



Colliers

Accelerating success.

2,821± SF
Restaurant/Retail
For Lease
\$14/SF Net

60 SW 2nd Street,
Gainesville, FL 32601

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1088791

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Colliers International

107 SW 7th Street
Gainesville, FL 32601
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Opportunity

No downtown parking? Not a problem with this unique City of Gainesville space located on the southwest corner of the first floor in the SW 2nd Street 855-space parking garage. Located in the heart of downtown Gainesville, this property benefits not only from its position and proximity to the downtown business district of Gainesville with Federal, State, County Judicial and Administrative & City offices, but also from being only a few blocks away from the newly created Innovation District and only $\frac{3}{4}$ of a mile from the University of Florida. It is walking distance to restaurants, and cultural amenities/entertainment including the Hippodrome Theatre, Cade Museum and Depot Park. This space is perfect for retail, restaurant, pub, bar, or brewery. The front wall of floor-to-ceiling windows allow for natural light and views of the historic brick-paved streets outside. This big open space has real wood floors to add to the ambiance. In addition, there is a large storage area, a private office, rear access to the parking garage and restrooms with multiple stalls. The front sidewalk area is partitioned by a metal fence that is perfect for a bistro-style outside seating area. Come join the vibrant downtown Gainesville business district!

Features & Amenities

- Vacant and ready for immediate occupation
- Ample parking
- Great signage opportunity
- 3/4 mile to University of Florida
- 1 mile to UF Health Campuses
- 5.1 miles to GNV airport
- 5.3 miles to I-75
- Zoning: DT (Downtown)

Lease Rate:
\$14/SF Net

Tenant is also
responsible for the
following:

- Janitorial Services
- Property Taxes
- Broker Commission



Aerial & Demographics



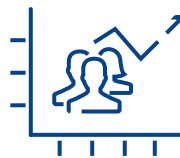
Area Demographic
(5 mile radius)

Source: ESRI Business Analyst



2020
Population

135,745



2025 Projected
Population

140,498



2020
Average HH Income

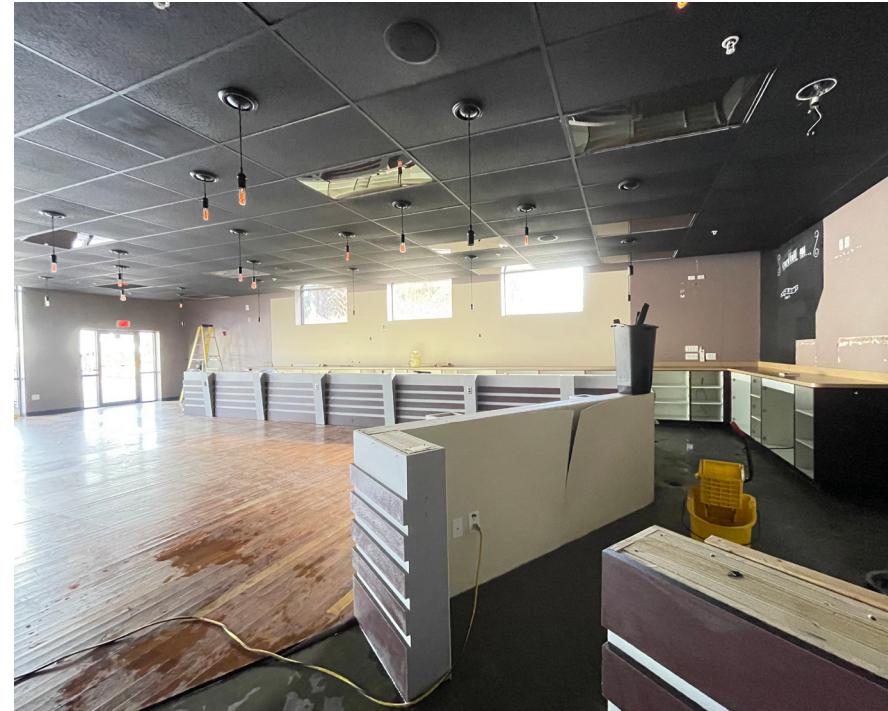
\$57,016



2025 Projected
Average HH Income

\$61,805

Interior Photos



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Site

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