



Tower Center

Zoning	MU1
Building Size	Up to 20,000± SF
Year Built	Proposed
Market	Gainesville
Submarket	Archer Road Butler Plaza I-75 Corridor

Schedule a Tour Today:

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



RETAIL FOR LEASE 7400 NW 4th Blvd | Gainesville, FL 32607



1,400± SF retail space for lease in Tower Center close to the intersection of Tower Rd and Newberry Rd. Tower Center boasts a terrific location with direct access to 1-75 and in very close proximity to the Oaks Mall, North Florida Regional Medical Center, and Tower Hill Office Park. Bring your business and join established retailers such as Home Depot, Pizza Hut, Martin's Appliance, Enterprise, Logokick and more.

Type: **Retail/ Office**

Square Feet: **1,400**

Tax Parcel #: **06654-003-000**

Pass Thru / SF Ann.: **\$4.20**

Price Per SF Ann.: **\$18.00**

Lease Rate: **\$2,100/mo**



Conceptual Master Plan

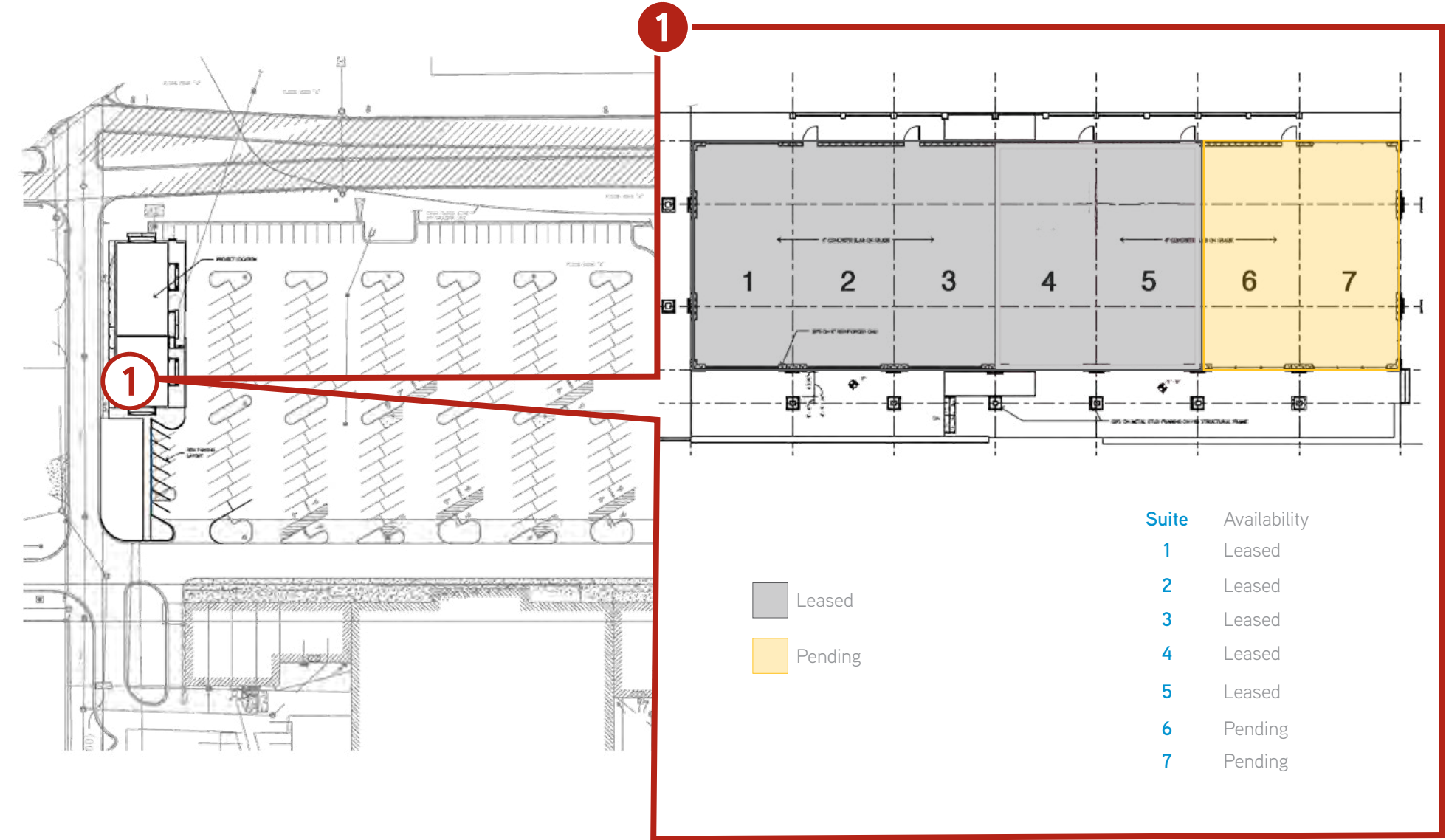


- 1** Address: **7415 NW 4th Blvd Suites 10-70**
Type: **Retail / Restaurant**
Square Feet: **900-6,300**
Tax Parcel #: **06654-003-000**
Pass Thru / SF Ann.: **\$4.20**
Price Per SF Ann.: **\$18-\$22 NNN**

- 2** Type: **Retail / Office**
Square Feet: **2,000-32,000**
Tax Parcel #: **06654-003-001**
Pass Thru / SF Ann.: **\$4.20**
Price Per SF Ann.: **\$18 NNN**

- 3** Type: **Ground Lease Hotel / Office**
Square Feet: **30,000**
Tax Parcel #: **06654-003-001**
Lease Term: **20 Years**
Lease Rate: **\$9,000/mo**

Site Plan & Availability



RETAIL FOR LEASE 7400 NW 4th Blvd I Gainesville, FL 32607

7415 NW 4th Blvd Suites 10-70 Drone Photos



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Property Overview



Tower Center boasts a terrific location with direct access to 1-75 and in very close proximity to the Oaks Mall, North Florida Regional Medical Center, and Tower Hill Office Park. Bring your business and join established retailers such as Home Depot, Pizza Hut, Enterprise, Martin's Appliance, Advance Auto, Logokick and many more. Average Daily Traffic: 27,000 on Tower Rd. (75th) and 48,000 on Newberry Rd.

Demographics

5 mi. radius | Source: ESRI Business Analyst



Current Population
(2019)
146,582



Projected Population
(2024)
154,001



Average Household Income (2019)
\$75,012



Projected Household Income
(2024)
\$85,836



Median Age
(2024)
28.5

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