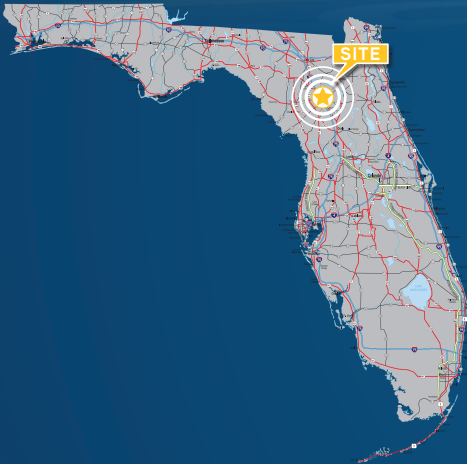


RETAIL FOR LEASE

FORMER TACO BELL

826 W. University Avenue
Gainesville, FL 32601



Freestanding drive-thru restaurant with direct frontage on University Avenue in very close proximity to the University of Florida. This is a rare opportunity to lease a former Taco Bell located just east of campus in the heart of the University/Downtown/Innovation Square Districts. This location serves a strong mix of both drive-in and walk-up traffic consisting of students and locals. The subject property would be best suited for any quick serve restaurant (QSR), bank or retailer.

Another unique aspect of the site is the ample parking spaces (31) which comes at a premium along this urban stretch of University Avenue.

Your business will benefit from over 23,000 average daily traffic (AADT) and thousands more each day on foot. The subject site will be available for occupancy January 1, 2020.

This opportunity will not last long!

Dan Drotos
Senior Director
+1 954 551 9846
dan.drotos@colliers.com

Rory Casseaux
Associate Director
+1 352 317 6341
dan.drotos@colliers.com

Colliers
INTERNATIONAL



RETAIL FOR LEASE

FORMER TACO BELL

826 W University Avenue
Gainesville, FL 32601



PROPERTY FEATURES

- > Available SF: 2,108± SF
- > Lot Size: 0.60± acres
- > Year Built: 1996
- > Zoning: U9
- > Traffic Count: 23,000± AADT on University Ave
- > Site would be perfect for a quick serve restaurant, bank, or retailer
- > 31 parking spaces on site
- > Site will be available for occupancy: January 1, 2020

LEASE RATE: \$80,000/year (NNN)

DEMOGRAPHICS



2018 TOTAL POPULATION

1 Mile: 21,047
3 Mile: 82,688
5 Mile: 145,686



2018 DAYTIME POPULATION

1 Mile: 44,943
3 Mile: 114,577
5 Mile: 183,531



2023 PROJECTED POPULATION

1 Mile: 21,856
3 Mile: 85,356
5 Mile: 150,901



2018 AVERAGE HH INCOME

1 Mile: \$36,082
3 Mile: \$48,998
5 Mile: \$54,973



2023 PROJECTED HH INCOME

1 Mile: \$42,570
3 Mile: \$57,128
5 Mile: \$64,079

CONTACT US

Dan Drotos
Senior Director
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dan.drotos@colliers.com

Rory Casseaux
Associate Director
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dan.drotos@colliers.com

Colliers International
Northeast Florida
3620 NW 43rd St. Unit B
Gainesville, FL 32606

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