

# Downtown Gainesville Restaurant Space

7 SE 1st Avenue Suite A, Gainesville , FL 32601



Restaurant/Retail

For Lease

FOR LEASE  
\$19.00 SF/YR (NNN)

3,432 SF



## PROPERTY HIGHLIGHTS

- Prime Downtown Gainesville restaurant space totaling approximately 3,432 square feet, featuring ample space for commercial kitchen equipment, including walk-in freezer, a large bar area, and ample covered, exterior seating space that exudes a charming ambiance.
- Located in the heart of downtown Gainesville, this property is surrounded by high foot traffic and is easily accessible to both locals and tourists. This property is situated in an area that is known for its thriving restaurant scene, making it an ideal location for any entrepreneur seeking to establish a foothold in this market.
- With exceptional features, a prime location, and ample space, this unique opportunity should not be missed. Discover the charm and possibilities that await to establish yourself in a thriving Downtown Gainesville community.

## CONTACT

**KEN MEARS**  
352.505.9597  
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**BRIAN OEN**  
352.234.4331  
brian@bhgrecommercialtg.com

## DISCLAIMER

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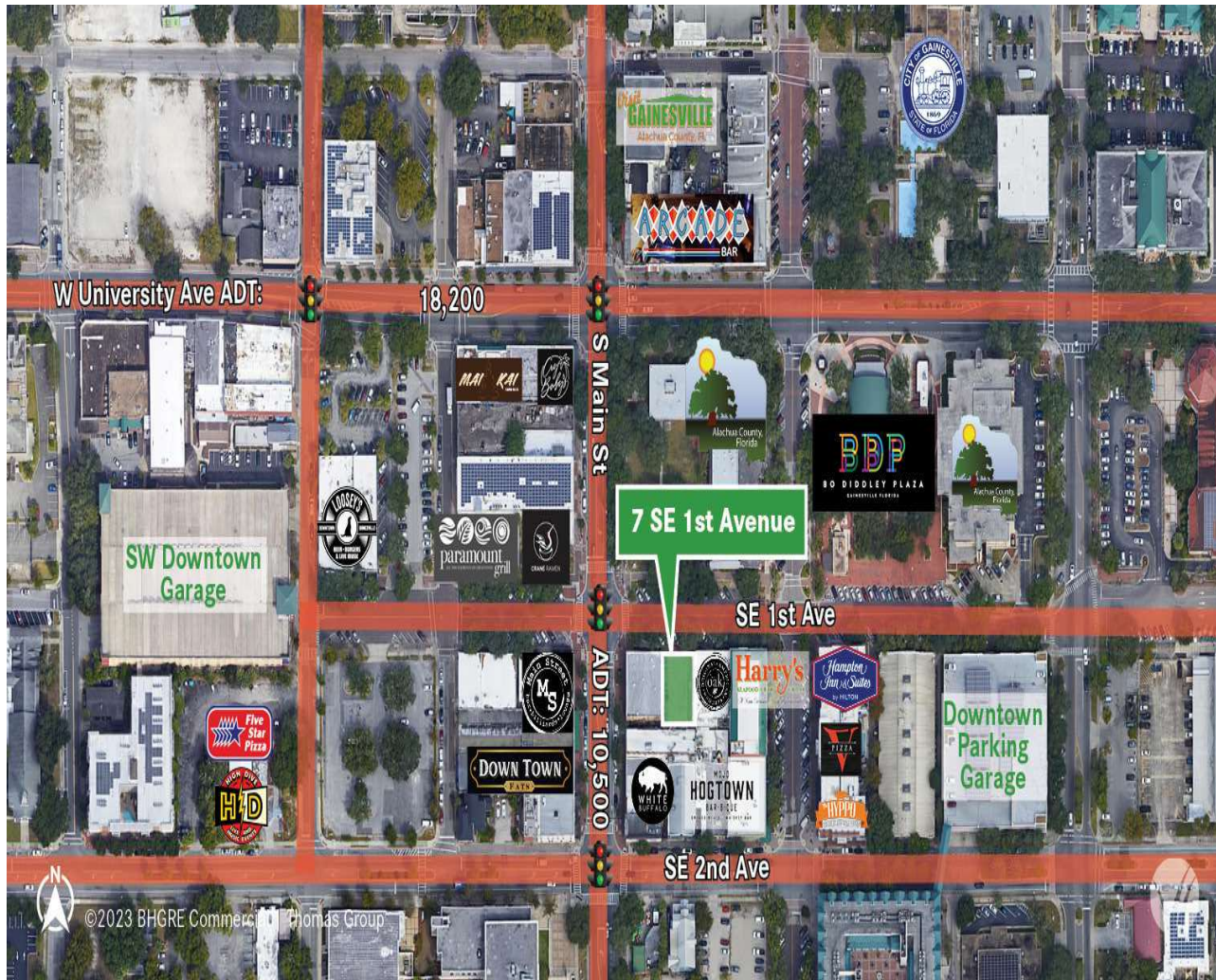


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## AERIAL HIGHLIGHTS

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## HIGHLIGHTS



**Description:**  
Prime Downtown  
Gainesville  
Restaurant Space



**Site Size:**  
3,432 SF



**Units:** 1



**Location:**  
Gainesville , FL  
32601

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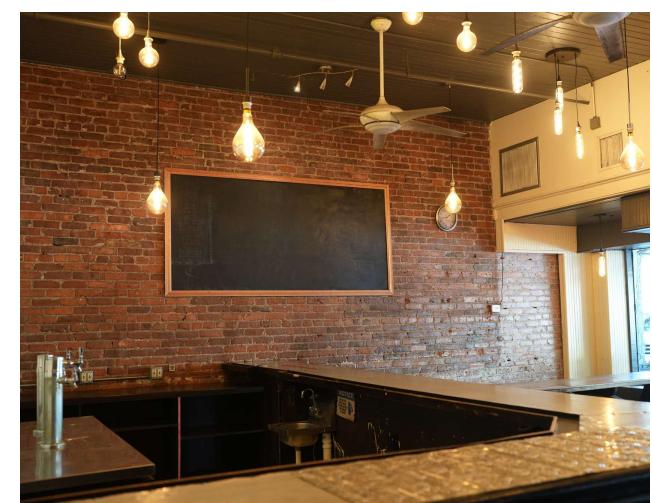
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**ADDITIONAL PHOTOS**

[BHGREcommercialTG.com](http://BHGREcommercialTG.com)



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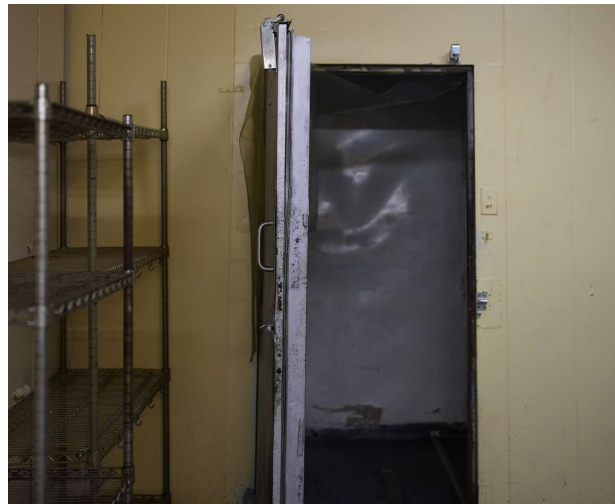
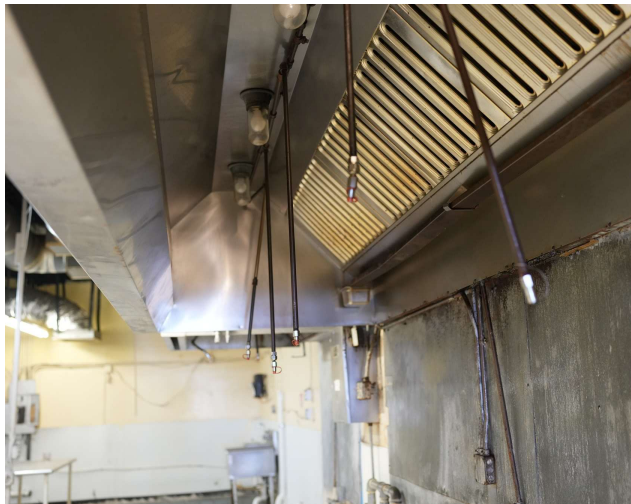


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## DEMOGRAPHICS MAP & REPORT

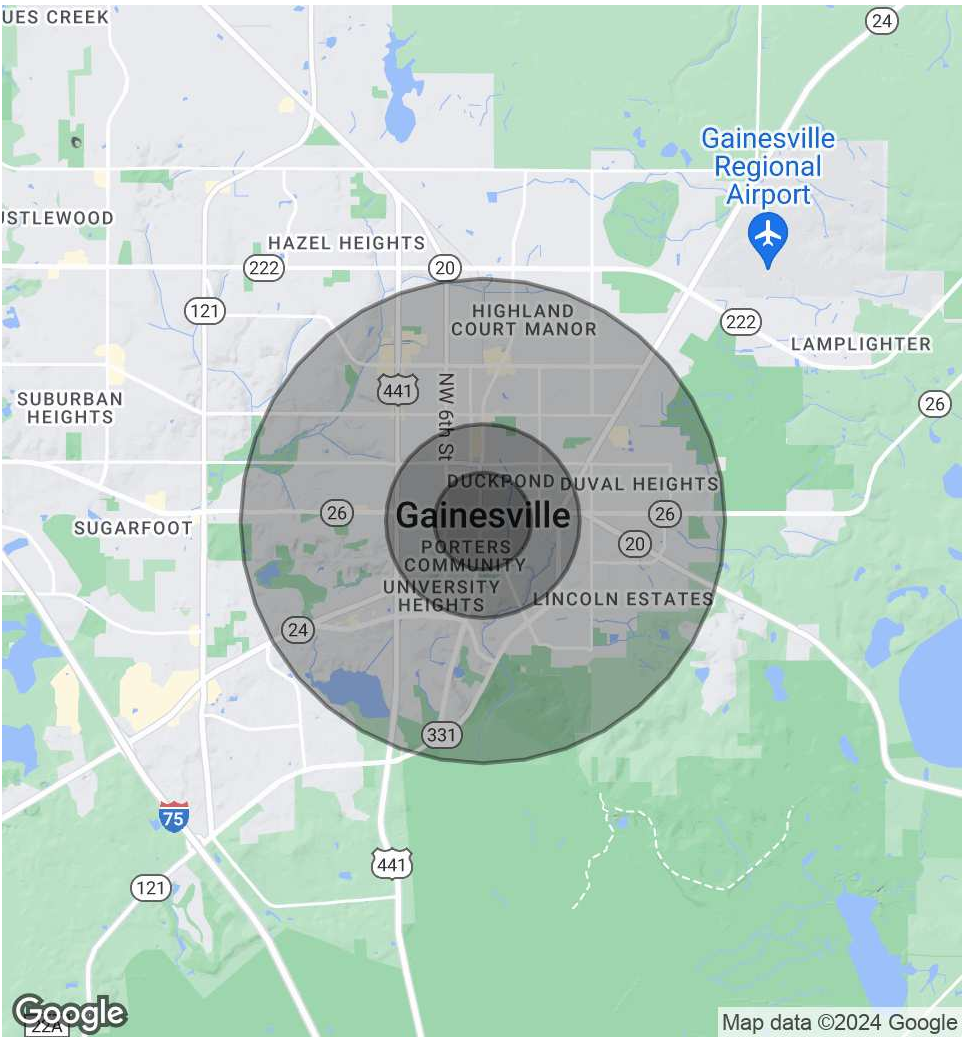
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POPULATION	0.5 MILES	1 MILE	2.5 MILES
Total Population	2,983	15,421	54,922
Average Age	28.1	26.4	28.5
Average Age (Male)	29.8	26.3	28.2
Average Age (Female)	27.1	26.4	29.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2.5 MILES
Total Households	1,659	7,702	23,382
# of Persons per HH	1.8	2.0	2.3
Average HH Income	\$40,554	\$31,747	\$41,149
Average House Value	\$230,865	\$180,632	\$195,811

2020 American Community Survey (ACS)



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ABOUT US

BHGREcommercialTG.com



LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

COMMERCIAL  
SALES

LAND  
DEVELOPEMNT

## OUR MISSION

To consistently serve our clients as a team of committed, trusted real estate professionals who operate with the highest standards of ethics and integrity.

## OUR VISION

To always prioritize our clients, community, and one another, while further elevating the markets we serve.

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