

SUITE C

500 NW 60TH STREET, GAINESVILLE, FL 32607

FOR LEASE



PROPERTY OVERVIEW

- » ±1,546 SF of turn-key retail/office space, available immediately in one of Gainesville's busiest corridors
- » Positioned on NW 60th Street with direct access to Newberry Road and I-75 — 52,500 AADT along this stretch
- » Anchored nearby by HCA Florida North Florida Hospital and steps from The Oaks Mall trade area, now also home to UF Health's ophthalmology, ENT, and audiology clinics in the former Sears wing
- » Surrounded by national retailers including McDonald's, Panera Bread, Burger King, Books-A-Million, Panda Express, and Hobby Lobby
- » Part of an established multi-tenant building with Star Martial Arts (Suites A & B), Balanced Boutique (Suite D), and Earth Pets Natural Pet Market (Suite F) as neighboring tenants
- » Flexible open layout suitable for retail, professional office, or medical/service use
- » Ample on-site parking with clear storefront visibility from NW 60th Street

Nearby national
retailers:

MCDONALD'S

PANERA BREAD

BURGER KING

BAM! BOOKS

HOBBY LOBBY

PANDA EXPRESS

BASE RENT

\$21.00

per SF / year

NNN EXPENSES

\$6.75

per SF / year

AVAILABLE SF

1,546 SF

Suite C

WHY THIS SPACE?

- ✓ Standalone suite with dedicated frontage and easy in/out access
- ✓ High-visibility location on a 52,500 AADT corridor near I-75
- ✓ National retail and healthcare anchors driving consistent traffic nearby
- ✓ Competitive \$21/SF NNN rate for a turn-key space this size



PORTAL REALTY

COMMERCIAL REAL ESTATE

WWW.PORTALGAINESVILLE.COM

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Retailer locations approximate and shown for illustrative purposes only.

NEARBY RETAILERS

- » HCA Florida North Florida Hospital
- » The Oaks Mall — Dillard's, Belk, H&M, UF Health, Chick-fil-A, Pandora
- » BJ's Restaurant & Brewhouse, First Watch
- » Buffalo Wild Wings, Edo Japanese Steakhouse
- » McDonald's, Panera Bread, Burger King, Panda Express, BAM! Books-A-Million, Hobby Lobby
- » Earth Pets Natural Pet Market, Yamato Japanese Steak House

AVERAGE ANNUAL DAILY TRAFFIC
52,500 AADT

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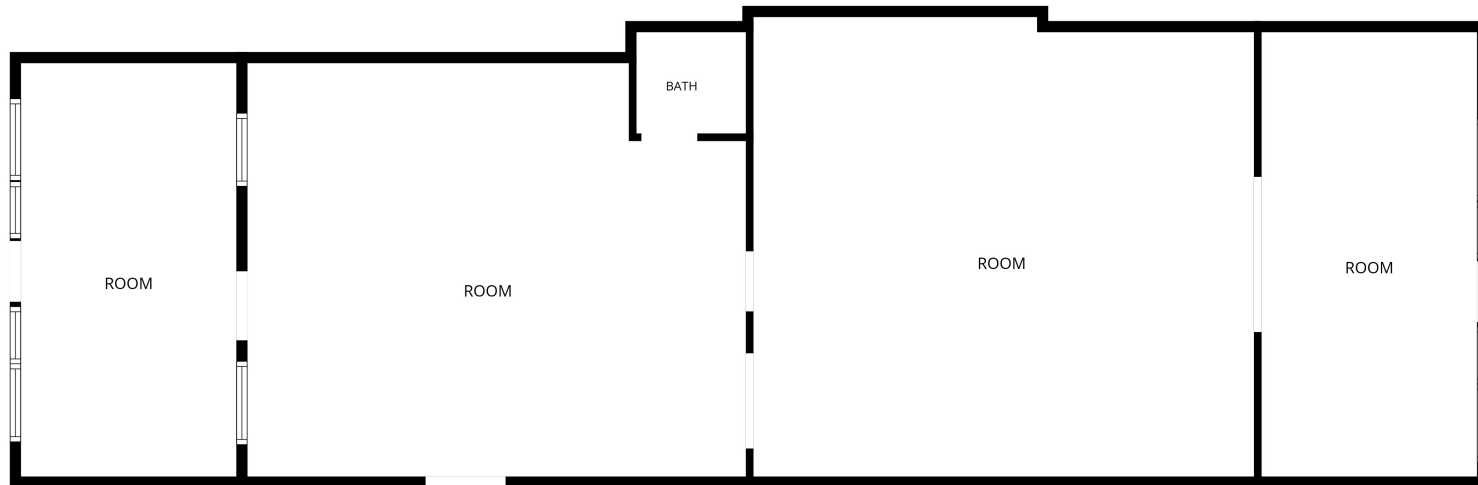
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1,546 SF AVAILABLE | Open floor plan



±1,546 SF | Suite C — layout per CubiCasa scan



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

Floor plan created by CubiCasa App. Measurements deemed highly reliable but not guaranteed.

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