

# 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)



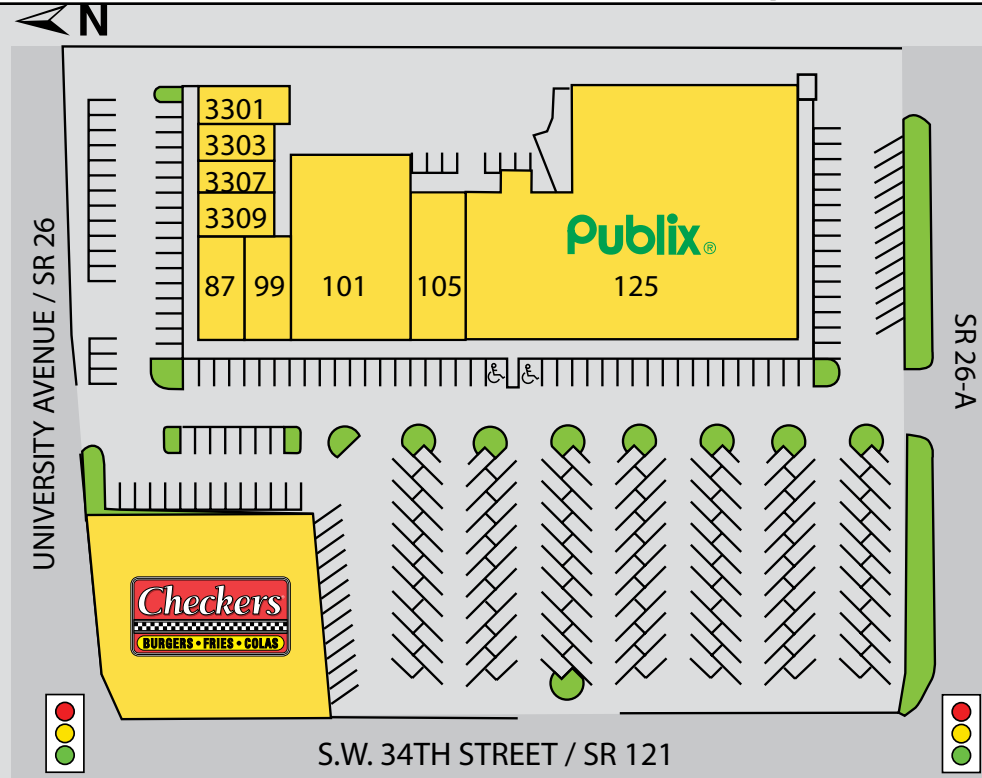
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# WESTGATE SHOPPING CENTER

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