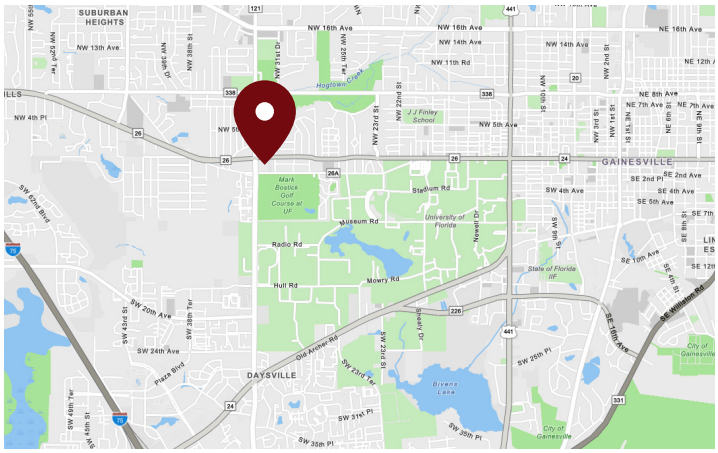
Publix #1784 - Westgate Shopping Center

3315 W University Avenue
Gainesville, FL 32607
Lat 29.651, Long -82.372

FULLY LEASED

PROPERTY HIGHLIGHTS

- Brand New Publix-Anchored Center
- Well Positioned at the Signalized Intersection of 34th Street and University Avenue
- 3 Miles East of I-75
- 2 Miles North of Archer Road
- 1 Mile West of Ben Hill Griffin Stadium and the University of Florida Campus
- Combined Traffic Counts: 75,200 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	11,808	108,267	176,109
Daytime Population	16,030	139,947	214,588
Total Households	3,020	44,872	73,066
Avg. HH Income	$66,511	$62,335	$70,924

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Tyler Wilkins
407.581.6245 | **twilkins@crossmanco.com**
3333 South Orange Avenue, Suite 201, Orlando, FL

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Crossman & Company
www.crossmanco.com

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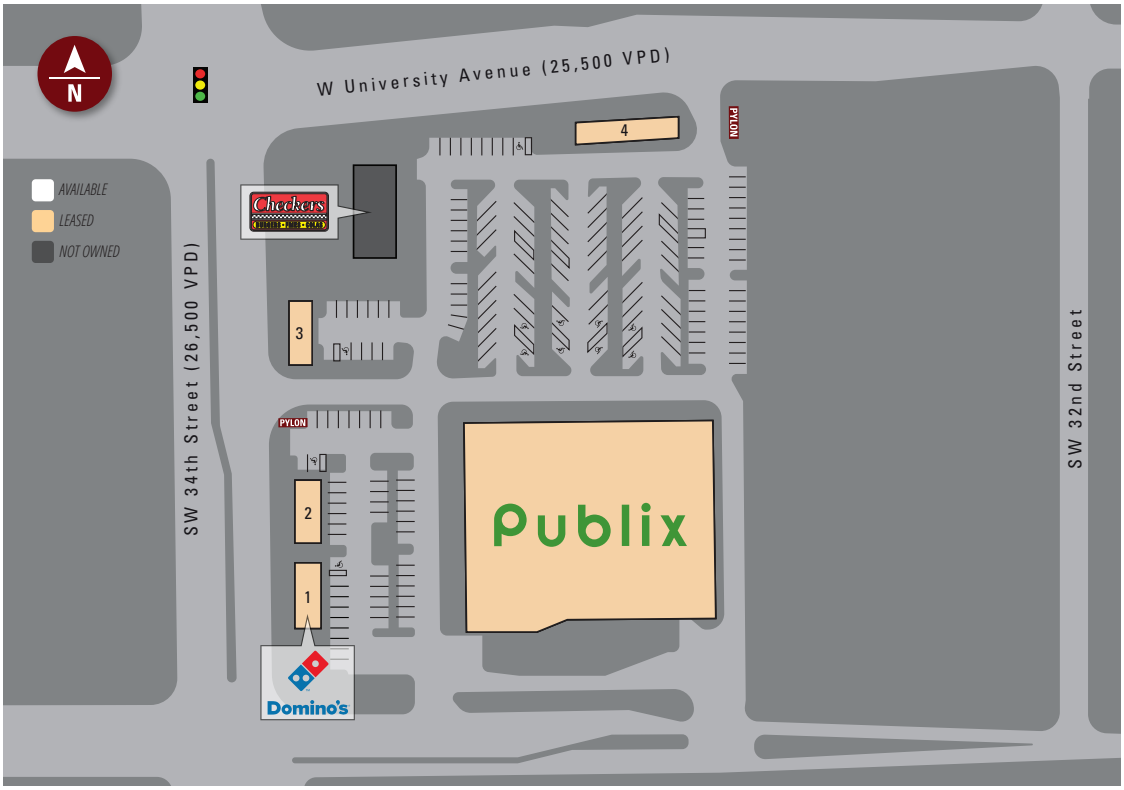

SITE PLAN

Suite	Tenant	Size
ANC	Publix	49,374
1	Domino's	1,563
2	Pretty Nails	1,563
3	Gator China	1,250
4	Pedego	2,020

TOTAL 55,770

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