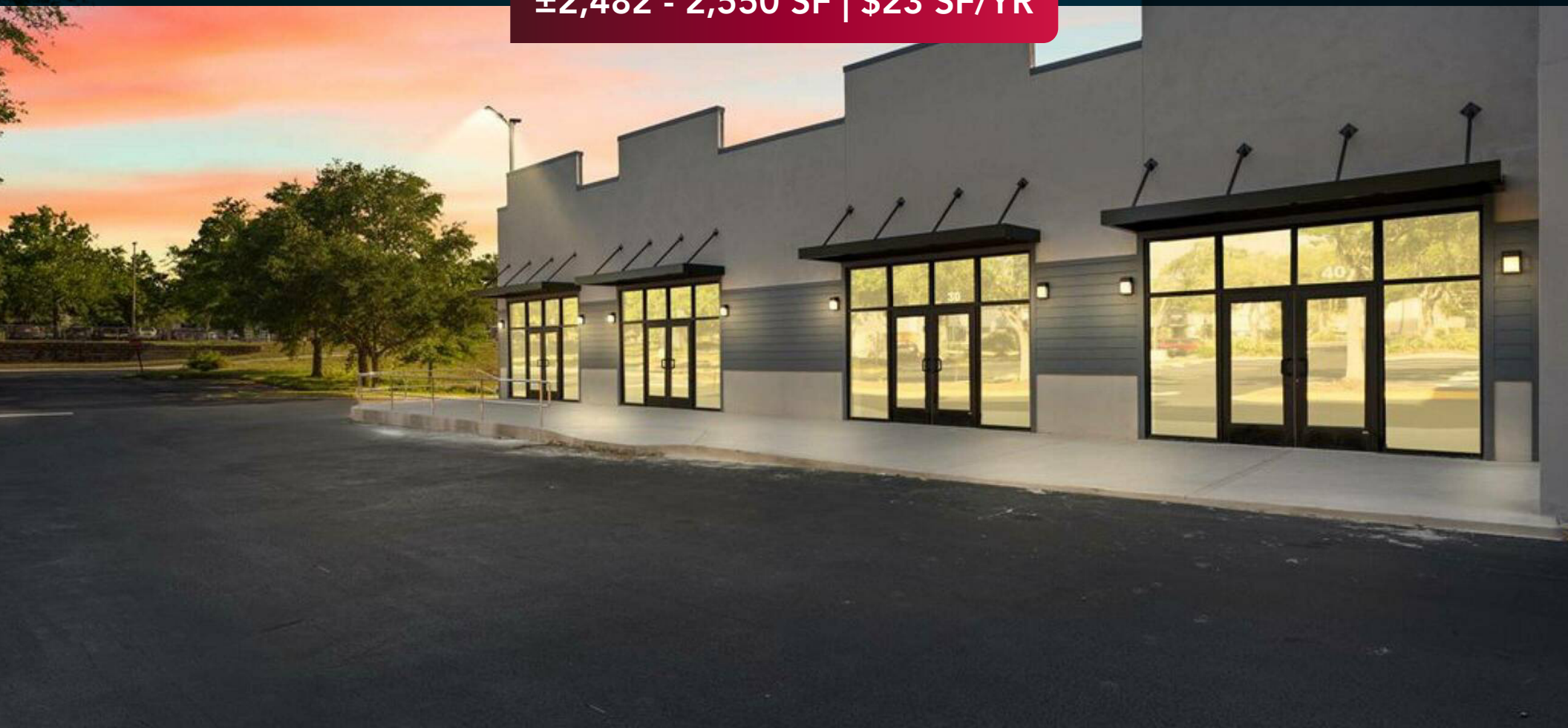


# RETAIL PROPERTY FOR LEASE

2620 NW 13th Street | Gainesville, FL 32609

±2,482 - 2,550 SF | \$23 SF/YR



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COMMERCIAL REAL ESTATE SERVICES

# PROPERTY SUMMARY

2620 NW 13th Street, Gainesville, FL 32609



## PROPERTY DESCRIPTION

Elevate your business at 2620 Northwest 13th Street, Gainesville, FL. Boasting a prime location in a high-traffic retail district, this versatile property offers exceptional visibility and accessibility. The spacious storefront and modern design provide the perfect canvas for showcasing your brand and attracting customers. With ample parking and seamless ingress and egress, the property is designed to accommodate a steady flow of visitors. The well-appointed interior features customizable layouts and abundant natural light, ideal for creating an inviting and functional retail or street retail space. From its strategic positioning to its flexible interior, this property presents an unparalleled opportunity to establish your business in a thriving commercial hub.

## PROPERTY HIGHLIGHTS

- High-traffic retail district
- Exceptional visibility and accessibility
- Spacious storefront with modern design
- Ample parking and seamless ingress and egress
- Customizable interior layout
- Abundant natural light

## OFFERING SUMMARY

Lease Rate:	\$23 SF/yr (NNN)
Number of Units:	4
Available SF:	2,482 - 2,550 SF
Building Size:	10,792 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,918	31,991	61,842
Total Population	8,174	83,328	152,405
Average HH Income	\$75,095	\$74,635	\$73,225

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# FLOOR PLAN

2620 NW 13th Street, Gainesville, FL 32609



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

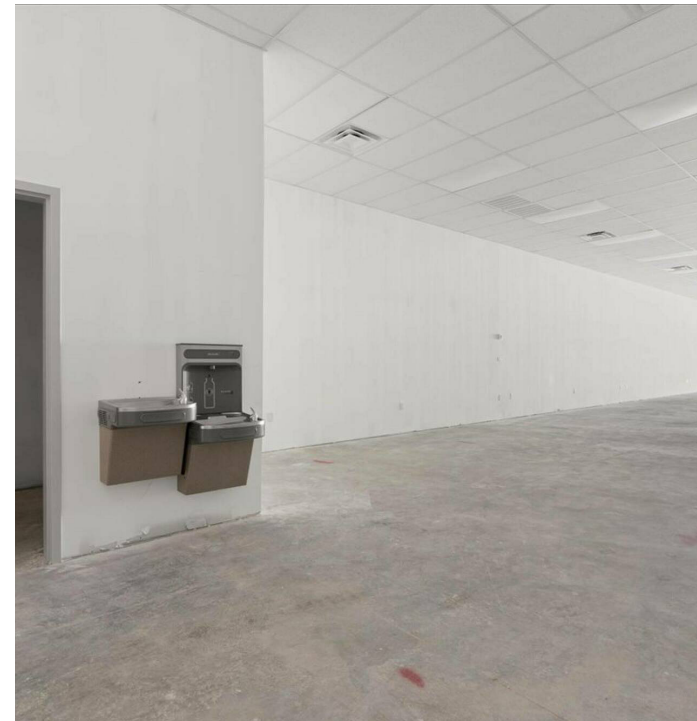
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# ADDITIONAL PHOTOS

2620 NW 13th Street, Gainesville, FL 32609



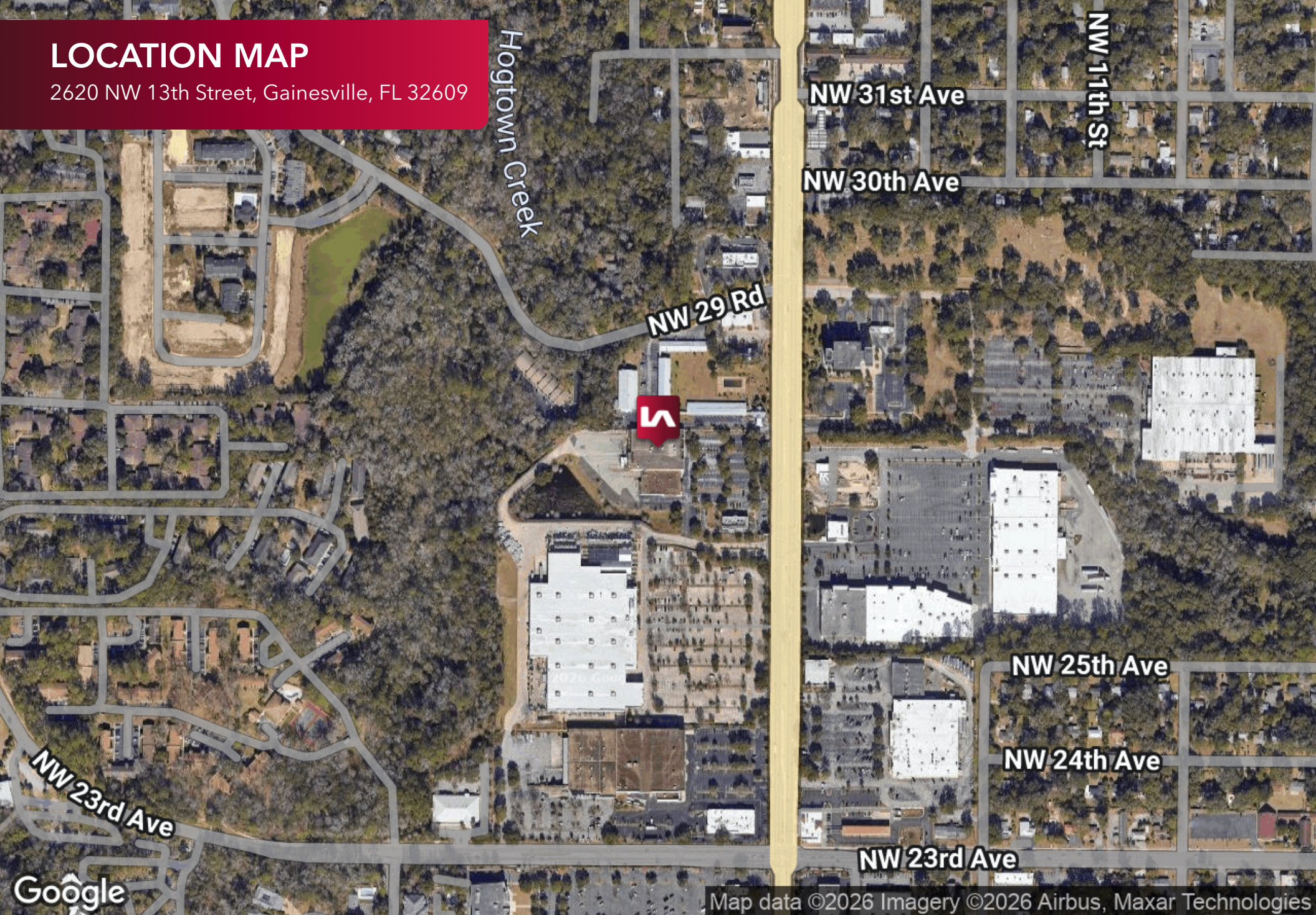
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# LOCATION MAP

2620 NW 13th Street, Gainesville, FL 32609



Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# DEMOGRAPHICS MAP & REPORT

2620 NW 13th Street, Gainesville, FL 32609

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,174	83,328	152,405
Average Age	39.2	32.1	32.6
Average Age (Male)	34.9	31.3	31.7
Average Age (Female)	45.4	33.8	34.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,918	31,991	61,842
# of Persons per HH	2.1	2.6	2.5
Average HH Income	\$75,095	\$74,635	\$73,225
Average House Value	\$246,998	\$252,202	\$247,261

2023 American Community Survey (ACS)

