

FOR LEASE

GATOR UNIVERSITY TOWNE CENTER

INVESTMENTS 3301 SW ARCHER RD | GAINESVILLE, FL 32608



PROPERTY OVERVIEW

- Anchored by BioLife Plasma & Enson Market
- GLA of +/- 50,348 SF

LOCATION OVERVIEW

- Located in SW Gainesville
- Close to University of Florida Campus
- Nearest Intersection: SW Archer Road & 34th Street
- Alachua County
- Intersection Traffic Count: 62,000 AADT

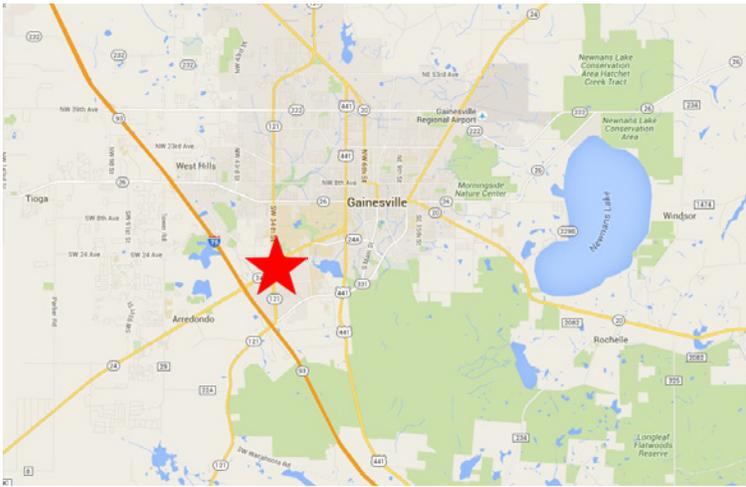
www.GatorInvestments.com

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

James A. Goldsmith, Lic. Real Estate Broker

LEASING INFO: 877.459.9605

Leasing@GatorInvestments.com



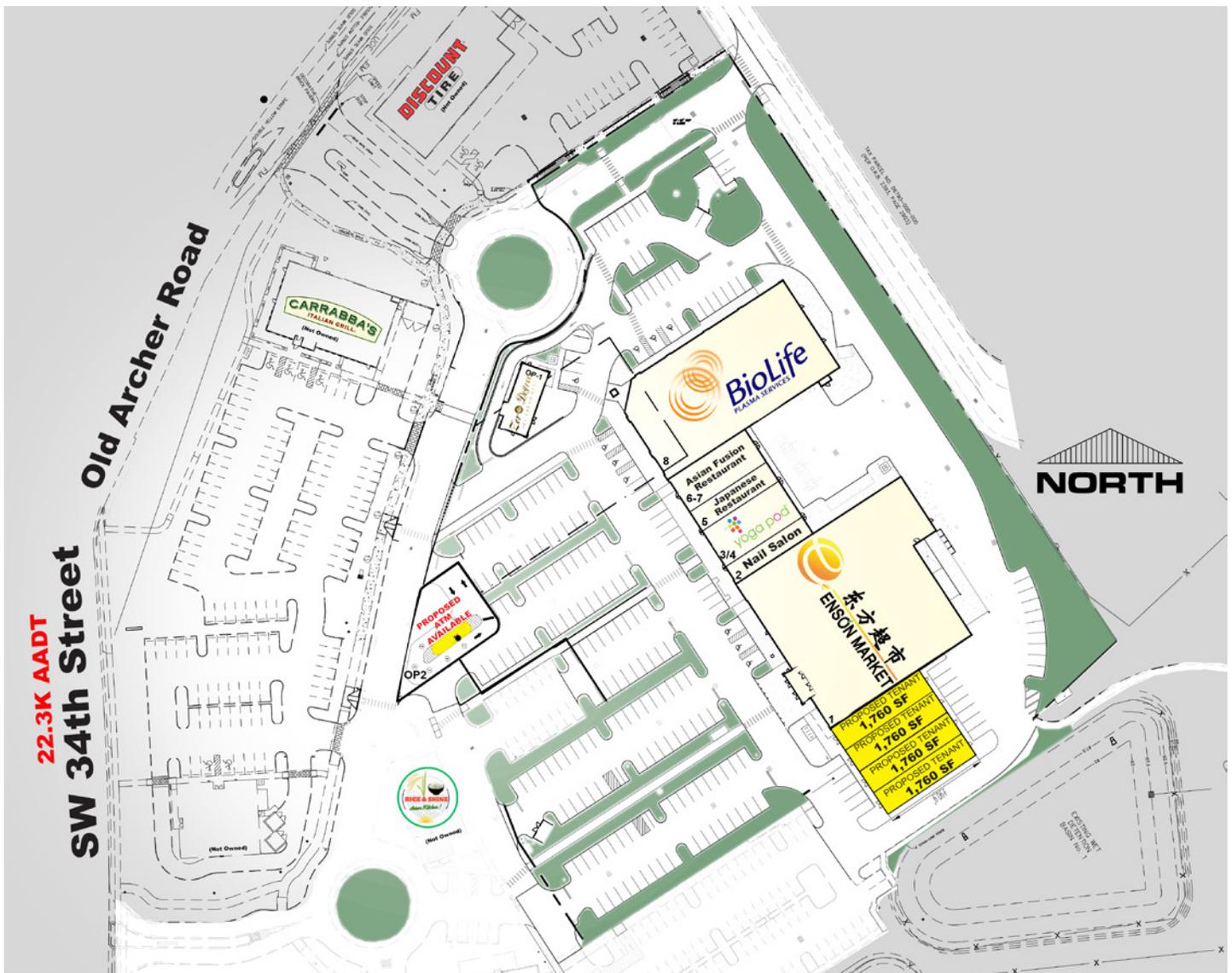
DEMOGRAPHICS

• 2025 Estimates

**3301 SW ARCHER RD
GAINESVILLE, FL 32608**

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	25,490	89,384	168,745
AVG. HH INCOME	\$52,194	\$68,319	\$92,028
AVG. AGE	24	25	31

SPACE AVAILABLE



Owned and Operated By A
GATOR
Affiliated Company

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