



Retail/Restaurant Space Available For Lease

Hub on Third Avenue & Hub on University

1258 NW 3rd Avenue, Gainesville, FL | 1111 W University Avenue, Gainesville, FL

For more information

Nick Mastro, *Senior Associate*
813. 444. 5334
nick.mastro@avisonyoung.com

Nikki Traff, *Principal*
407. 252. 8335
nikki.traff@avisonyoung.com

**AVISON
YOUNG**

Property overview

The proximity to the University of Florida's campus is undoubtedly a significant advantage for students living at both the **Hub on Campus on 3rd Avenue** and the **Hub on Campus University Gainesville**. The combination of student housing and retail space ensures that residents have easy access to essential services, amenities, and the benefits of a vibrant campus community. Over 4,000 student beds within a half mile radius, with a walkable/bike score of 88 (www.walkscore.com).



3rd Avenue



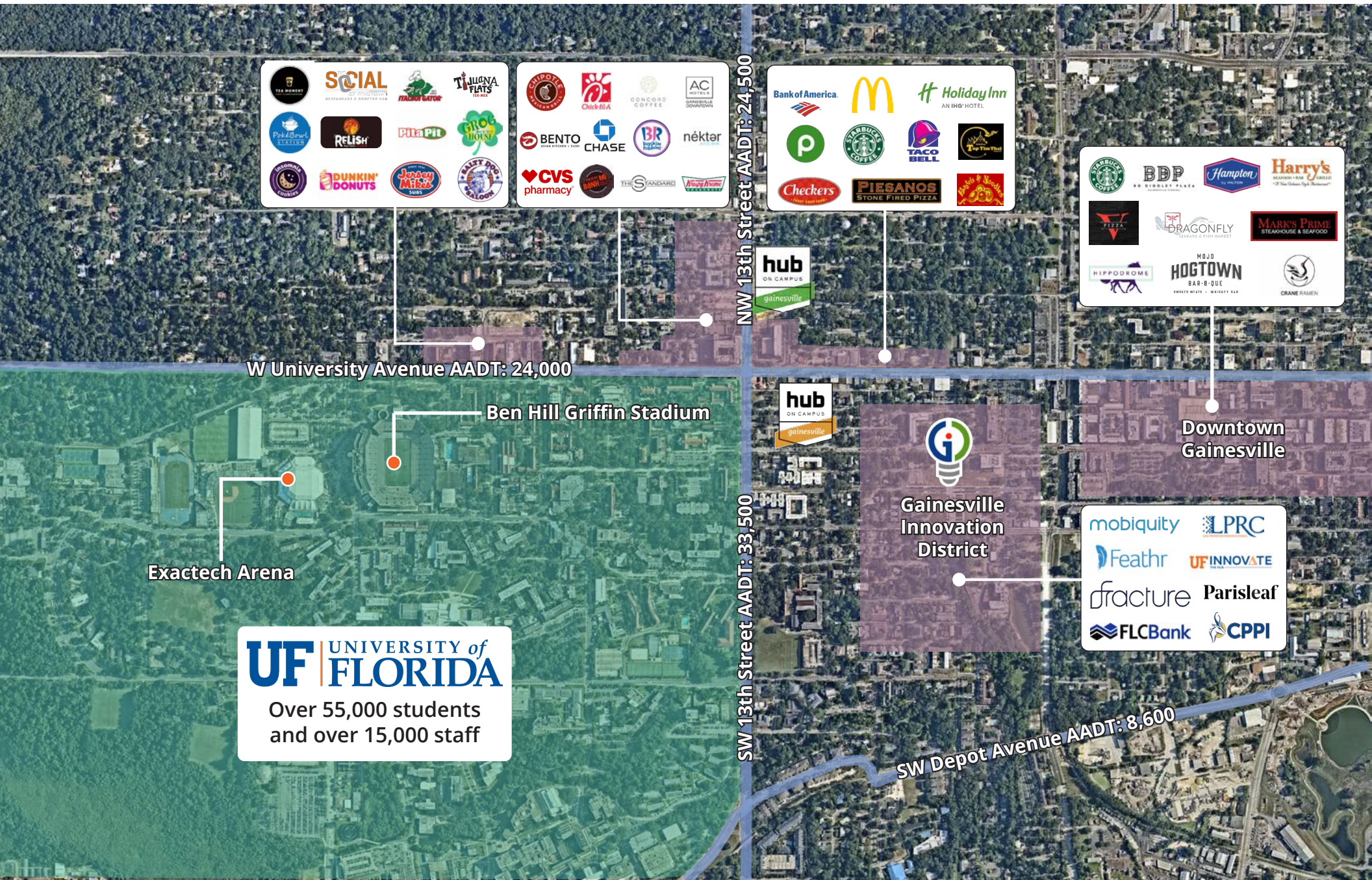
University



PROPERTY HIGHLIGHTS:

- 5-minute walk to UF campus
- 4,000+ student beds within ½ mile
- 66,000+ households within 5 miles
- Turnkey restaurant space available
- Late-night demand

Aerial map



Overview | Hub on 3rd Avenue



Distance to UF Campus



2 minute drive



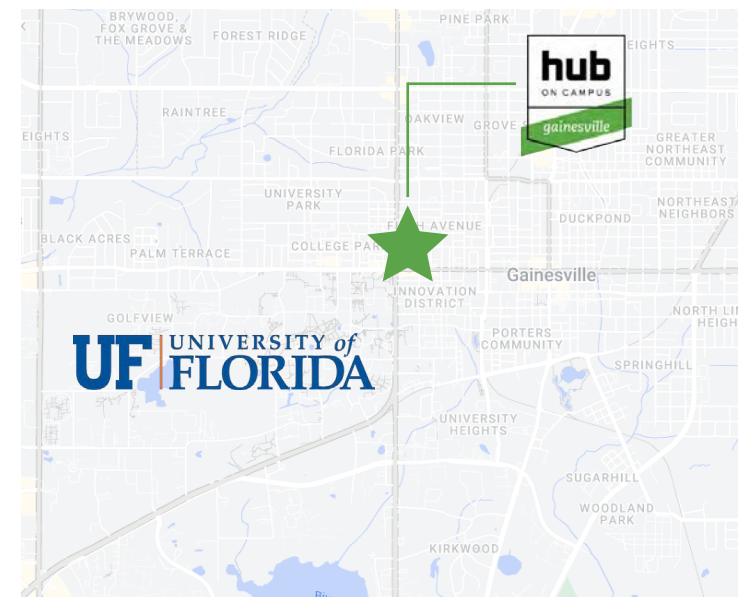
5 minute walk



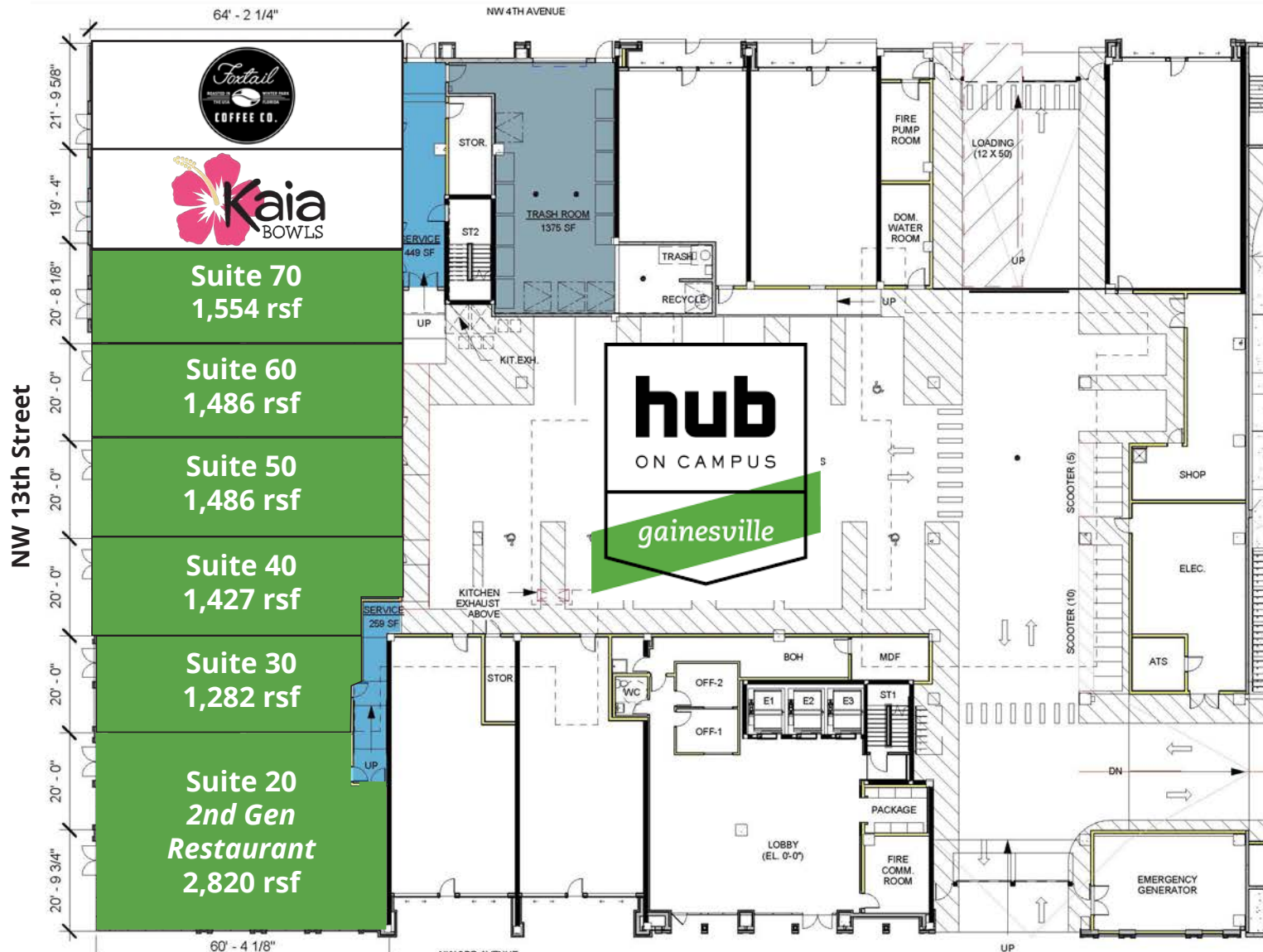
2 minute bike ride

1258 NW 3rd Avenue | Gainesville, FL 32601

- 7,235 rsf of contiguous, configurable retail space available within a newly constructed mixed-use residential and retail development, plus an additional 2,820 rsf second-generation restaurant space.
- Excellent location along 13th Street, just a block north of UF campus
- Perfect for a variety of retail uses with the ability to accommodate restaurant requirements
- The development is 95% occupied and features 661 beds
- Area includes Krispy Kreme, Italian Gator Pizza, Relish University Avenue, Chick-fil-A, Chipotle, CVS, Publix Supermarket, Walgreen's, Felipe's Mexican Taqueria, Taco Bell, McDonald's, The Social at Midtown, Bank of America



Availabilities | Hub on 3rd Avenue



Available spaces

Suite 70	1,554 rsf
Suite 60	1,486 rsf
Suite 50	1,486 rsf
Suite 40	1,427 rsf
Suite 30	1,282 rsf
Suite 20	2,820 rsf

HUB ON CAMPUS GAINESVILLE - Retail SF Allocation 1258 NW 3RD AVENUE GAINESVILLE FLORIDA

Common retail corridor	708
Trash	1,375
Total Common	2,083

	USF	% Share	Common	RSF
retail 10	1,305	12%	245	1,550
retail 20	1,069	10%	201	1,270
retail 30	1,079	10%	203	1,282
retail 40	1,201	11%	226	1,427
retail 50	1,251	11%	235	1,486
retail 60	1,251	11%	235	1,486
retail 70	1,308	12%	246	1,554
retail 80	1,221	11%	229	1,450
retail 90	1,403	13%	264	1,667
Total	11,088	100%	2,083	13,171



Interior Photos | Hub on 3rd Avenue, suite 20

Situated on a prime corner location with excellent exposure



Turnkey second generation restaurant space with fully equipped kitchen



Overview | Hub on University



Distance to UF Campus



2 minute drive



5 minute walk



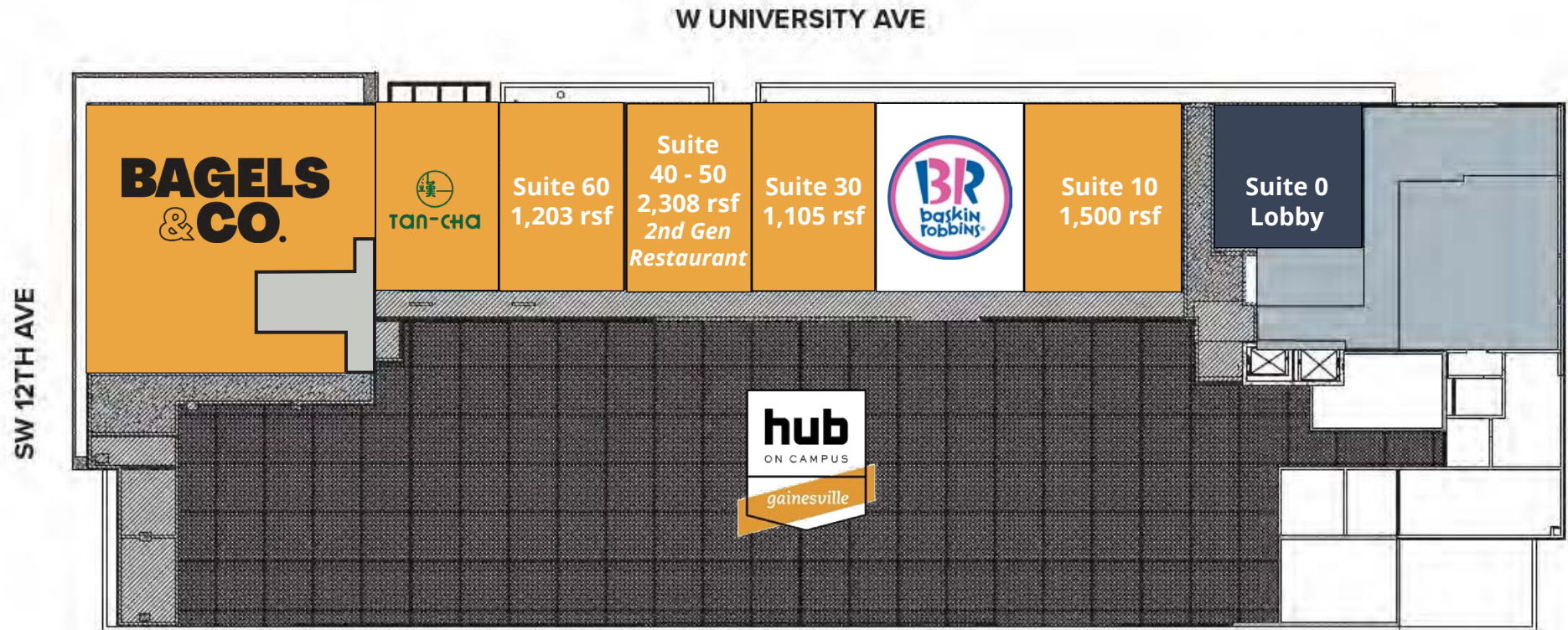
2 minute bike ride

1111 W University Avenue | Gainesville, FL 32601

- 6,116 rsf of retail space at the new construction mixed-use residential and retail project
- Located along University Avenue and just 2 blocks from the University of Florida campus
- Ideal for a variety of retail uses with the ability to accommodate restaurant requirements
- The development is 93% occupied and features 661 beds
- Area includes Krispy Kreme, Italian Gator Pizza, Relish University Avenue, Chick-fil-A, Chipotle, CVS, Publix Supermarket, Walgreen's, Felipe's Mexican Taqueria, Taco Bell, McDonald's, The Social at Midtown, Bank of America



Availabilities | Hub on University



Available spaces

Suite 60	Suite 50-40	Suite 30	Suite 10
1,203 rsf	2,308 rsf	1,105 rsf	1,500 rsf

*spaces can be combined as needed

Interior Photos | Hub on University, suite 40-50



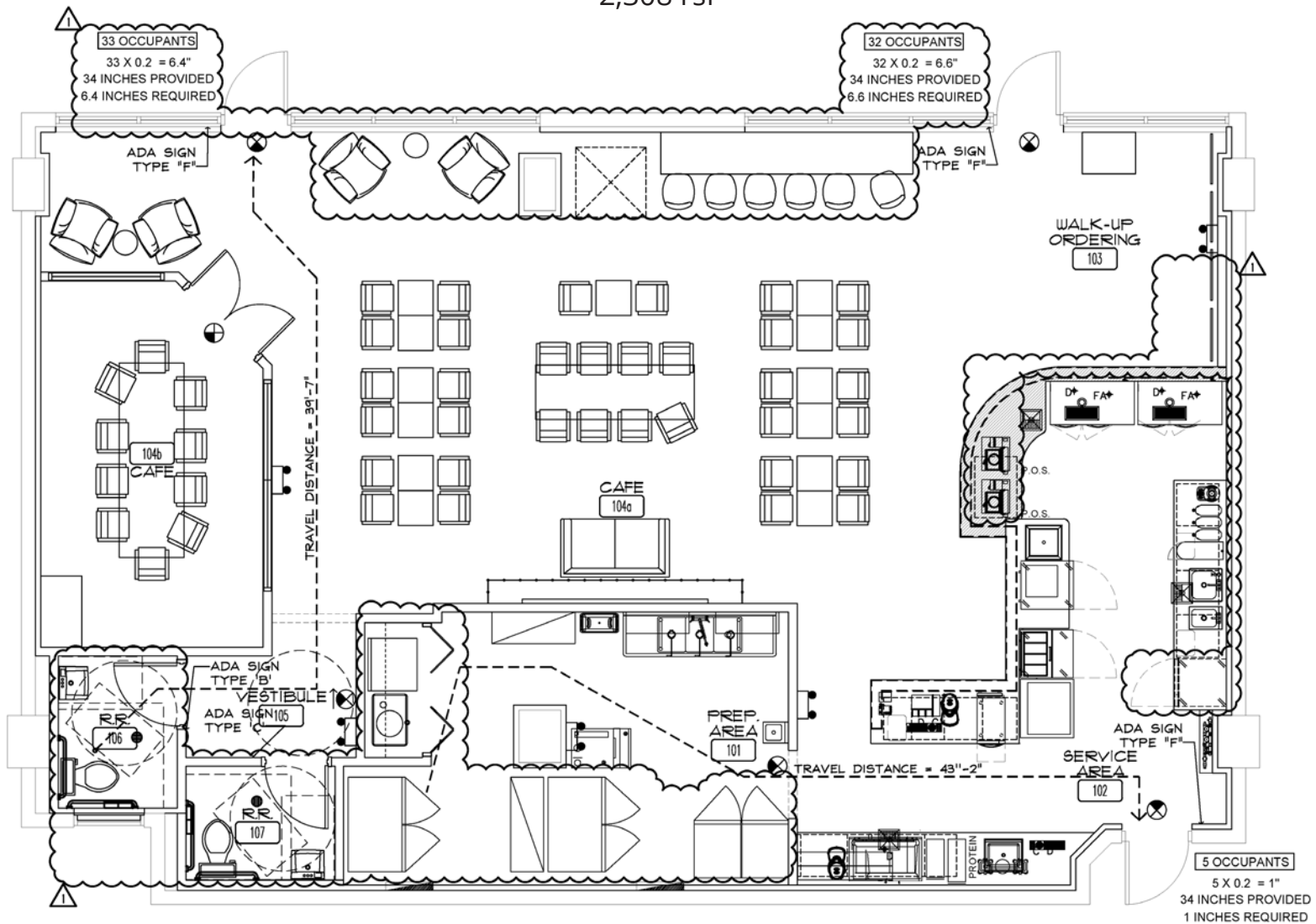
Beautiful second generation space ideal for a café or dirty soda concept, offering a functional layout and great potential to bring your vision to life.



Floor plan | Hub on University

Suite 40-50

2,308 rsf



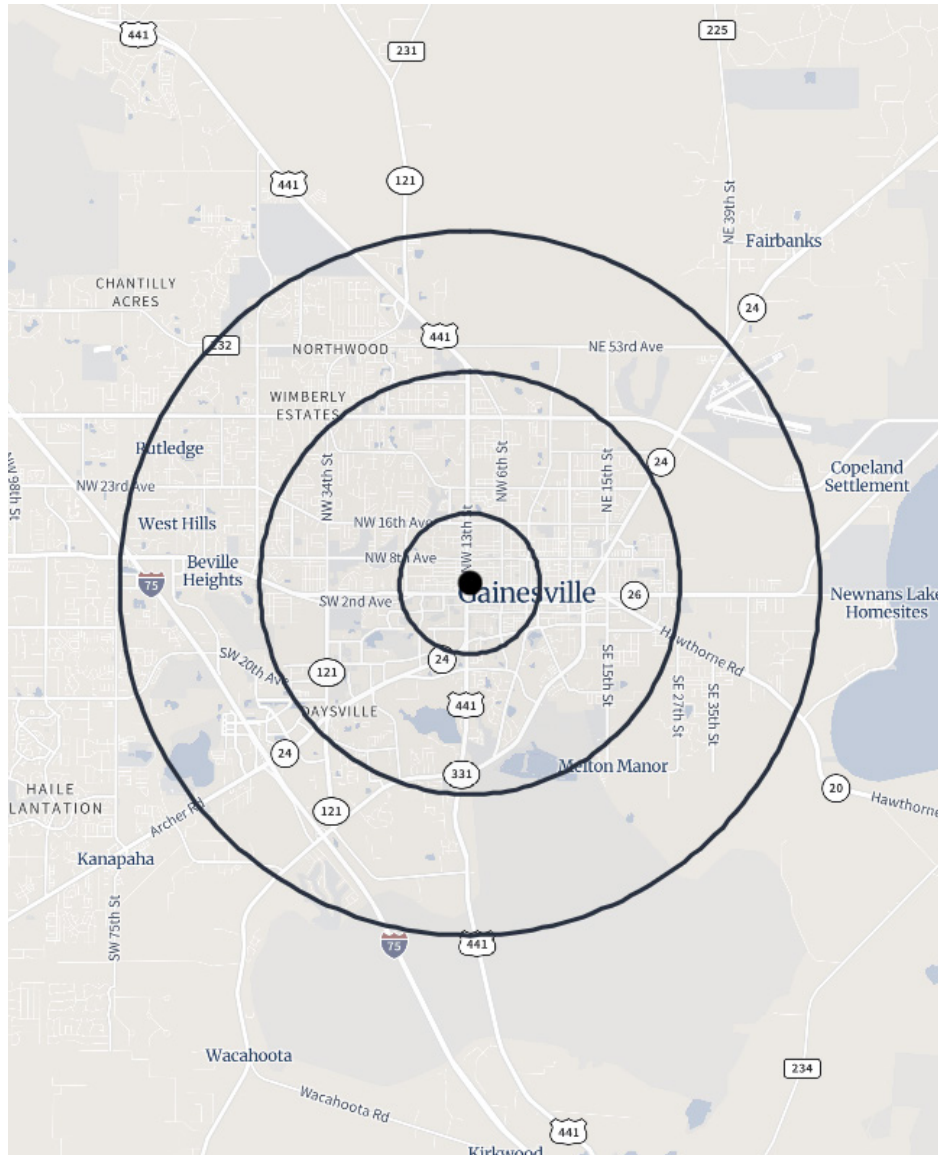
Exterior photos | Hub on University



Exterior photos | Hub on 3rd Avenue



Demographics



Population: Over 161,000 people within a five mile radius.



Income: Average household income of \$83,401 within a five mile radius.



Density: Over 66,000 households within a five mile radius.



Employment: Employment population of over 114,000 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
Total population	24,266	93,853	161,423
Median age	22.5	24.7	26.6
Median age (Male)	22.9	25.0	26.8
Median age (Female)	22.1	24.5	26.5
Households & Income	1 Miles	3 Miles	5 Miles
Total households	7,925	37,983	66,200
# of persons per HH	2.09	2.12	2.18
Average HH income	\$54,675	\$76,665	\$83,401
Average house value	\$300,615	\$298,939	\$289,137
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	1,474	4,075	7,217
Total employees	26,750	74,171	114,361



The University of Florida is an American public land-grant, seagrant, and space-grant research university on a 2,000-acre campus in Gainesville, Florida. The University of Florida is home to 16 academic colleges and more than 150 research centers and institutes on one contiguous campus.

**Classified as a
Research University**

with significant research by the Carnegie Foundation for the Advancement of Teaching

**2nd Largest
Florida University**
by student population

**8th Largest
Single-Campus University**
in the United States



#5

**Top Public
University in the
United States**



75,000+
Students live in
Gainesville

14,700+
University
Employees



**Close proximity
to the Ben Hill
Stadium, with**

1,000,000+
Visitors annually

**If you would like to discuss this further,
please get in touch.**

Nick Mastro, Senior Associate
813. 444. 5334
nick.mastro@avisonyoung.com

Nikki Traff, Principal
407. 252. 8335
nikki.traff@avisonyoung.com

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avisonyoung.com

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