



GAINESVILLE

1360 W. UNIVERSITY AVE
GAINESVILLE, FL 32603

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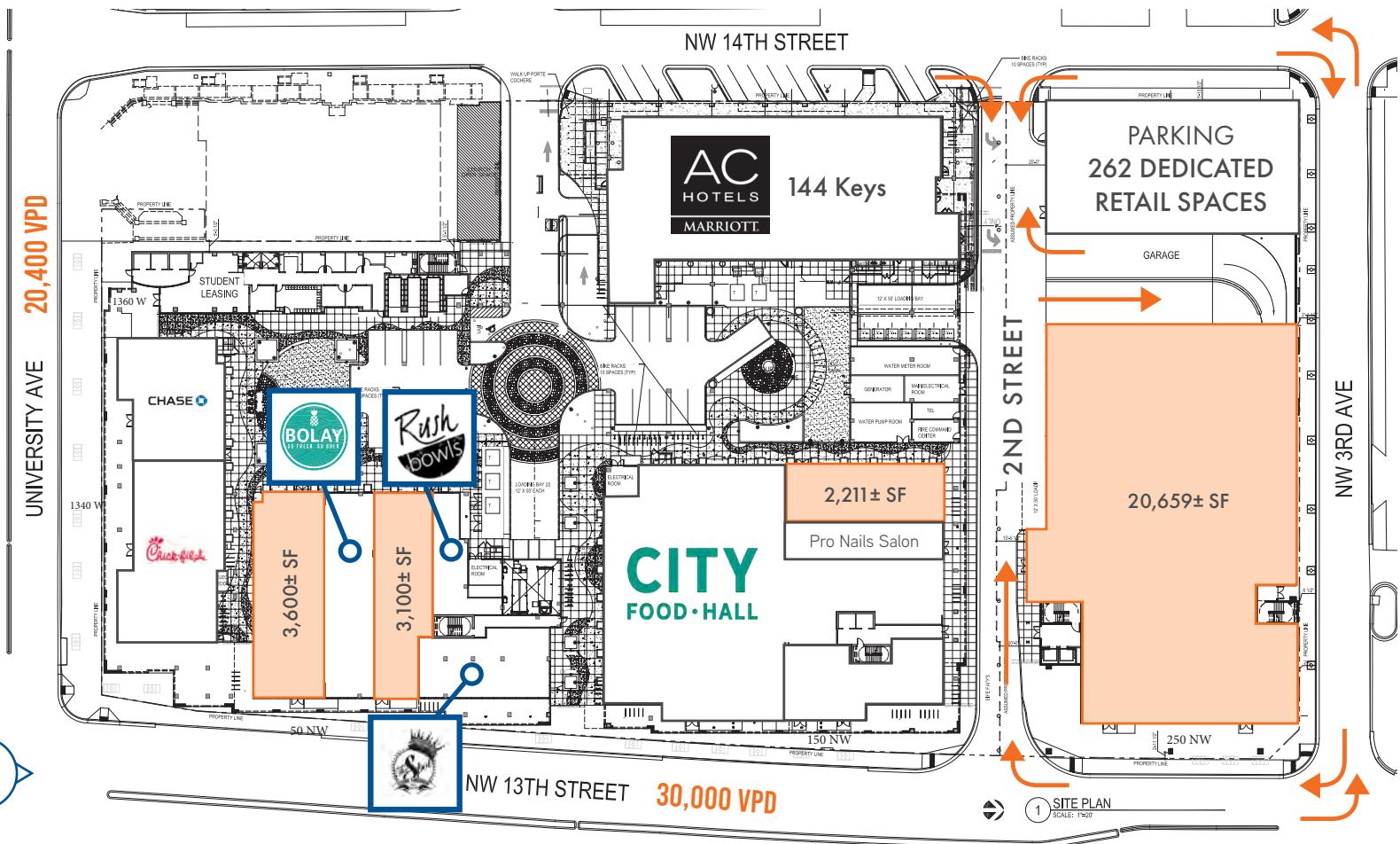
GAINESVILLE

TRADE AREA





SITE PLAN



**\$236K
AVG ANNUAL
INCOME OF
RESIDENTS**

**100%
LEASED
APARTMENTS**

1,200
BEDS

144 - KEY
AC MARRIOT
HOTEL

960 NEW JOBS
193 START-UPS
**GENERATED BY THE
INNOVATION DISTRICT**

GAINESVILLE FLORIDA

DEMOGRAPHICS

1 MILE 3 MILE 5 MILE

	1 MILE	3 MILE	5 MILE
Total Population	26,969	100,227	163,881
Total Households	8,756	40,783	66,978
Average HH Income	\$39,734	\$64,361	\$71,568
Daytime Population	55,941	135,685	205,202

Source: ESRI Business Analyst, 2024

LOCATION



284,030
POPULATION IN
ALACHUA COUNTY

\$305,299
MEDIAN
PROPERTY VALUE



GREATER
GAINESVILLE
IS THE STATES'
YOUNGEST & MOST
EDUCATED REGION



THE UNIVERSITY OF FLORIDA, is an American public land-grant, sea-grant and space-grant research university on a 2,000-acre campus in Gainesville, Florida. The University of Florida is home to 16 academic colleges and more than 180 research centers and institutes on one contiguous campus.

CLASSIFIED AS A
RESEARCH UNIVERSITY

with Very High Research by the Carnegie Foundation for the Advancement of Teaching

3RD LARGEST
FLORIDA UNIVERSITY
by student population.

5TH LARGEST
SINGLE-CAMPUS
UNIVERSITY
in the United States.



60,795±
UF STUDENTS LIVE IN
GAINESVILLE

32,228
UNIVERSITY EMPLOYEES



CLOSE PROXIMITY TO
BEN HILL GRIFFIN STADIUM,
WITH MORE THAN 1.2M
VISITORS ANNUALLY



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