,000 – \$150,000	815	2.64%	1,729	2.80%	3,606	3.86%
Income: \$150,000 – \$200,000	1,038	3.36%	2,456	3.98%	5,151	5.51%
Income: \$200,000+	1,780	5.76%	3,513	5.70%	8,246	8.82%
2024 Avg Household Income	\$64,942		\$68,201		\$82,845	
2024 Med Household Income	\$37,929		\$42,774		\$53,392	

Traffic Count Report

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles Away
Northwest 8th Avenue	NW 3rd St	0.01 W	2022	15,913	MPSI	.03
NW 8th Ave	NW 6th St	0.05 W	2022	17,198	MPSI	.15
N Main St	NW 7th Ave	0.02 S	2022	18,753	MPSI	.19
NW 6th St	NW 9th Ave	0.01 N	2022	20,308	MPSI	.20
NW 6th St	NW 10th Ave	0.02 N	2022	17,739	MPSI	.21
Northwest 6th Street	NW 10th Ave	0.02 N	2022	17,718	MPSI	.21
Northwest 6th Street	NW 10th Ave	0.02 N	2019	18,800	AAAT	.21
NW 3rd St	NW 5th Ave	0.04 S	2018	1,793	MPSI	.25
North Main Street	NW 6th Ave	0.03 N	2022	14,639	MPSI	.29
NW 6th St	NW 13th Ave	0.03 N	2022	16,324	MPSI	.31



Discover Growth & Opportunity

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About Gainesville, Florida

7733 West Newberry Road, Gainesville, FL 32606

"Gainesville, Florida, anchored by the prestigious University of Florida, presents a consistently dynamic and stable investment environment. The university's substantial presence not only fuels a diverse economy, driven by education, healthcare, and burgeoning technology sectors, but also cultivates a highly educated workforce and generates a consistent demand for housing, retail, and related services. This vibrant city, with its robust medical infrastructure led by UF Health and a growing startup ecosystem propelled by university research, attracts both residents and businesses seeking a high quality of life and significant opportunities for growth within a strategically located North Central Florida market. The area's blend of academic rigor, medical innovation, and expanding technological influence creates a resilient and promising landscape for investment. Furthermore, Gainesville's relatively affordable cost of living compared to other Florida metropolitan areas enhances its appeal, and the city's commitment to sustainable development and infrastructure improvements ensures long-term growth potential.



Discover Gainesville's Growth and Opportunity

Economic Expansion

- **Butler Plaza Development:** Located approximately 3 miles southeast of the address, Butler Plaza has expanded into one of Florida's largest retail power centers, featuring major retailers like Lowe's, Walmart, Target, Best Buy, Sam's Club, and Publix supermarkets. This expansion has significantly boosted local commerce and employment opportunities.
- **Newberry Village Proposal:** A mixed-use development plan is under review for an 87-acre property off West Newberry Road, adjacent to Newberry Square. The proposal includes approximately 730 residential units and 277,500 square feet of retail space, aiming to enhance the local economy by attracting new businesses and residents.

Infrastructure and Transportation

- **Highway Expansion and Modernization:** Gainesville's economic growth has been supported by significant infrastructure investments, including the expansion of highways and modernization of public transportation systems, facilitating better connectivity and mobility in the area.
- **Regional Transit System (RTS) Enhancements:** The Gainesville Regional Transit System (RTS) continues to expand and improve services, providing increased access to public transportation and connecting residents to key employment and commercial areas.



<https://www.visitgainesville.com/things-to-do/attractions/butler-enterprises/>



<https://www.gainesville.com/story/news/local/2024/04/09/university-of-florida-bus-proposal-puts-gainesville-rtis-at-risk/73260932007/>

Urban Revitalization and Development Projects

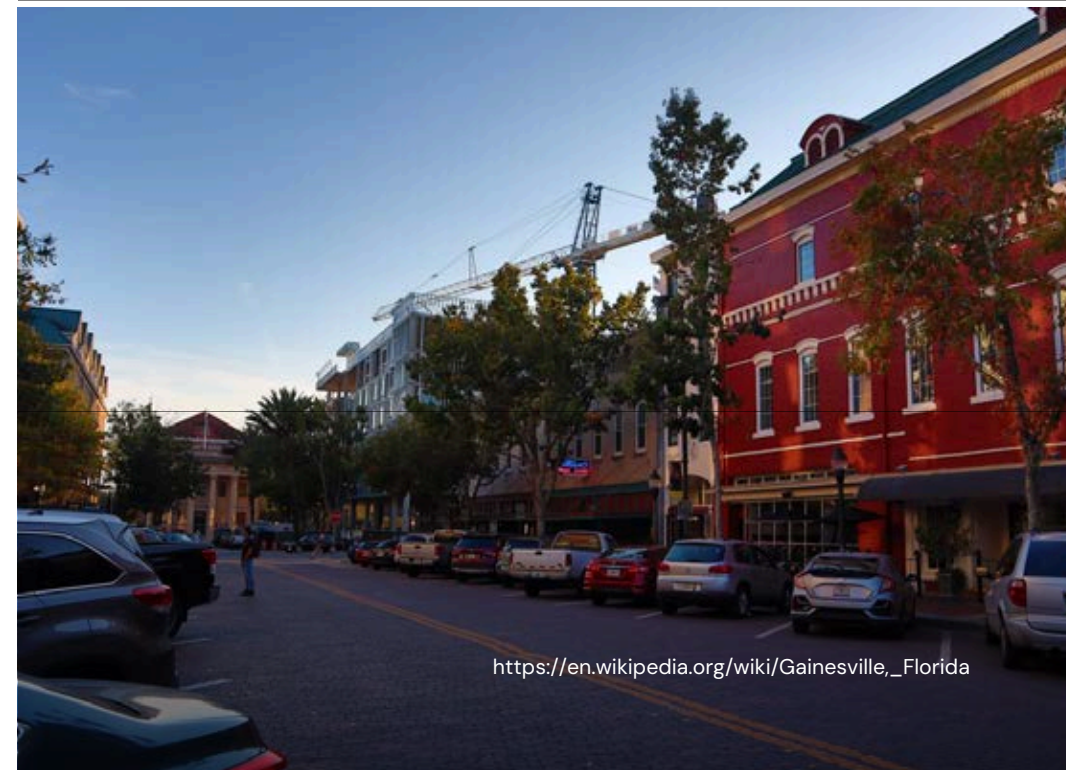
- **Blount Center Expansion:** The Charles L. Blount Center, a campus of Santa Fe College located in downtown Gainesville, has undergone several expansions to enhance educational facilities and community outreach. The recent addition of Blount Hall provides business incubation space and supports local entrepreneurship.
- **East Gainesville Initiatives:** Alachua County has invested millions in East Gainesville projects, including the East Gainesville Legacy Project, which focuses on developing housing and addressing community needs in Northeast Gainesville.



<https://www.sfcollge.edu/incubators/>

Population Growth and Community Development

- **Regional Population Growth:** Florida has been home to some of the nation's fastest-growing metropolitan areas, reflecting a larger trend of population growth across the South. This trend underscores the increasing attractiveness of regions like Gainesville for new residents.
- **Housing and Affordability Efforts:** In response to the growing population, developers are introducing new residential communities and affordable housing projects in Gainesville, ensuring diverse housing options for families, students, and professionals.






https://en.wikipedia.org/wiki/Gainesville,_Florida



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