

Shops at Union Street Station

Retail Condo for Lease

201 SE 2nd Avenue, Suite #113
Gainesville, FL 32601



Property Details

This is a 1,742 square feet, two-level retail condo filled with trendy character for lease, located in the heart of downtown Gainesville.

- Located opposite the Hippodrome theater and close to Bo Diddley Plaza
- Ground floor of Union Station, a luxury condo complex
- Starbucks, Dragonfly Sushi & Sake Bar, and Mark's Prime Steakhouse are cotenants
- Area is vibrant, hosting live community events and catering to young professionals' nightlife
- Just a few minutes away from the University of Florida and the Innovation District
- New energy-efficient AC was installed in 2019

Available space:

1,742± SF

Lease Rate:

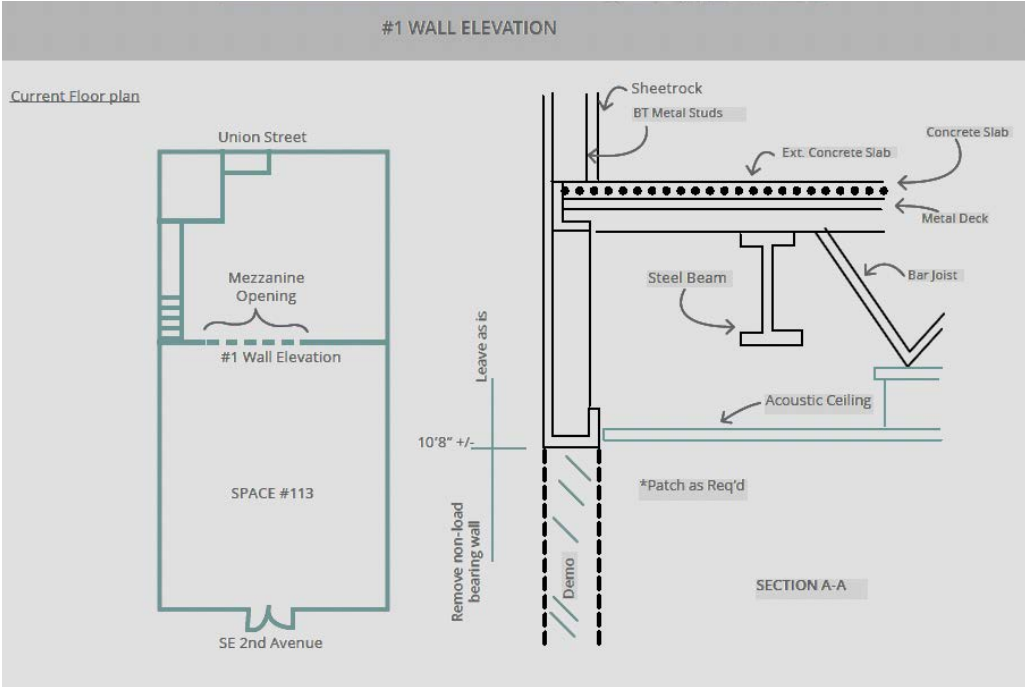
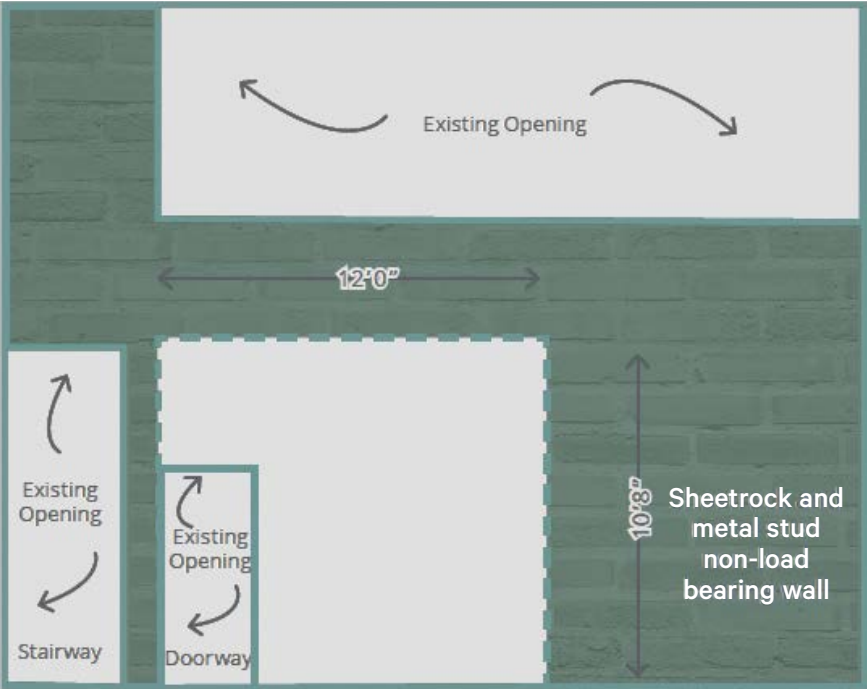
\$19.50/SF Gross



Property Photos



Floor Plan



University of Florida

The University of Florida is an American public land-grant, sea-grant, and space-grant research university on a 2,000-acre campus in Gainesville, Florida. The University of Florida is home to 16 academic colleges and more than 150 research centers and institutes on one contiguous campus.

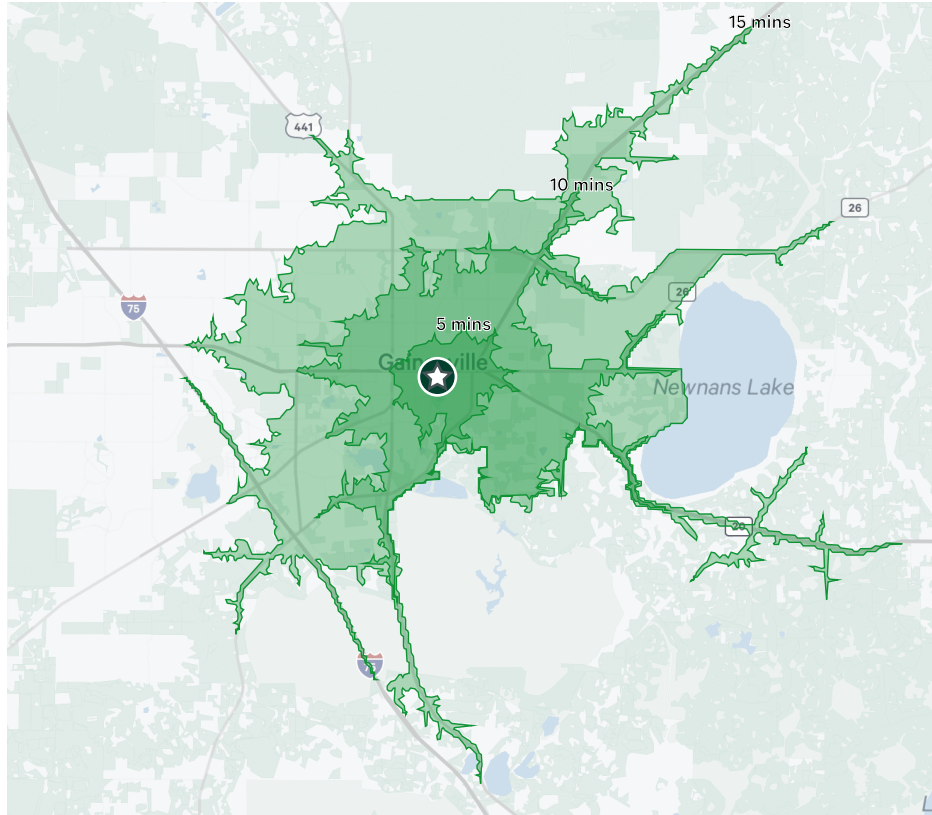
Classified as a
Research University
*with significant research by the
Carnegie Foundation for the
Advancement of Teaching*

**2nd Largest
Florida University**
by student population

**8th Largest
Single-Campus University**
in the United States



Demographics



	5 Minutes	10 Minutes	15 Minutes
2023 Population	24,214	79,614	145,674
2028 Population	24,023	78,856	145,346
2023-2028 Annual Population Growth Rate	-0.16%	-0.19%	-0.05%
2023 Population	24,214	79,614	145,674
2023 Daytime Population	31,043	117,156	186,936
2023 Households	10,608	31,364	59,653
2028 Households	10,601	31,262	60,017
2023 Average Household Income	\$55,286	\$61,093	\$69,028
2028 Average Household Income	\$64,730	\$72,178	\$80,670
2023 Median Age	25	25	26
Bachelor `s Degree	2,810	10,429	19,928
Graduate or Professional Degree	2,679	8,260	17,617
2023 Median Value of Owner Occ. Housing Units	\$224,398	\$220,728	\$232,469
2023 Average Value of Owner Occ. Housing Units	\$254,217	\$273,856	\$274,649

Contact Us

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