

FOR LEASE UNIVERSITY TOWNE CENTER

3301 SW ARCHER RD | GAINESVILLE | FL 32608



PROPERTY HIGHLIGHTS

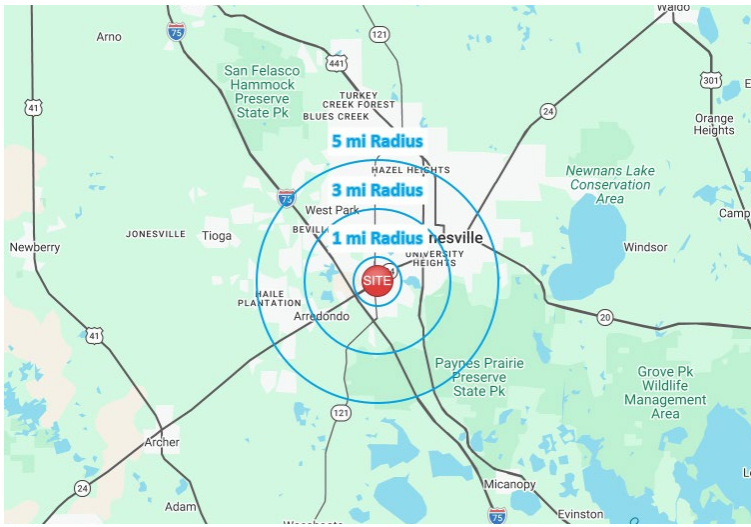
- Proposed new retail building with spaces from 1,980 SF – 8,190 SF
- Located on SW Archer Road, just minutes from the University of Florida in one of Gainesville's strongest retail corridors.
- Excellent visibility with 62,000+ vehicles per day
- Co-tenancy includes Enson Market & BioLife Plasma Services
- Surrounded by national retailers, medical offices, and dense student and residential population
- Strong daytime population driven by UF, UF Health, and nearby employment centers

LEASING INFO: 877.459.9605

Leasing@GatorInvestments.com

www.GatorInvestments.com

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016



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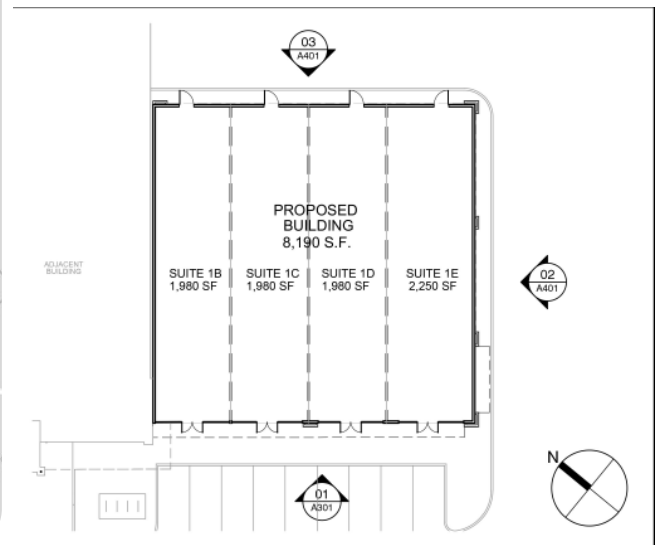
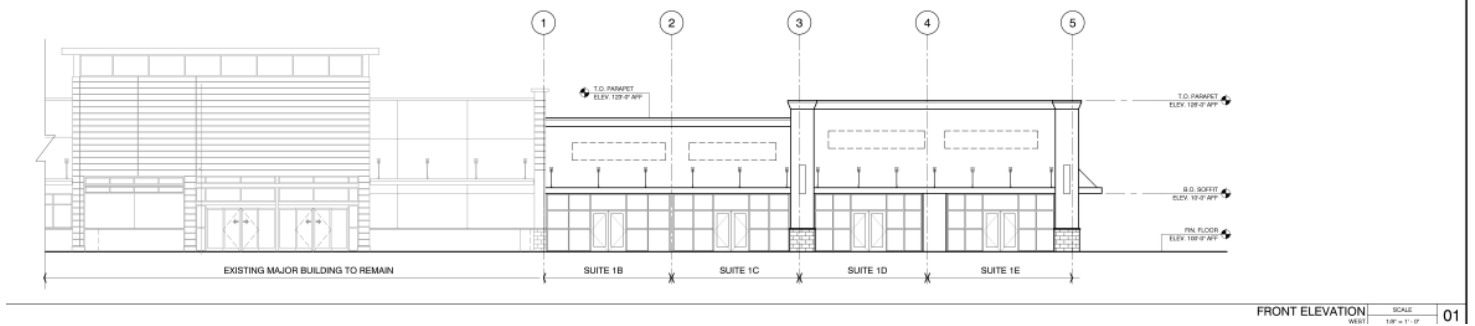
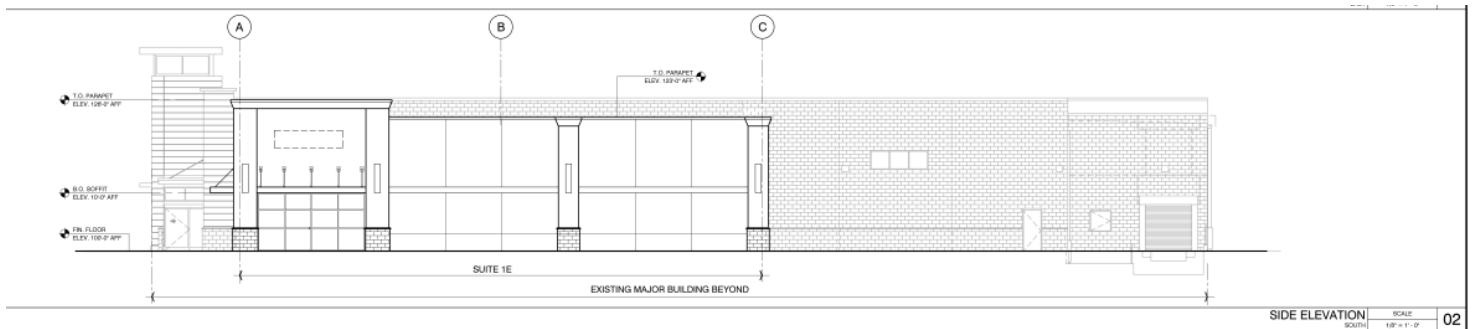
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DEMOGRAPHICS

2025 Estimates

TRADE AREA	1 MILE	3 MILE	5 MILE
	25,490	89,384	168,745
	\$52,194	\$68,319	\$92,028
AGE	24	25	31

AVAILABLE 1,980 SF - 8,190 SF



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James A. Goldsmith, Lic. Real Estate Broker