

# THE EXCHANGE

3720 NW 13TH STREET, GAINESVILLE, FL 32609

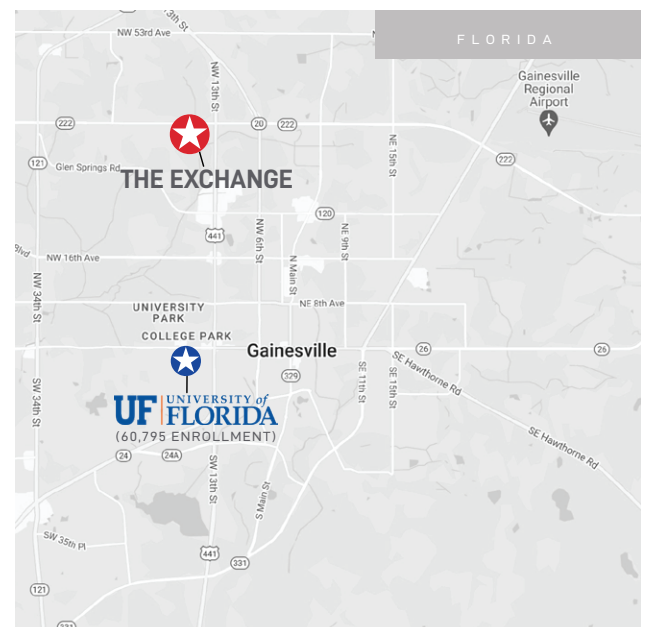


## PROPERTY INFORMATION

91,262 sf retail center anchored by Publix at a busy signalized intersection  
 Retailers include: Surcheros, Dunkin', AT&T, Marco's Pizza, and Jersey Mike's  
 Excellent access, monument signage, and high visibility  
 25,200 +/- FL DOT daily traffic count on 13th Street  
 26,300 +/- 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 2024	8,227	69,129	146,987
Projected Population 2029	8,312	69,335	148,486
Average Household Income	\$88,115	\$87,090	\$83,711



## CONTACT

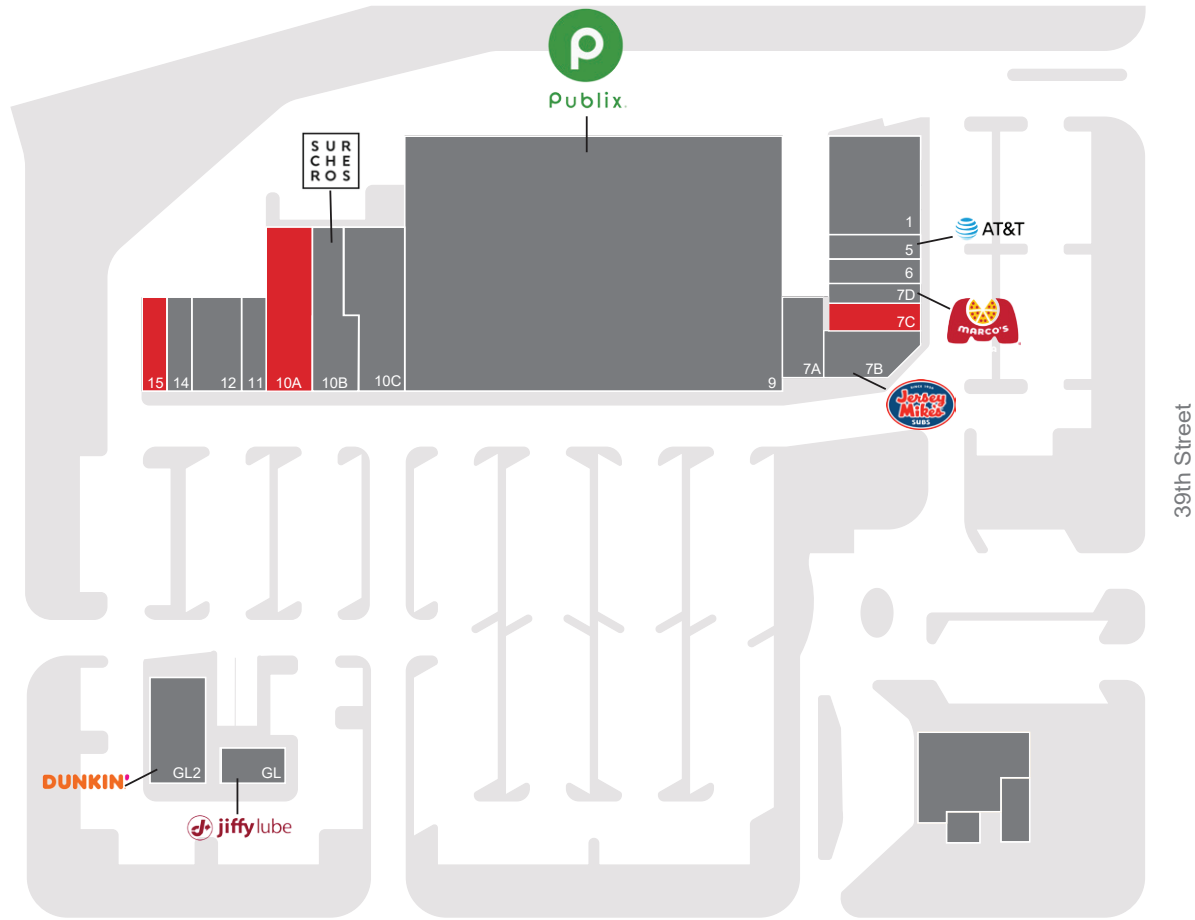
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# STAFFORD

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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	3,960
10B	Surcheros	2,750
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
<b>TOTAL GLA:</b>		<b>91,262</b>



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