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

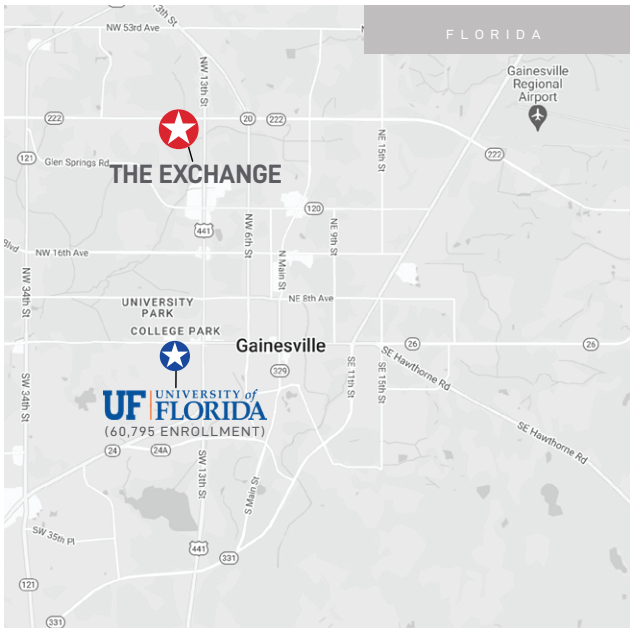
29,000 +/- FL DOT daily traffic count on 13th Street

30,000 +/- FL DOT daily traffic count on NW 39th Avenue

Located in close proximity to the University of Florida campus

DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
Population 2026	22,282	76,393	118,241
Average Household Income	$91,135	$90,630	$92,156



CONTACT

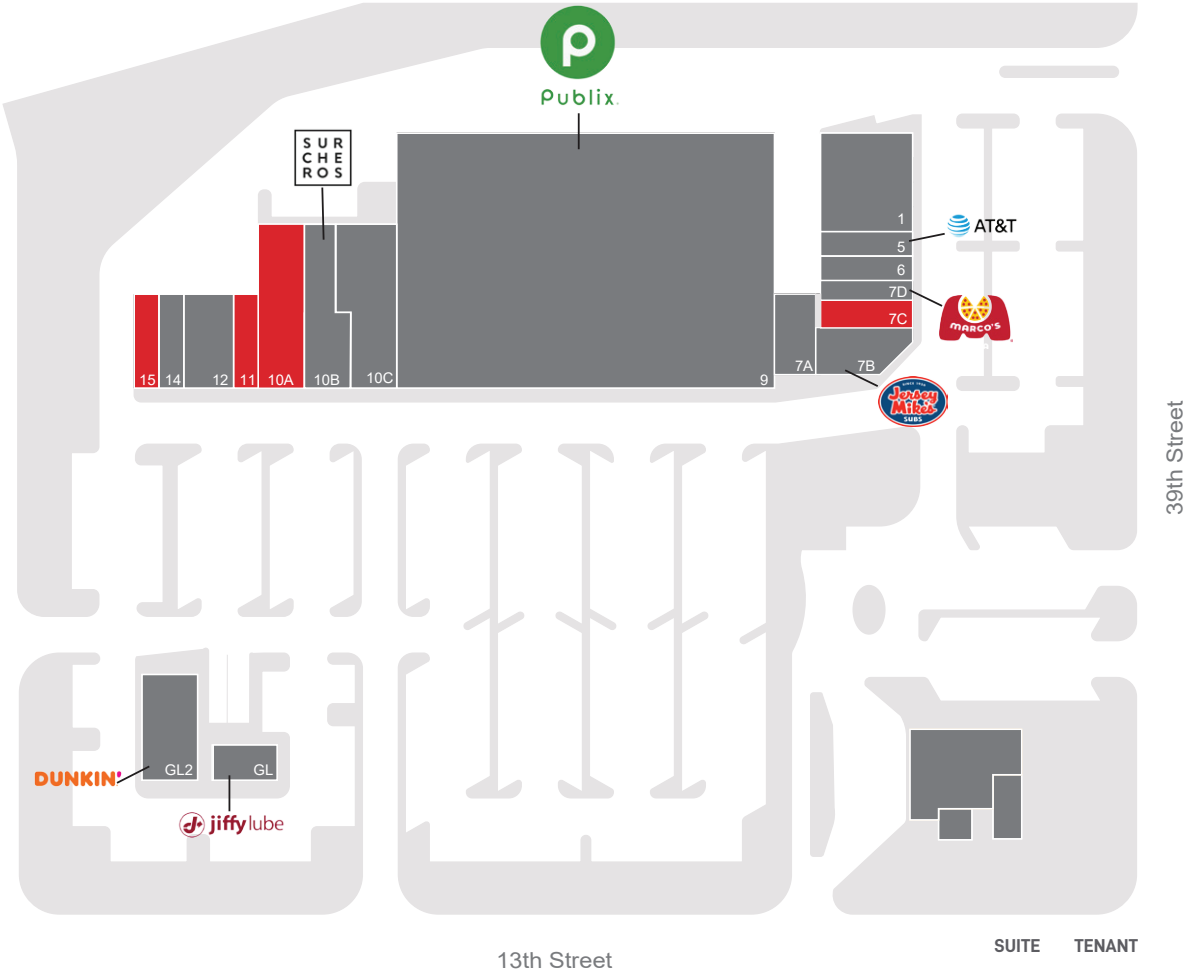
Will Euart w / 404.256.9100 c / 404.434.7874 e / willeuart@staffordprop.com

STAFFORD

Building on the Past. Developing for the Future.

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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
	TOTAL GLA:	**91,262**

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