

7 SE 1ST AVE, GAINESVILLE, FL 32601

PROPERTY FOR LEASE



\$19/SF

NNN

BUILDING SIZE: 3080 SF

ACREAGE: 0.07

1 STORY



PROPERTY HIGHLIGHTS

7 SE 1ST Street in Downtown Gainesville presents the rare opportunity to take over a well equipped, centrally located 2nd generation 3,080 SF restaurant space. The space is currently equipped with 14+ ft. of vented hood space, grease traps, a large walk-in freezer, bar & taps, 2 separate entrances to the dining room, and a newly expanded outdoor seating area looking out over Gainesville's Downtown district. Just off of South Main Street with over 11,000 cars passing by each day, this space is surrounded by a number of Gainesville's most highly reviewed restaurants & entertainment venues helping curate Downtown Gainesville's bustling lunch crowd and nightlife.

LISTING
AGENT



TERESA CALLEN
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AERIAL HIGHLIGHTS

Located on Se 1st Ave in the Heart of Downtown Gainesville and the Entertainment District

Located Less than 1 Mile from the University of Florida

3080 SF restaurant space, located next to thriving restaurants & supports a busy nightlife



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UF UNIVERSITY of FLORIDA

PROPERTY SUMMARY

Equipped with 14+ ft. of vented hood space, grease traps, a large walk-in freezer, bar & taps, street access, and new expansion for outdoor seating



Income
Median Household Income
\$29,059



Housing
Total Housing Units
10,882



Families & Living Arrangements
Total Households
9,015



Populations and People
Total Population
22,039



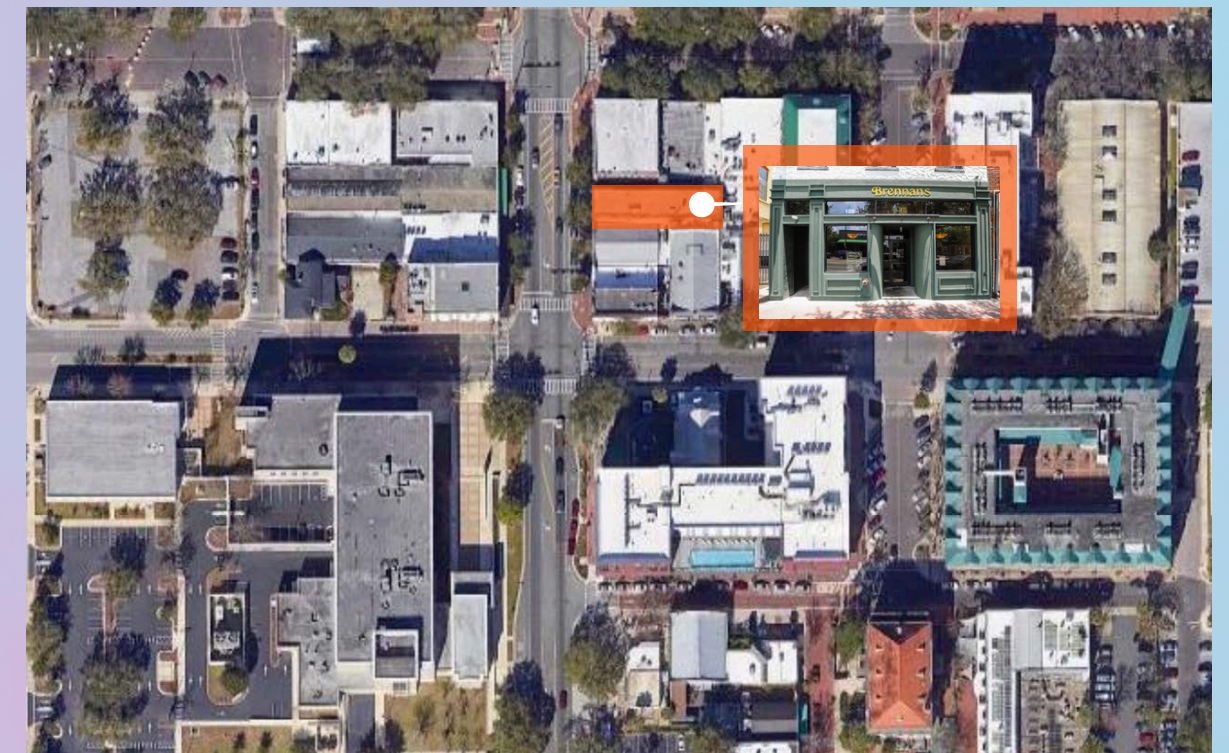
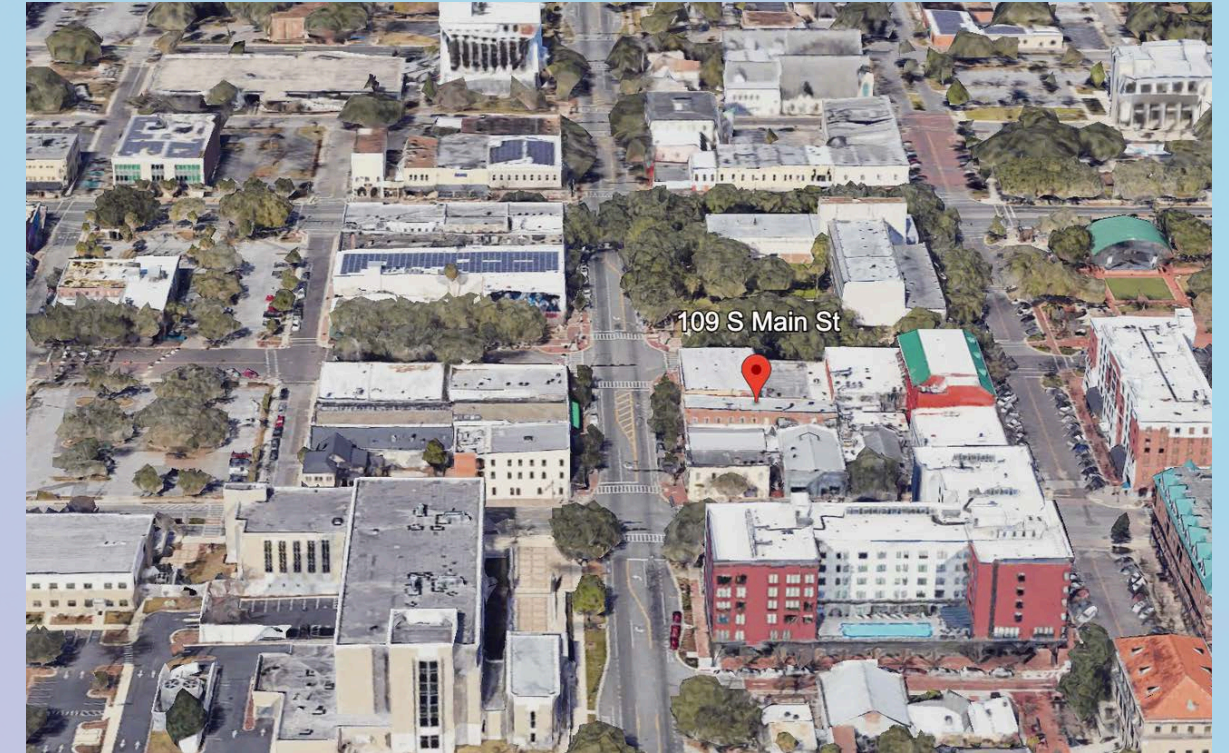
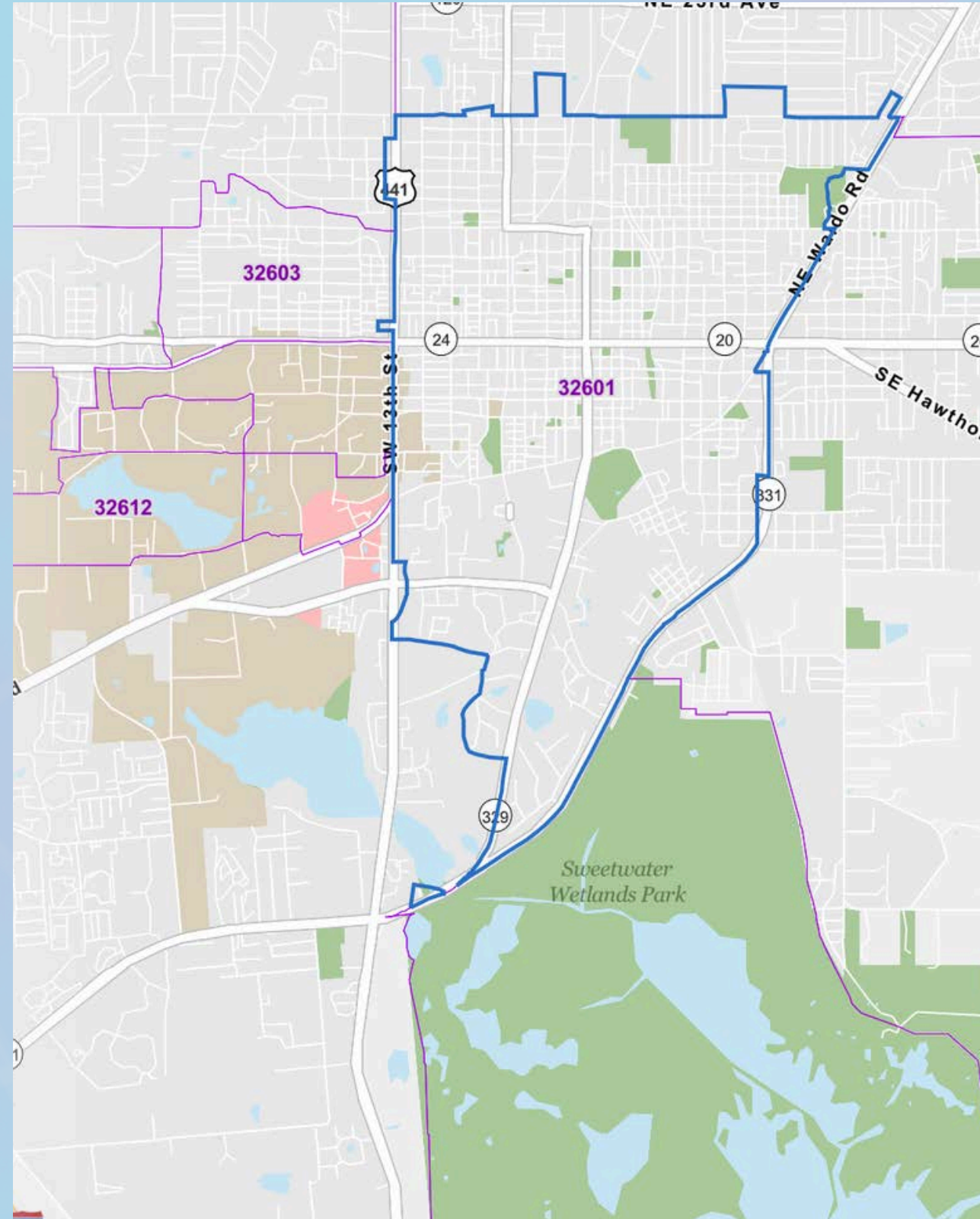
Median Age
Populations & People
22.8



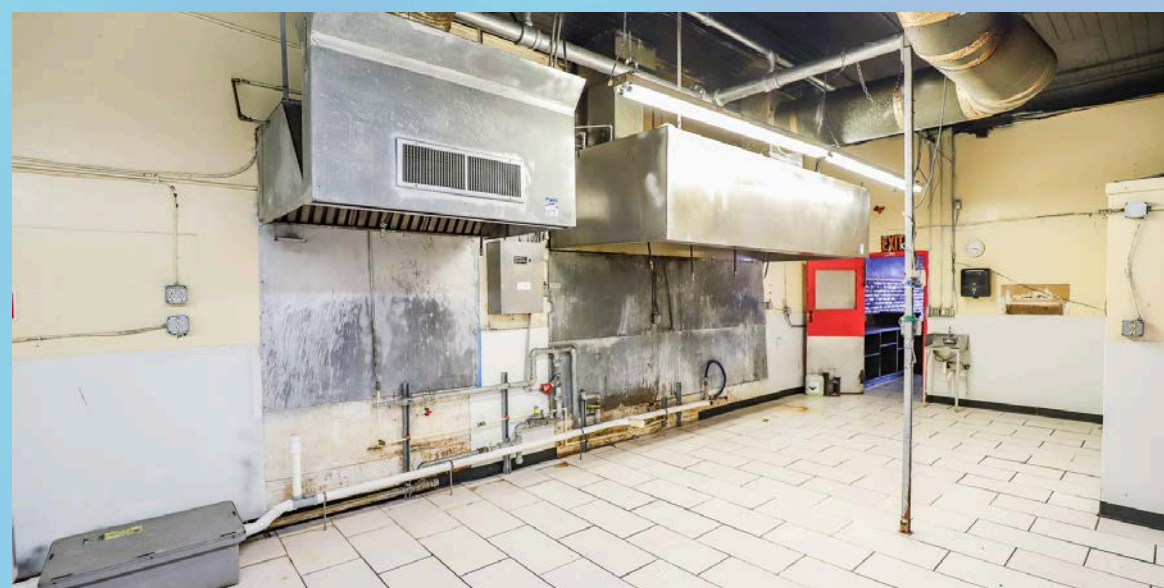
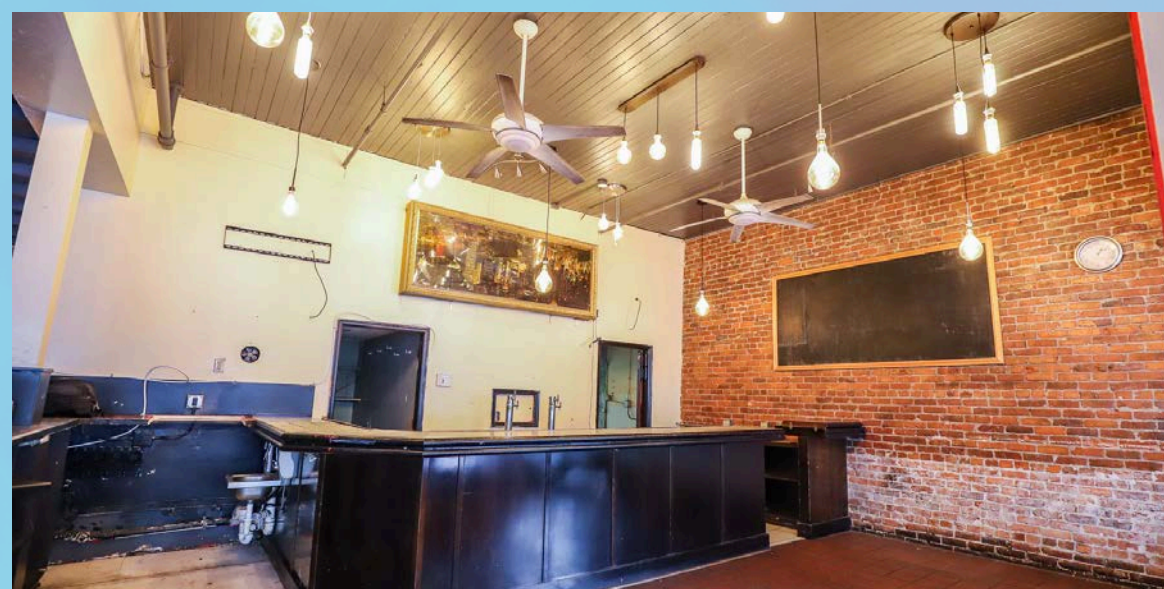
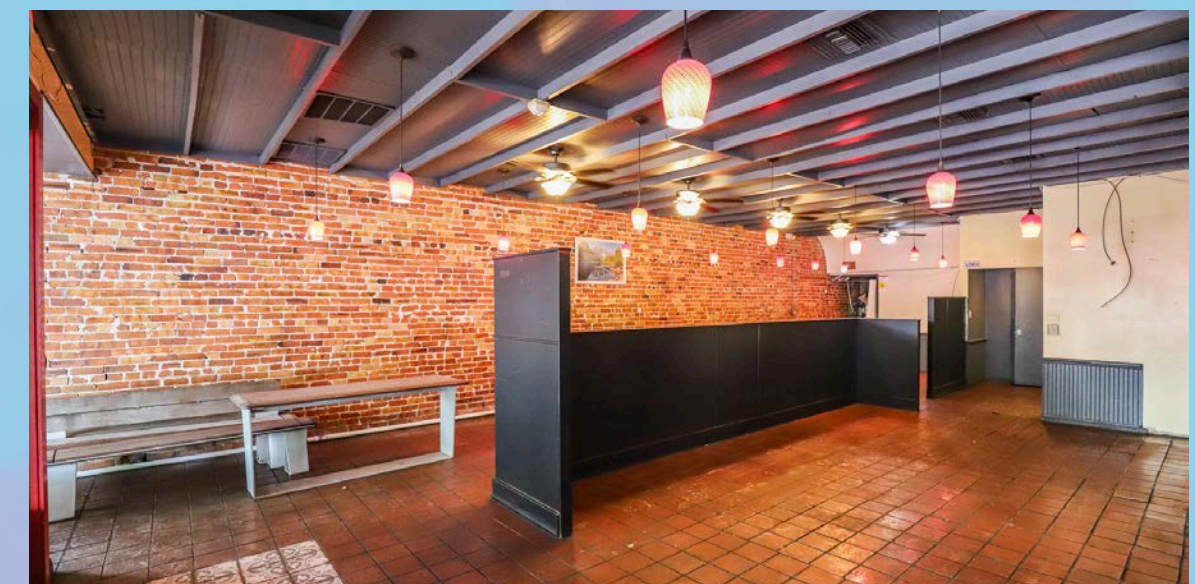
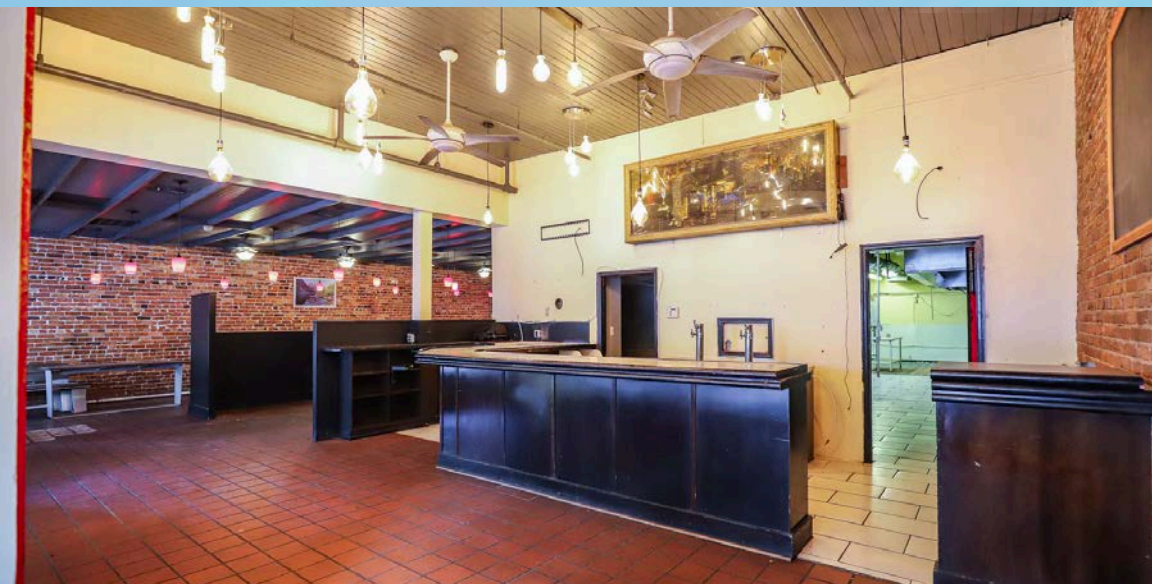
Business and Economy
Total Employer Establishments
786



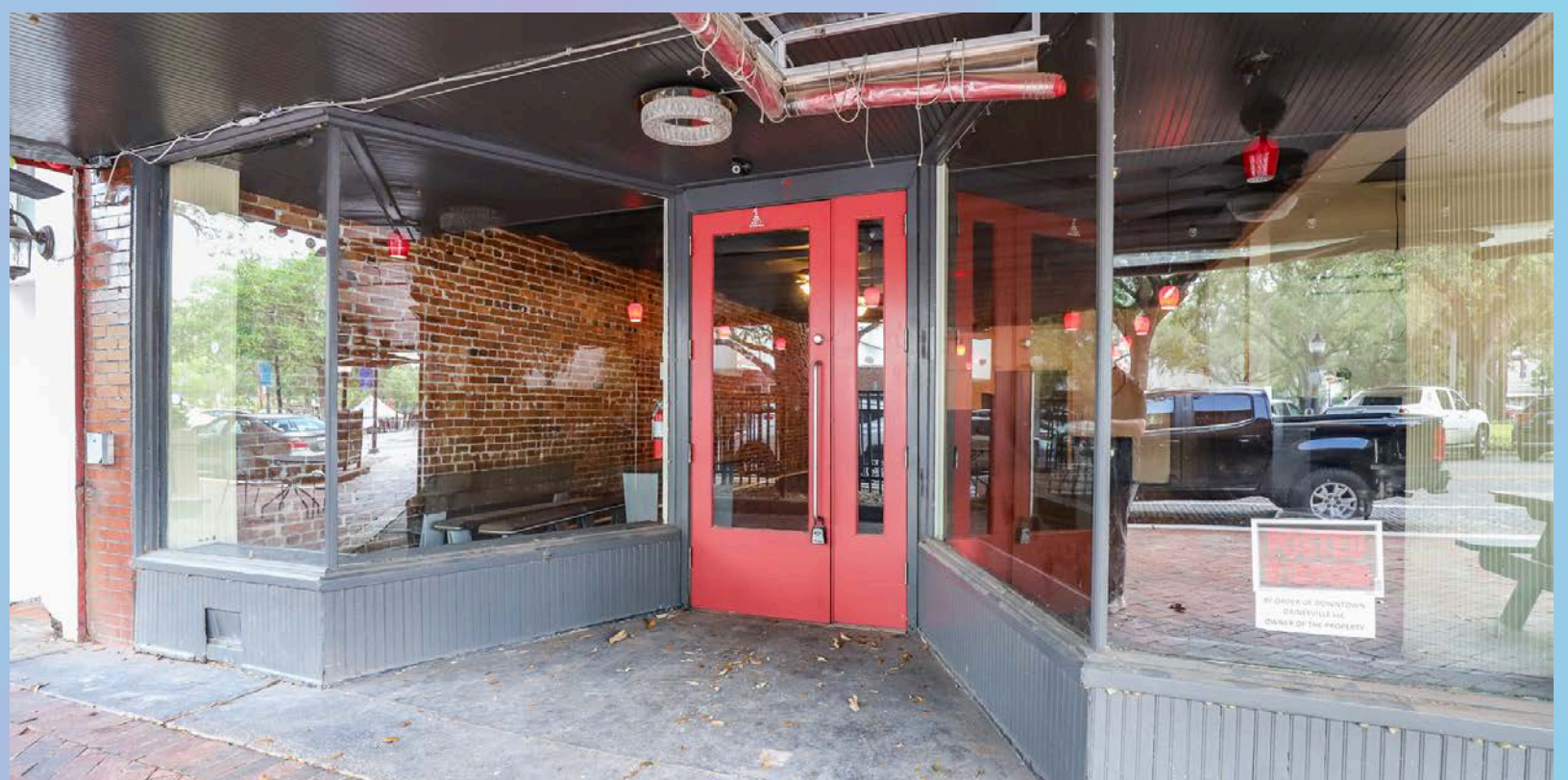
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PROPERTY PHOTOS: INTERIOR



PROPERTY PHOTOS: EXTERIOR



GAINESVILLE OVERVIEW



DOWNTOWN GAINESVILLE

Gainesville's Downtown is the symbolic heart of the city. A quintessentially quaint tight-knit gathering of shops, restaurants, theatres and parks it somehow pulls off always feeling lively, yet open and personal at the same time. By day, walk down tree-lined streets. Take in the sounds of live music as it bounces off the buildings surrounding the Bo Diddley Plaza. Fulfill your quest for knowledge at the Alachua County Library District Headquarters and browse books, music, movies and attend educational events and programs. By night, take in a play or movie at the Hippodrome Theatre or wander by the one-of-a-kind shops and fun boutiques around Union Street Station before sitting down to dinner at a mouth-watering restaurant and enjoy a pint of local craft beer. Just like downtown itself, there's something for everyone.



INNOVATION DISTRICT

Nestled between downtown and the University of Florida, the Gainesville Innovation District is home to more than 80 thriving businesses. Join the vibrant and active community for a concert on the lawn at Midpoint Park and Eatery or attend professional networking events at The Hub. There's always something to do in district.



UNIVERSITY OF FLORIDA

The University of Florida (UF), located in Gainesville, is a top-tier public research university renowned for its academic excellence and vibrant campus life. Established in 1853, UF is one of the largest universities in the United States, serving over 56,000 students across diverse undergraduate, graduate, and professional programs. As a member of the prestigious Association of American Universities, UF is committed to advancing research, with robust programs in fields such as agriculture, engineering, business, and health sciences. The university boasts a dynamic community, rich in traditions and opportunities, where students engage in a multitude of extracurricular activities, sports, and leadership roles. With a strong emphasis on innovation and a global perspective, the University of Florida is dedicated to preparing students for success in a rapidly evolving world.