

FOR LEASE
\$19.00 - 43.00 SF/YR
(NNN)

247 - 3,405 SF



PROPERTY HIGHLIGHTS

- Premium Retail, Restaurant, or Class A Office Space available for lease in Roberts' Stadium Club, located directly on University Avenue, across the street from the University of Florida and Ben Hill Griffin Stadium.
- This eight-story mixed-use Gainesville landmark features commercial and residential space available for lease, with a parking garage also included.
- Floor 1 offers ground floor retail or restaurant space, with superb visibility, exclusive street access, ample walk-by traffic, and outdoor seating, located less than 500 feet from Ben Hill Griffin Stadium. Floors 3 and 4 offer Class A Office space, suited for a variety of uses. Floors 2, and 5-8 feature a total of 21 luxury residential units, ranging from 1-2 bedrooms, including two premium Penthouse Suites.
- Roberts' Stadium Club is located in the heart of Gainesville, with direct access to University of Florida students (over 61,000 in Fall 2021) and faculty (over 5,000 in 2021). This location also benefits from tremendous game-day traffic and exposure, drawing over 1,000,000 visitors annually between Football, Basketball, and Baseball games.

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DISCLAIMER

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Roberts' Stadium Club

1800 W UNIVERSITY AVE , Gainesville, FL 32603



Retail/Restaurant/Office

For Lease

AERIAL HIGHLIGHTS

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HIGHLIGHTS



Retail, Restaurant and Class A Office Space For Lease



Across the Street from the University of Florida



Units: -



Location: Gainesville, FL 32603

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AERIAL MAP

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FIRST FLOOR BANK SPACE

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	5 Year Min
Total Space:	1,360 SF	Lease Rate:	\$35.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Retail / Bank Space - Unit #130	Available	1,360 SF	NNN	\$35.00 SF/yr	Located in the heart of Mid-Town and across the street from the University of Florida Campus and Ben Hill Griffin Stadium, this turnkey former bank space is ready for your new location in the heart of the student market. Located on the ground floor of the Roberts' Stadium Club with direct access to NW 18th and University Ave, this class-A bank space is available for immediate occupancy and offers 24/7 security.

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Roberts' Stadium Club

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Retail

For Lease

BANK SPACE ENTRANCE

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THIRD FLOOR SUITE 320

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,272 SF	Lease Rate:	\$19.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Office - Unit 320	Available	1,272 SF	NNN	\$19.00 SF/yr	Located in the heart of Mid-Town and across the street from the University of Florida, place your business in the heart of the student market. Located on the third floor of the Roberts' Stadium Club, this class-A office space is available for immediate occupancy and offers 24/7 security and spectacular views of the Ben Hill Griffin Stadium and Campus.

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GROUND FLOOR - SUITE 130

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Retail or Restaurant - Unit #130	Available	247 SF	NNN	\$48.00 SF/yr

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GROUND FLOOR - SUITE 140

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1st Floor



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Retail/Restaurant/Office - Unit #140	Available	500 - 1,925 SF	NNN	\$35.00 SF/yr

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3RD FLOOR - SUITE 330

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Office - Unit #330	Available	514 SF	NNN	\$19.00 SF/yr

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4TH FLOOR - SUITE 420 & 430

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Office - Unit #420	-	1,580 - 3,405 SF	NNN	\$19.00 SF/yr
Office - Unit #430	Available	1,825 - 3,405 SF	NNN	\$19.00 SF/yr

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PROPERTY HIGHLIGHTS

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Property Highlights

Mixed-Use Building

Total SF: 100,000

- 21 Residential units
(2 penthouses)
- (6) one bed 1 bath
- (1) two bed 2.5 baths
- (1) two bed 1 bath
- (13) two bed 2 bath
- 36 total bedrooms
- 35.5 total bathrooms

24-hour Onsite Security

Affiliated parking garage



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Roberts' Stadium Club

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Retail/Restaurant/Office

For Lease

LOCATION HIGHLIGHTS

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Location Highlights

- Located directly on **West University Avenue**
- Across the street from the **University of Florida**
- Less than 500 feet from **Ben Hill Griffin Stadium and Exactech Arena at The Stephen C O'Connell Center**
- Direct Access to over **61,000 UF Students and over 5,000 faculty members**
- Tremendous game-day traffic, drawing **over 1,000,000 visitors annually** between Football, Basketball, and Baseball games

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Retail/Restaurant/Office

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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

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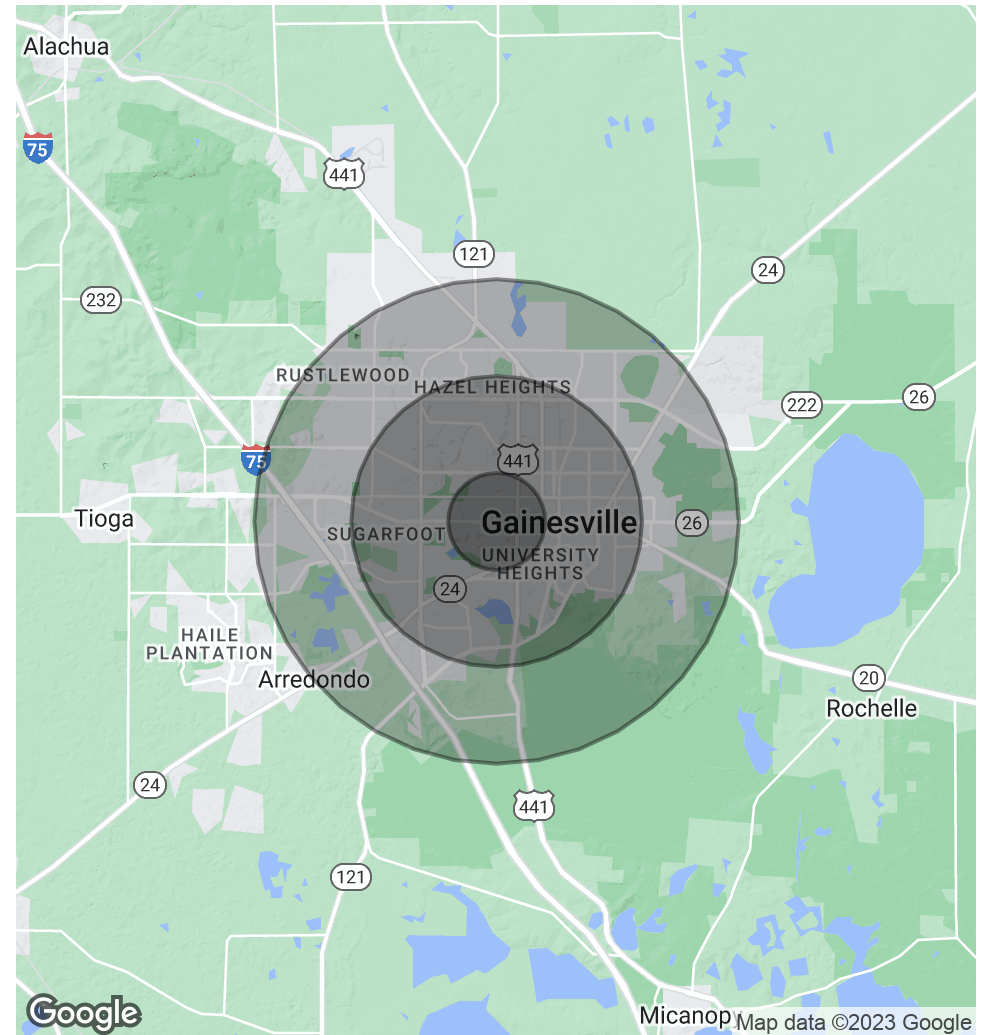


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,391	87,412	150,633
Average Age	20.5	26.8	28.9
Average Age (Male)	20.9	26.8	28.4
Average Age (Female)	20.3	26.7	29.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,575	34,060	60,460
# of Persons per HH	5.4	2.6	2.5
Average HH Income	\$34,665	\$42,206	\$45,156
Average House Value	\$292,112	\$219,212	\$198,360

TRAFFIC COUNTS
24,000/day

* Demographic data derived from 2020 ACS - US Census



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ABOUT US

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LANDLORD
REPRESENTATION



TENANT
REPRESENTATION



COMMERCIAL
SALES



LAND
DEVELOPMENT

OUR MISSION

To consistently serve our clients as 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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