

# FOR SALE | GAINESVILLE INVESTMENT & OWNER-USER OPPORTUNITY

304 & 308 W. University Avenue | Gainesville, FL 32601

9,700± SF | \$2,300,000



## BRIAN OEN

Senior Vice President

☎ 352.420.9889

☎ 352.494.2100

boen@lee-associates.com

## KEN MEARS

Associate

☎ 352.420.9889

☎ 321.299.6983

kmears@lee-associates.com

# PROPERTY OVERVIEW

304 & 308 W. University Avenue | Gainesville, FL 32601

Own two iconic properties in the heart of downtown Gainesville with a unique combination of immediate occupancy and income in place. This is a rare chance to combine investment stability with operational flexibility—occupy 308 W. University now, benefit from income at 304 W. University and plan for future expansion.

## 304 W. UNIVERSITY AVENUE (THE ICONIC FIRESTONE BUILDING):

- Two-story building totaling 4,599± SF
- First floor: 2,540± SF
- Second floor: 2,059± SF
- Currently tenant-occupied, providing stable income
- Opportunity to expand into this space when the tenant vacates

## 308 W. UNIVERSITY AVENUE:

- Two-story building totaling 5,044± SF
- First floor: 2,470± SF
- Second floor: 2,574± SF
- Ready for immediate owner occupancy
- Ideal for office, creative studio or boutique retail

## SHARED PARKING:

- Connected open parking area totaling 5,202± SF, shared between both buildings

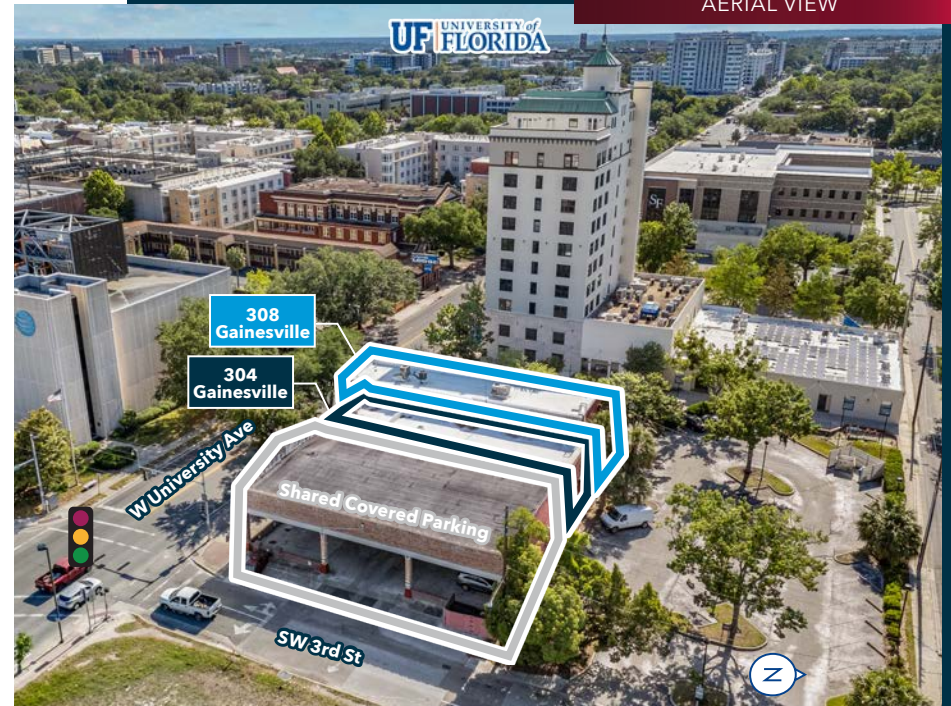
## PROPERTY HIGHLIGHTS:

- Premier downtown location with unmatched walkability
- Minutes from the University of Florida and UF Innovation Hub
- Historic character with modern updates
- High visibility on W. University Avenue
- Highly flexible DT zoning

**9,700± SF TOTAL**

**FOR SALE PRICE: \$2,300,000**

AERIAL VIEW



SHARED PARKING



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# 304 BUILDING | 1<sup>ST</sup> FLOOR | PHOTO GALLERY

304 & 308 W. University Avenue | Gainesville, FL 32601

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**2,540± SF**

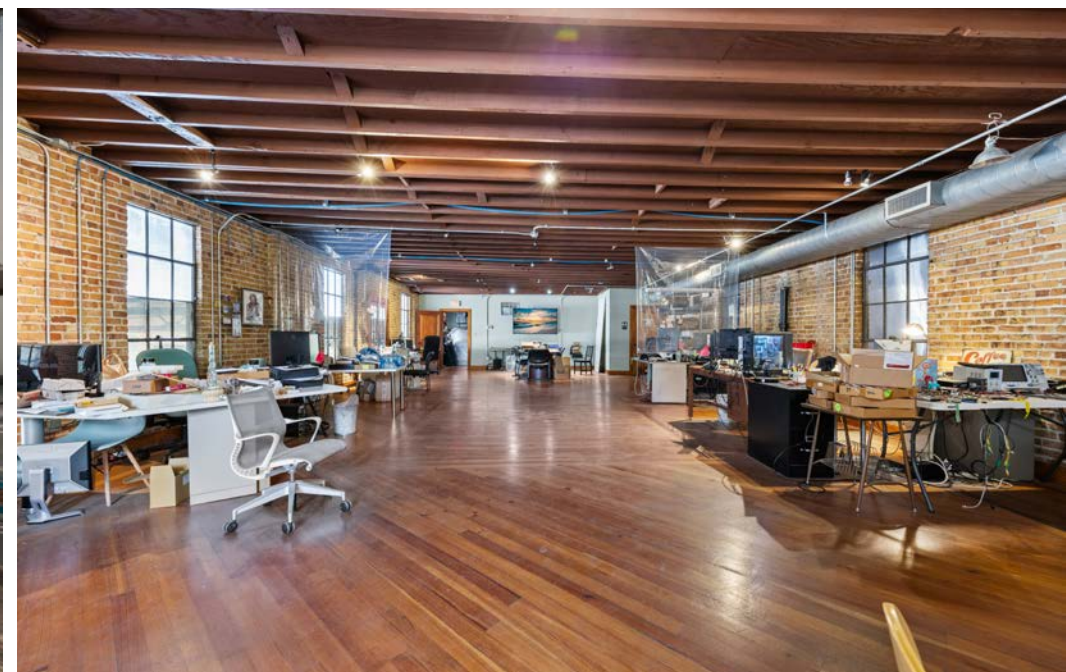
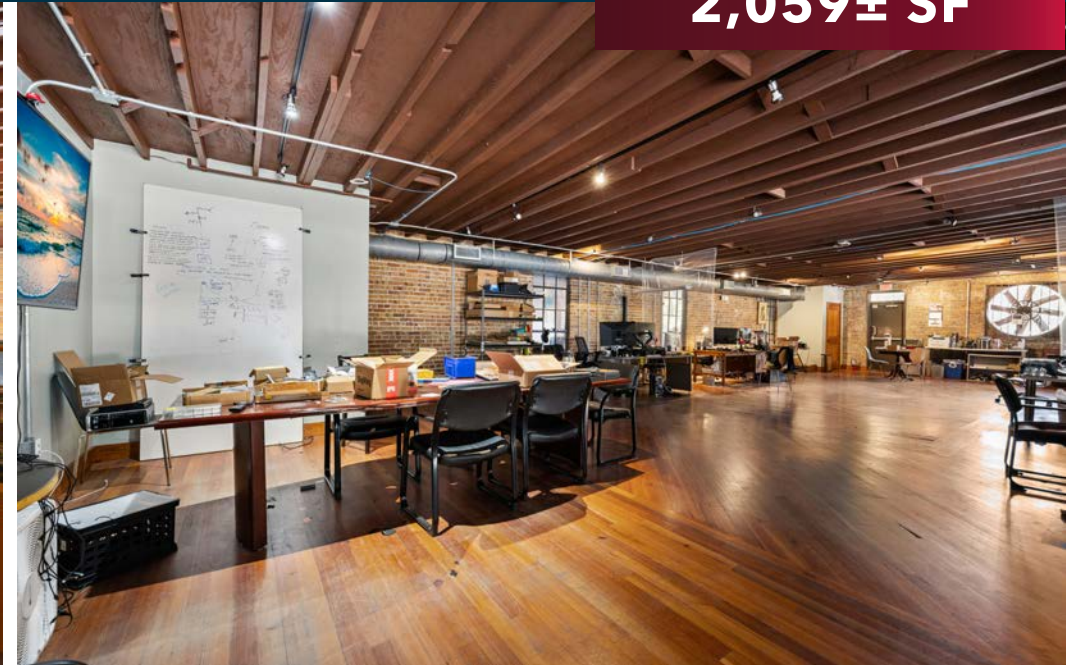
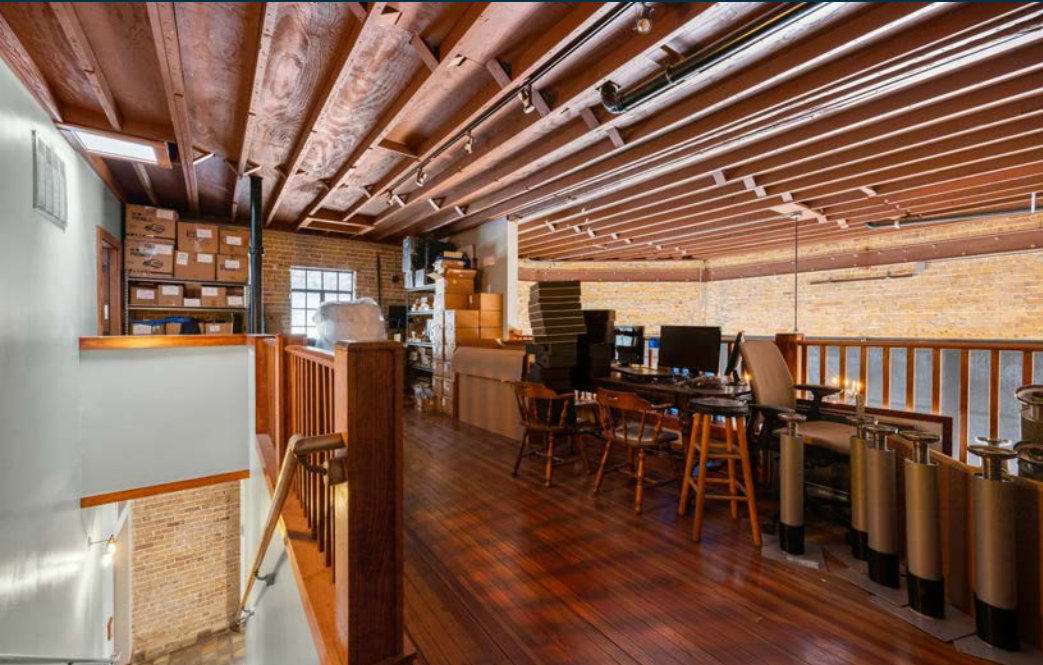


# 304 BUILDING | 2<sup>ND</sup> FLOOR | PHOTO GALLERY

304 & 308 W. University Avenue | Gainesville, FL 32601

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**2,059± SF**



# 308 BUILDING | 1<sup>ST</sup> FLOOR | PHOTO GALLERY

304 & 308 W. University Avenue | Gainesville, FL 32601

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**2,470± SF**

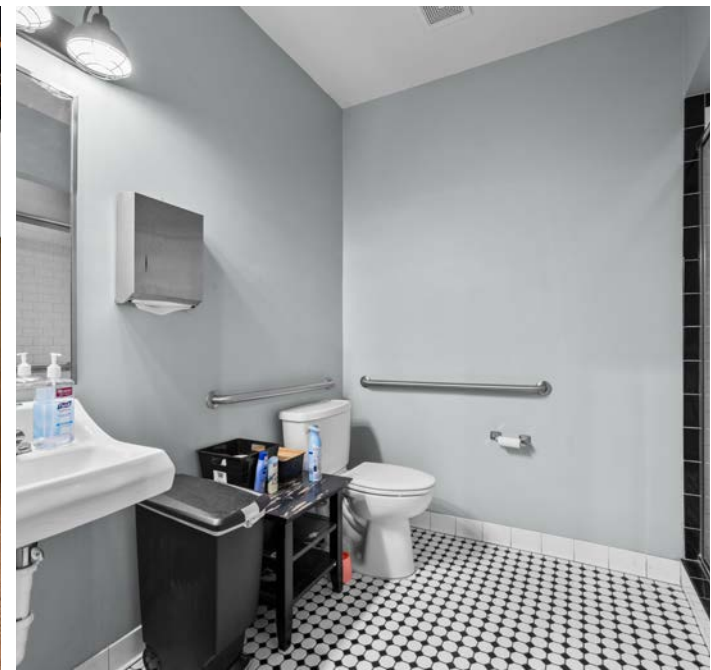


# 308 BUILDING | 2<sup>ND</sup> FLOOR | PHOTO GALLERY

304 & 308 W. University Avenue | Gainesville, FL 32601

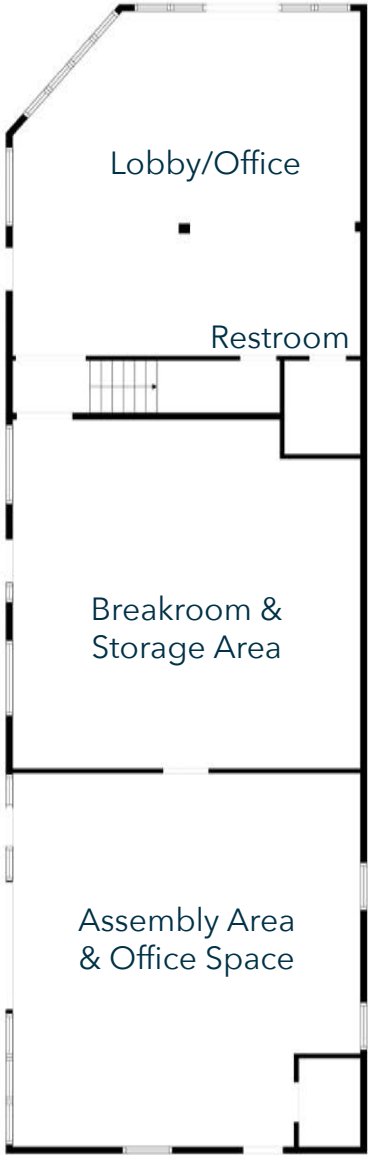
**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**2,574± SF**

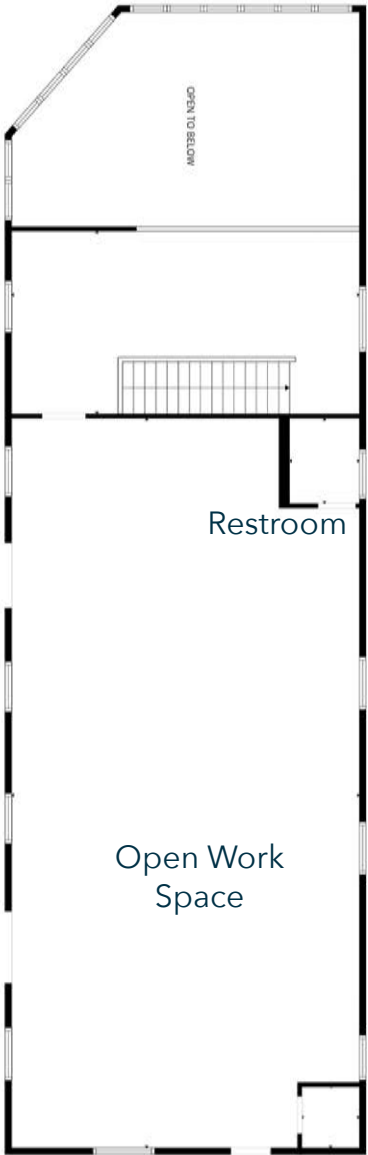


# 304 BUILDING | FLOOR PLAN

304 & 308 W. University Avenue | Gainesville, FL 32601



**1<sup>ST</sup> FLOOR**



**2<sup>ND</sup> FLOOR**

# 308 BUILDING | FLOOR PLAN

304 & 308 W. University Avenue | Gainesville, FL 32601



**1<sup>ST</sup> FLOOR**



**2<sup>ND</sup> FLOOR**

# LOCATION DETAILS

304 & 308 W. University Avenue | Gainesville, FL 32601

## Why West University?

Position your business in one of Gainesville's most visible and sought-after downtown locations. With ample covered parking, unmatched walkability and close proximity to innovation and commerce, 308 West offers a truly rare opportunity for businesses looking to thrive in a space that makes a statement.



## LOCAL DEMOGRAPHICS

Source: ESRI Business Analyst



**Population (2025)**



**Population Projection (2030)**



**Average Household Income (2025)**



**Projected Average Household Income (2030)**

	Population (2025)	Population Projection (2030)	Average Household Income (2025)	Projected Average Household Income (2030)
<b>1 MILE</b>	21,018	21,139	\$52,050	\$58,531
<b>3 MILES</b>	77,952	77,821	\$69,494	\$77,617
<b>5 MILES</b>	149,421	150,163	\$75,379	\$83,772

# FOR SALE | GAINESVILLE INVESTMENT & OWNER-USER OPPORTUNITY

304 & 308 W. University Avenue | Gainesville, FL 32601

**9,700± SF | \$2,300,000**

## **BRIAN OEN**

*Senior Vice President*

○ 352.420.9889

○ 352.494.2100

boen@lee-associates.com

## **KEN MEARS**

*Associate*

○ 352.420.9889

○ 321.299.6983

kmears@lee-associates.com



All information regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.