

GLENWOOD PLAZA

125 NW 23rd Ave | Gainesville, FL 32609



**FOR
LEASE**

FOR MORE INFORMATION:

Daryus Boyd

Commercial Associate

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BOSSHARDT

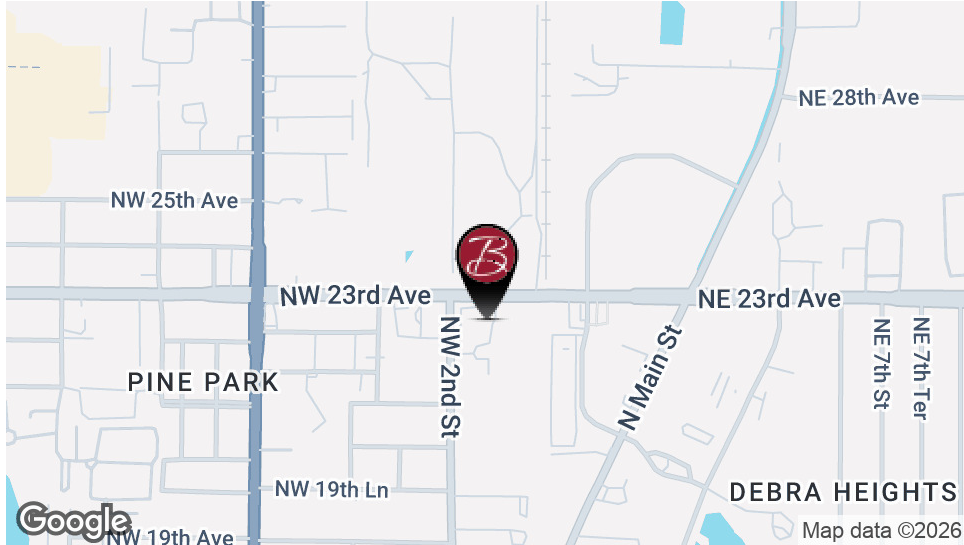
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

GLENWOOD PLAZA

EXECUTIVE SUMMARY

125 NW 23rd Ave | Gainesville, FL 32609



OFFERING SUMMARY

Lease Rate:	\$1,500.00 SF/yr (Gross)
Building Size:	28,925 SF
Available SF:	1,000 SF
Lot Size:	106,783 SF
Number of Units:	21
Year Built:	1984
Zoning:	PD

PROPERTY OVERVIEW

Now leasing at 125 NW 23rd Ave, Gainesville, FL 32609, this neighborhood retail center offers flexible unit sizes ranging from ±1,000 SF up to ±5,000 SF, ideal for retail, office, or service-oriented users. The property features strong visibility, storefront signage opportunities, and ample on-site parking in a well-established NW Gainesville corridor. Lease rates start at \$1,500 per month for 1,000 SF, providing an affordable, scalable option for businesses seeking street-facing space with room to grow.

PROPERTY HIGHLIGHTS

- Well-established neighborhood retail center serving the surrounding community
- ±13,000 vehicles per day traffic count, providing strong exposure and visibility
- Diverse, service-oriented tenant mix including restaurants, churches, coffee shops, personal care, and trade users
- Consistent daily and weekly foot traffic driven by food, faith-based, and service tenants
- Flexible unit sizes from ±1,000 to ±5,000 SF

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ADDITIONAL PHOTOS

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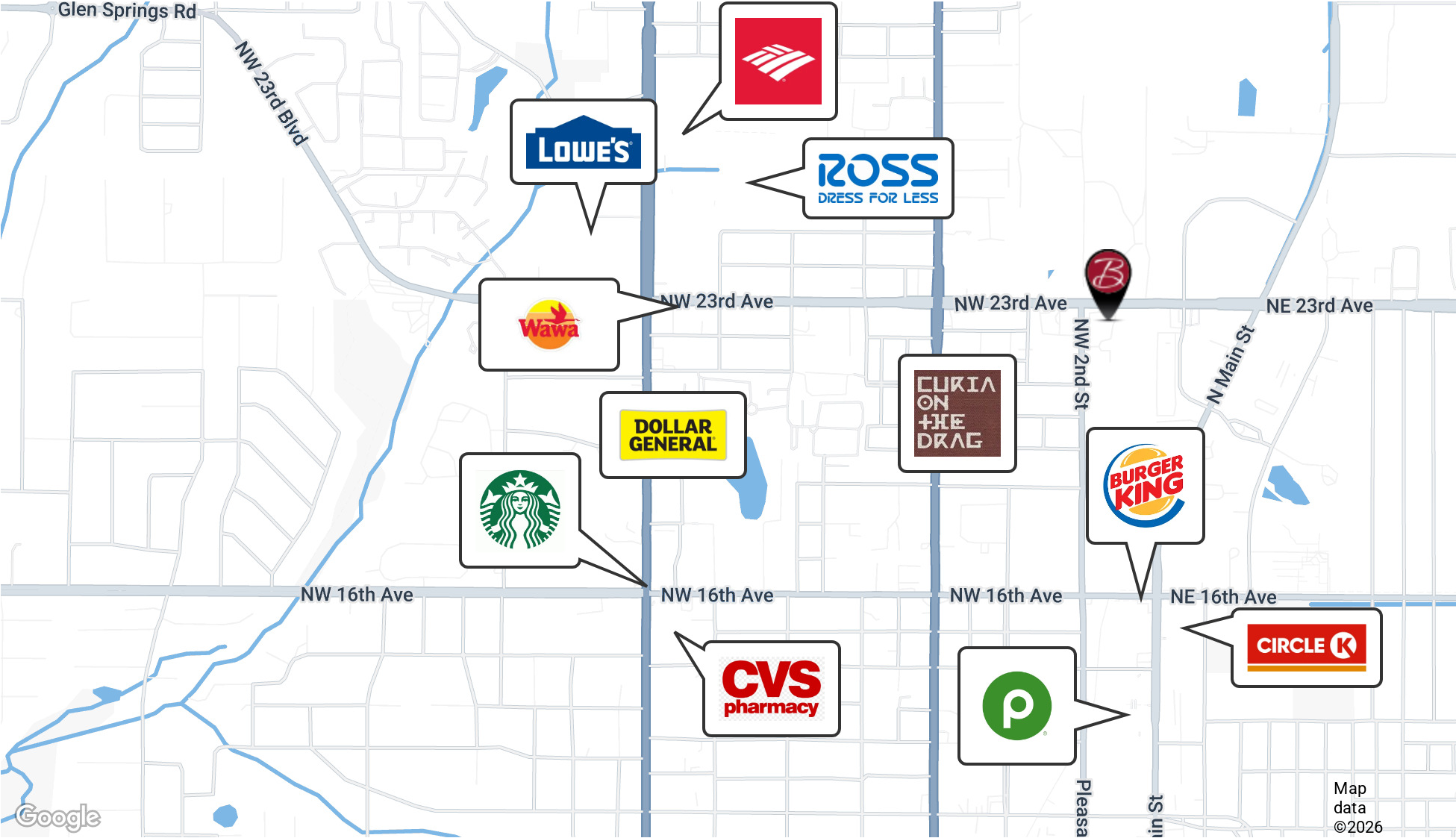
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RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

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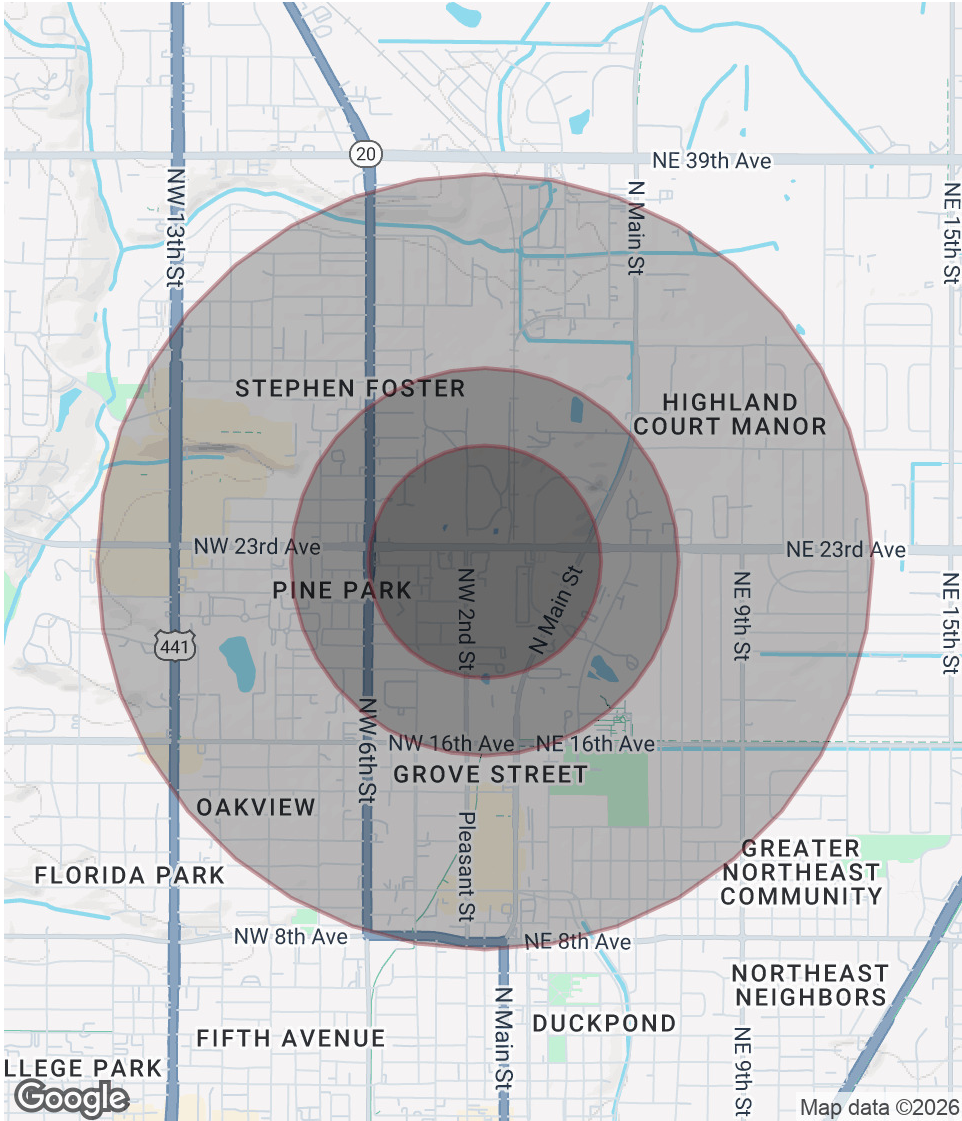
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	351	1,470	7,624
Average Age	36	38	39
Average Age (Male)	37	38	38
Average Age (Female)	36	39	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	187	726	3,710
# of Persons per HH	1.9	2	2.1
Average HH Income	\$60,948	\$64,269	\$72,356
Average House Value	\$235,728	\$228,899	\$243,190

Demographics data derived from AlphaMap



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