



Prime Downtown Space Ideal for Restaurants & Breweries

FOR LEASE

Property Features

 0.36 AC

 10,544 SF

 1965

224 NW 8th Avenue Gainesville, FL 32601

Property Description


Unlock the potential of this fantastic 10,544 SF retail property located in the heart of the bustling Downtown Gainesville. Built in 1965 and full of character, this versatile space is ideal for restaurants, catering operations, coffee shops, and creative retail concepts.

Situated on a 0.36-acre lot with 104 feet of prominent frontage along NW 8th Ave, the property boasts multiple tenancy opportunities, making it perfect for an investor or owner-operator seeking flexibility and income potential. One of the standout features is its inviting courtyard – a rare find in urban retail – providing the perfect atmosphere for outdoor dining, events, or a relaxing communal space.

Whether you're envisioning a trendy eatery, market concept, or mixed-use retail hub, this property is ready to bring your vision to life.



Brent Line – Commercial Director

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Property Details

Size	10,544 SF Gross Leasable Area
Lot Size	0.36 AC (15,682 SF)
Zoning	U6 (Urban Mixed-Use)
Year Built	1965
Tenancy	Multiple

Amenities	Bus Line Access
Parking	10 Surface Spaces (0.95/1,000 SF)
Walkability	Very Walkable (Walk Score® 82)
Ideal Use	Ideal for restaurants, food catering, breweries, courtyard etc.



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THOMAS CENTER



Charlie's Shack
HAWAIIAN SHAKE ICE



Harry's
SEAFOOD • BAR GRILLE
"A New Orleans Style Restaurant"



LOOSEY'S
Downtown & Ullie



SUBJECT PROPERTY

SweetBerries
Eatery & Frozen Custard

CHUN CHING MARKET
重庆超市
Oriental Food & Fresh Produce

UNDERGROUND
UK KITCHEN

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