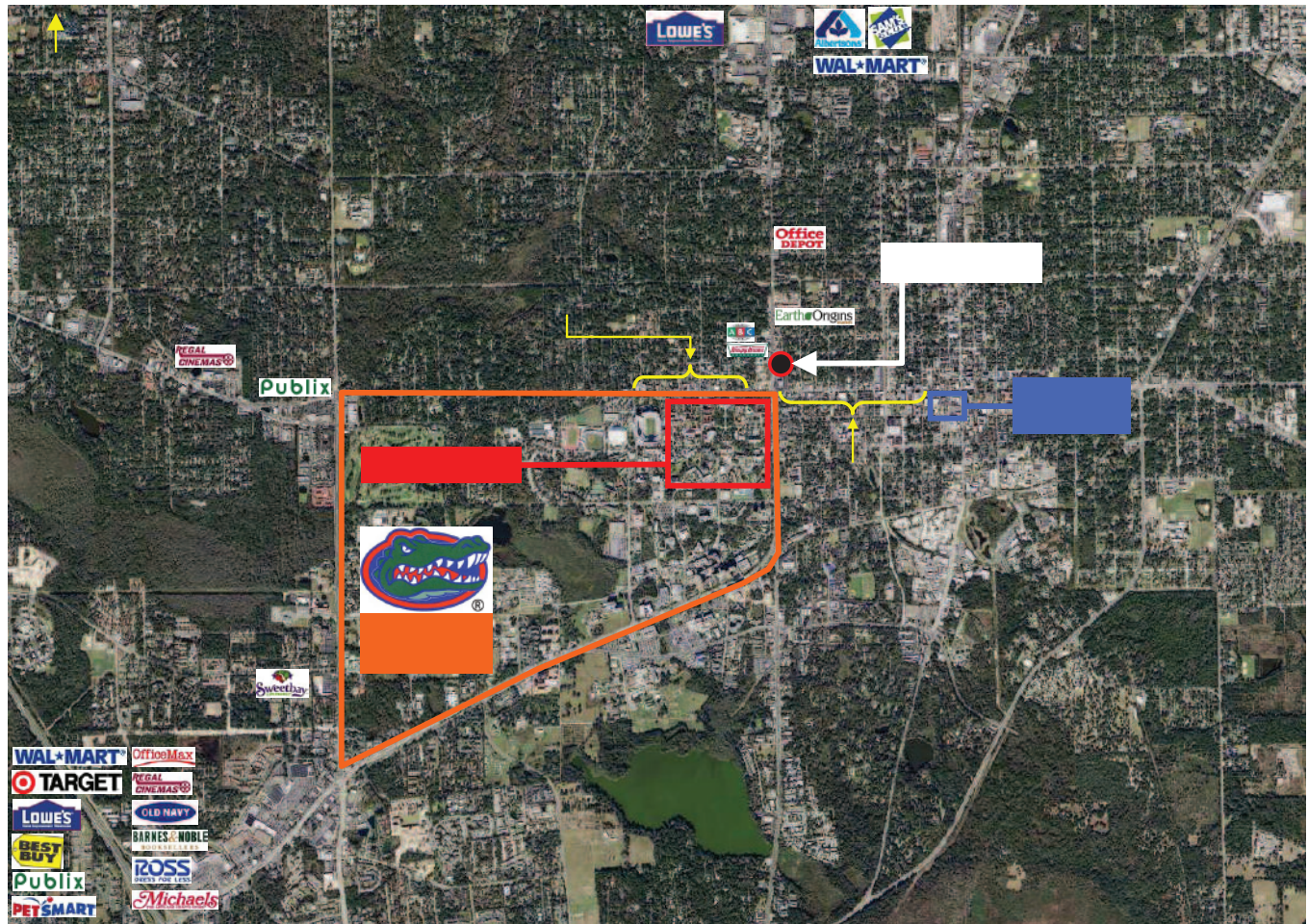


# RD

## Gainesville, Florida Mixed Use Development – Retail, Apartments, & Office



**Management LLC**



Demographics	1 mile	3 mile	5 mile
<b>Population</b>	9,211	77,416	146,116
<b>Total University Population: 63,000</b>			
<b>Number of HH</b>	4,465	30,548	59,998
<b>Average HH Income</b>	\$ 58,730	\$ 58,966	\$ 58,373
<b>Extremely High Student Parents Median HH Income ± \$100,000</b>			

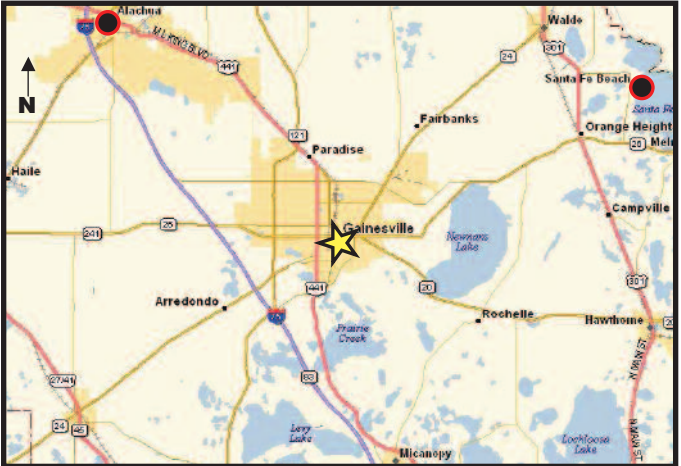
**Location:** NW 13th Street near University Avenue in Gainesville, Florida 32601.

**Type:** Mixed Use Development – Retail, Apartments, & Office

**GLA:** Existing buildings will be redeveloped for 225,000 sf multi-level mixed use on 1.74 acres

**Traffic:** Two way average daily traffic 32,000 cars per day on NW 13th Street  
Two way average daily traffic 28,000 cars per day on University Avenue

- Vital Statistics:**
- The only large footprint – block to block Retail opportunity – Near Main Campus
  - The existing retail landscape close to campus consists of only small-shop spaces
  - Will divide
  - 26,000 sf available just steps from the University of Florida (Gainesville)
  - Proposed 6-level Parking Garage
  - 0.2 miles northeast of University of Florida which had nearly 50,000 students enrolled in 2009
  - Area of Prime Undergrad and Graduate Student Housing
  - Across from Krispy Kreme and new Jackson Square Condo Complex
  - 10 minute walk to downtown Gainesville



**RD Management LLC**  
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**RD Management LLC ranked # 30 out of 2011 Top 100 Retail Real Estate Owners**

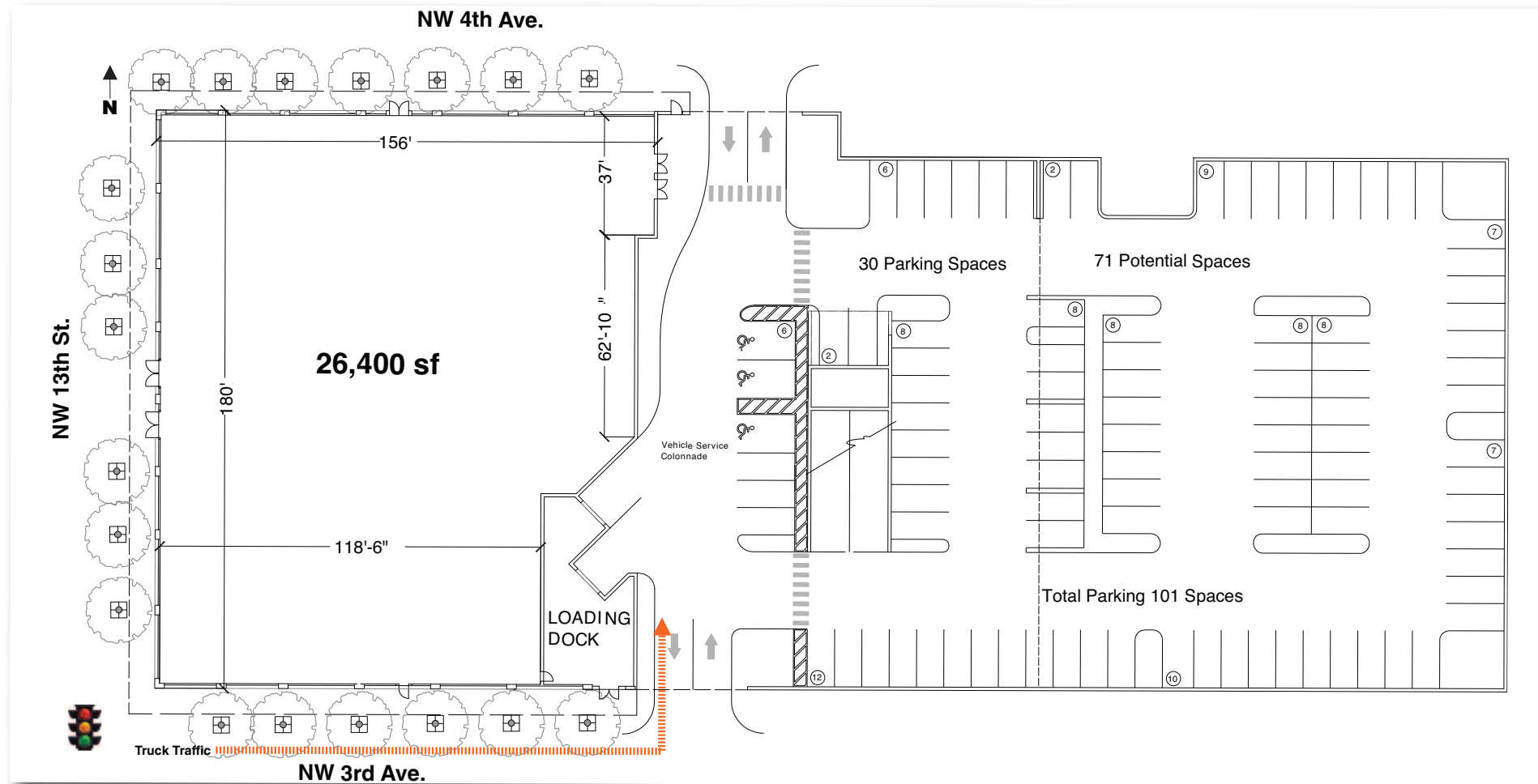
Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

# Mixed Use Redevelopment

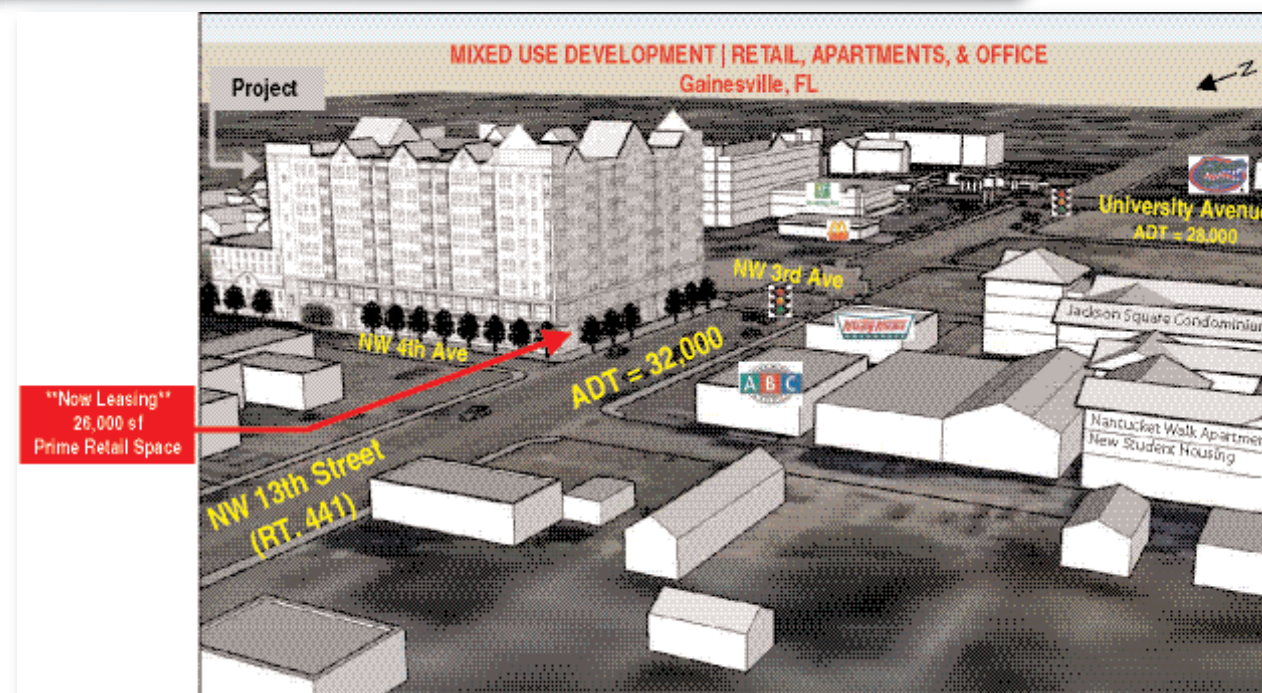
NW 13th Street, near University Avenue  
**Gainesville, FL 32601**

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- 20' high ceilings
- Two (2) exclusive loading docks
- Surface Parking Spaces with 101 Potential Parking Spaces plus five levels of Parking Garage Spaces Totalling 296-325 Spaces



- Eight (8) Stories
- 199,000 sf Student Housing (188 units) & Offices
- 26,000 sf Ground Floor Retail
- 296 Parking Spaces on Six levels

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