

# 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

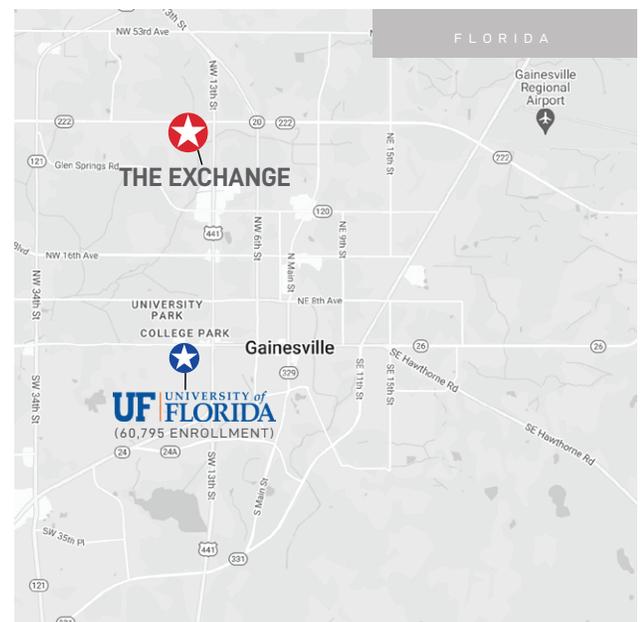
26,000 +/- FL DOT daily traffic count on 13th Street

27,000 +/- 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 2025	8,228	69,025	146,875
Projected Population 2030	7,819	65,737	140,757
Average Household Income	\$83,921	\$87,417	\$85,380



## CONTACT

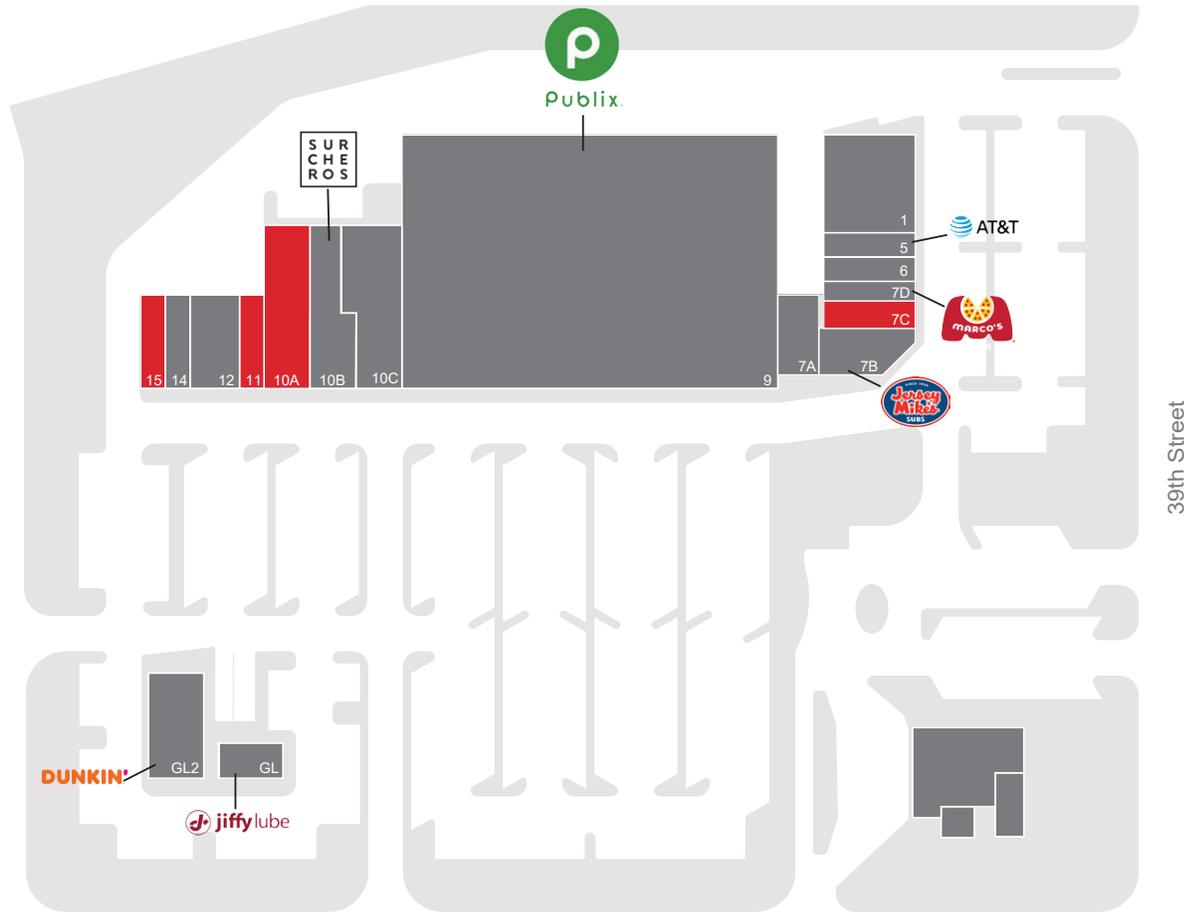
Will Euart [w / 404.256.9100](tel:404.256.9100) [c / 404.434.7874](tel:404.434.7874) [e / willeuart@staffordprop.com](mailto:willeuart@staffordprop.com)

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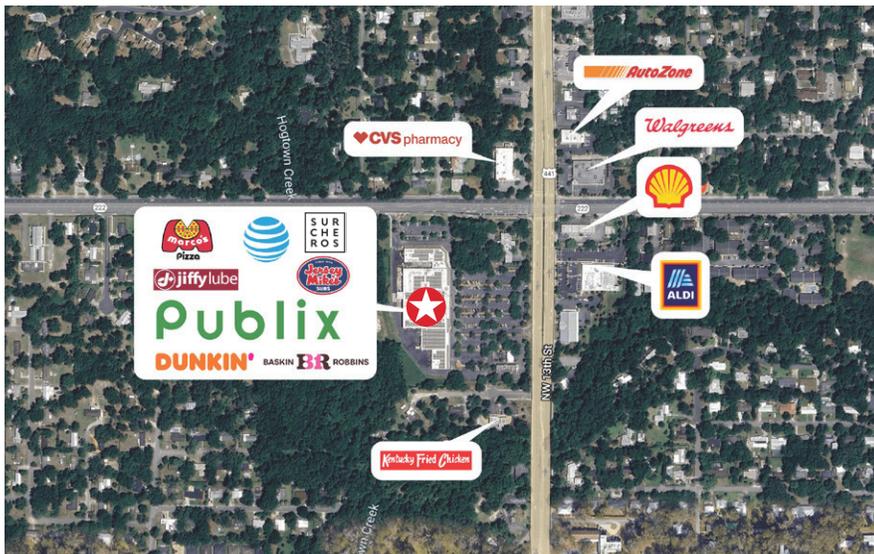
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## SUITES

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	AVAILABLE (JULY 2026)	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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