

# FOR LEASE UNIVERSITY TOWNE CENTER

3301 SW ARCHER RD | GAINESVILLE | FL 32608



## PROPERTY HIGHLIGHTS

- Anchored by BioLife Plasma & Enson Market
- GLA of +/- 50,348 SF
- Located in SW Gainesville
- Close to University of Florida Campus
- Nearest Intersection: SW Archer Road & 34th Street
- Alachua County
- Intersection Traffic Count: 62,000 AADT

**LEASING INFO: 877.459.9605**

[Leasing@GatorInvestments.com](mailto:Leasing@GatorInvestments.com)

**[www.GatorInvestments.com](http://www.GatorInvestments.com)**

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

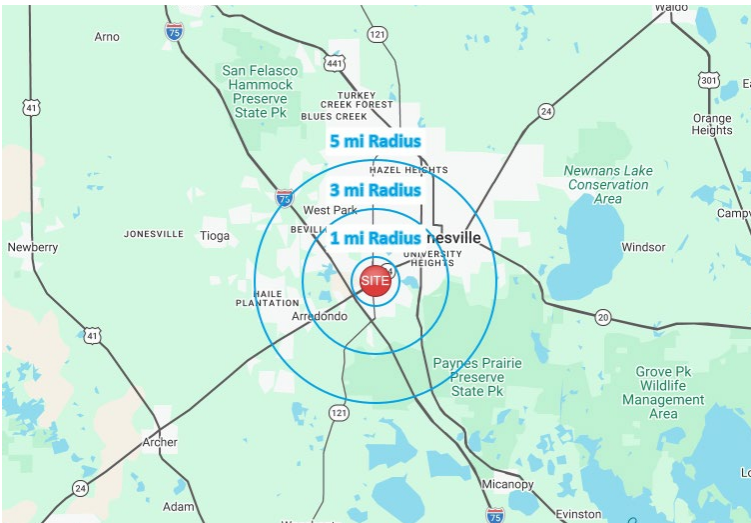
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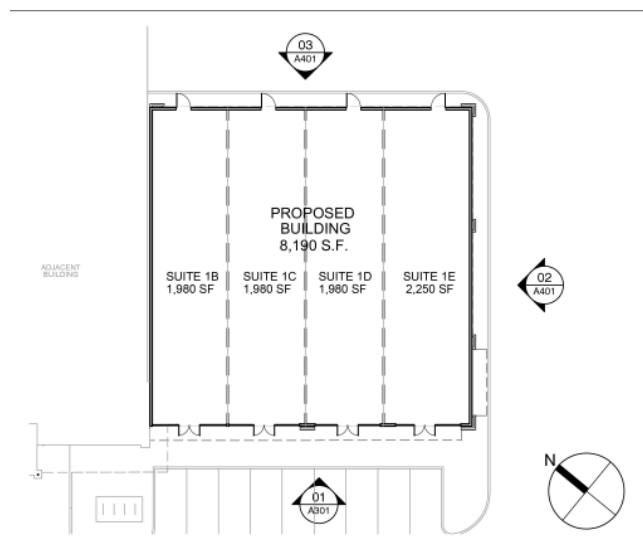
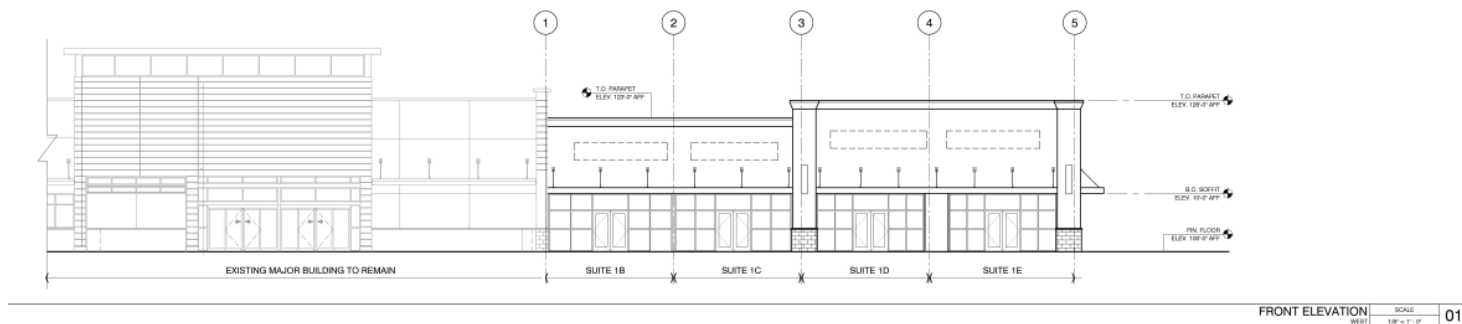
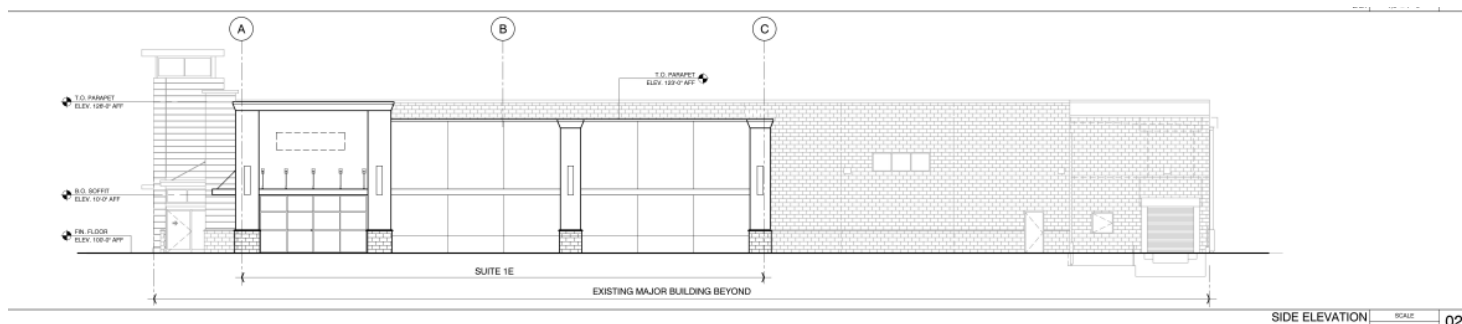
## DEMOGRAPHICS

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