

THE EXCHANGE

3720 NW 13TH STREET, GAINESVILLE, FL 32609



PROPERTY INFORMATION

91,262 sf retail center anchored by Publix at a busy signalized intersection

Retailers include: Dunkin', AT&T, Marco's Pizza, and Jersey Mike's

Excellent access, monument signage, and high visibility

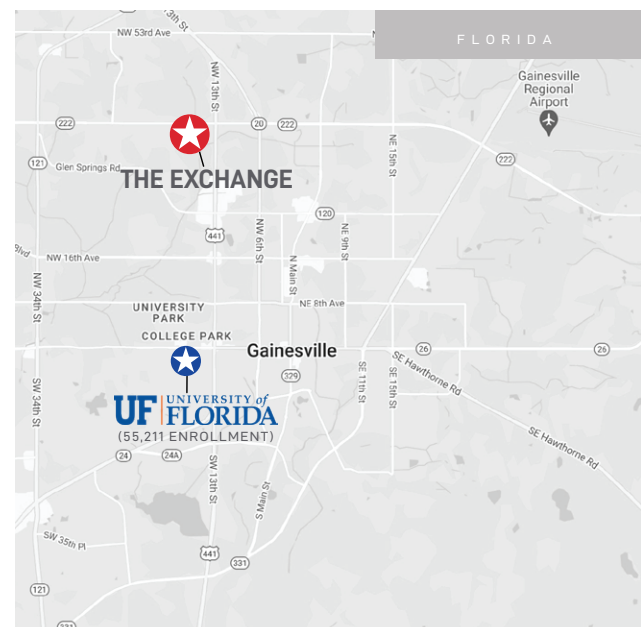
24,700 +/- FL DOT daily traffic count on 13th Street

25,800 +/- FL DOT daily traffic count on NW 39th Avenue

Located in close proximity to the University of Florida campus

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2023	8,271	70,773	144,808
Projected Population 2028	8,146	72,383	148,218
Average Household Income	\$93,521	\$88,369	\$80,041



CONTACT

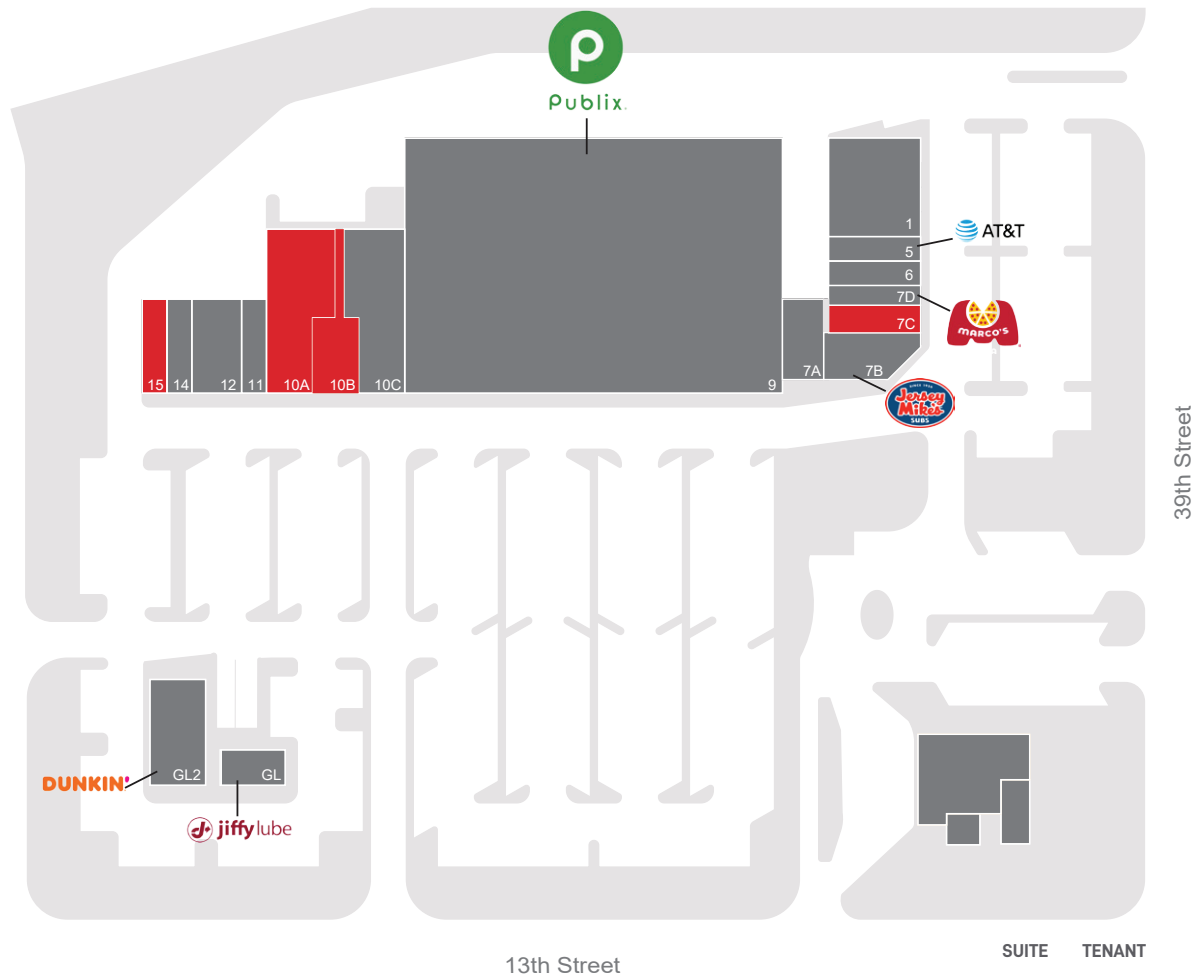
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SUITES

SUITE	TENANT	SQ. FT.
1	Samurai Japanese Restaurant	4,400
5	AT&T	1,560
6	Fancy Nails & Spa	1,200
7A	Publix Liquor Store	1,801
7B	Jersey Mike's	1,360
7C	AVAILABLE	1,293
7D	Marco's Pizza	1,144
9	Publix	56,146
10A	AVAILABLE	5,000
10B	AVAILABLE	1,650
10C	Florida Credit Union	5,000
11	Natural Life	1,260
12	Eyecare Express	2,000
14	China One	1,780
15	AVAILABLE	1,260
GL	Jiffy Lube	1,708
GL2	Dunkin'	2,700
TOTAL GLA:		91,262



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