

WESTGATE SHOPPING CENTER

SEC of SW 34th St. & University Ave. • Gainesville, FL



FEATURES:

- Dense infill location with population of over 163,000 in a 5-mile radius
- Property fronts two signalized intersections along SW 34th St.
- Proximate to the University of Florida with a current enrollment of 59,000 students

ANCHORS:

- Publix Super Market
- CVS Pharmacy

GROSS LEASABLE AREA:

- 62,579 S.F. (mol)

TRAFFIC COUNTS:

- SW 34th St.: 31,500 A.D.T. (N/S)



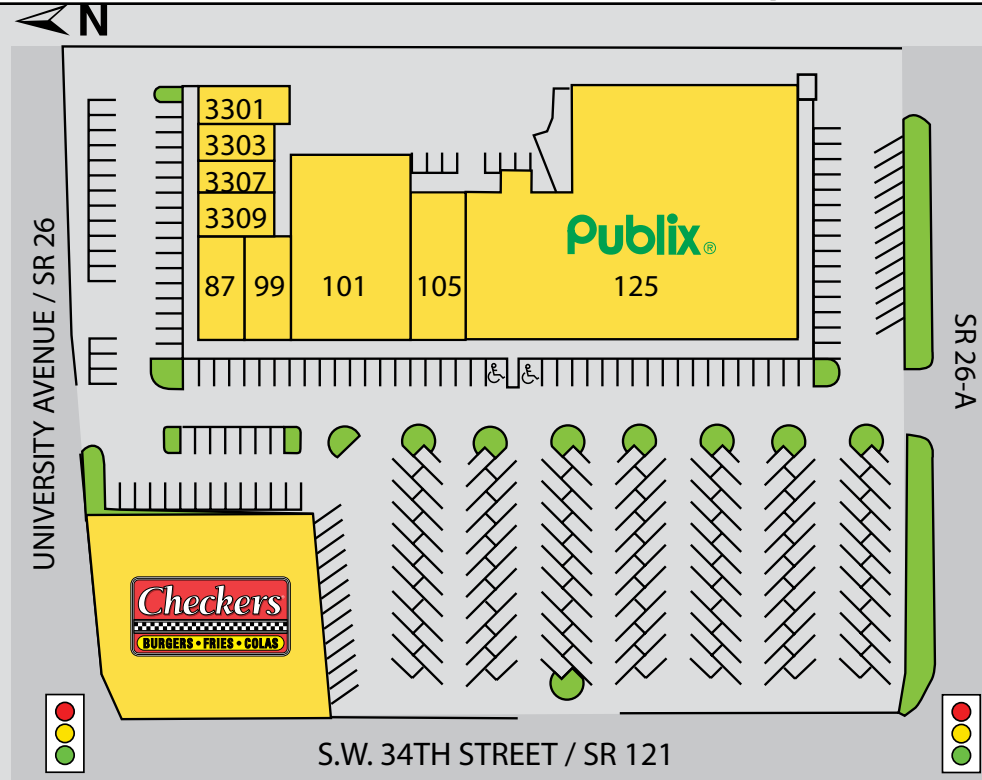
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WESTGATE SHOPPING CENTER

SEC of N. Florida Ave. & Waters Ave. • Tampa, FL 33604



TENANTS:

<u>Unit</u>	<u>Tenant</u>	<u>Sq. Ft.</u>
87	Sunflower Health	2,146
99	Sports Marketing	2,000
101	CVS/Pharmacy	10,000
105	Liquor Store	5,193
125	Publix	37,590
3301	Benchmark	1,550
3303	Ivy's Cafe	1,500
3307	China Star	1,000
3309	Domino's Pizza	1,600

POPULATION:

• 1-mile:	7,157
• 3-mile:	90,383
• 5-mile:	163,322

HOUSEHOLDS:

• 1-mile:	2,981
• 3-mile:	40,781
• 5-mile:	68,181

AVG HOUSEHOLD INCOME:

• 1-mile:	\$48,417
• 3-mile:	\$40,781
• 5-mile:	\$49,504

MEDIAN AGE:

• 1-mile:	25
• 3-mile:	24
• 5-mile:	27