

KEY OFFICE/SERVICE RETAIL SPACE FOR LEASE

FOR LEASE

Office/Retail

2 SPACES

1,800-2,400 SF.

TRAFFIC COUNT:

> 14,500 AADT

PRICE: \$13/SF NN



[View Listing](#)



PROPERTY HIGHLIGHTS

An excellent opportunity to lease professional office & service based retail space in the heart of Gainesville! This recently updated office plaza offers outstanding visibility and easy access on a major city thoroughfare. With fresh exterior paint and a newly redone parking lot, the property boasts fantastic curb appeal along with a large monument sign that provides tenants with prominent signage. Available suites range from 1,800 to 2,400 square feet. Each suite is delivered in shell condition, offering a blank canvas for you to design and build out the perfect space to meet your business's specific needs. Centrally located, this property offers excellent connectivity to Gainesville's key destinations. Take advantage of this opportunity with many options - medical office, salon, spa and more! Contact our listing agent for more information.

**LISTING
AGENT**



CALEB NOBLE
Caleb@PortalGainesville.com
352.213.1995

AERIAL HIGHLIGHTS

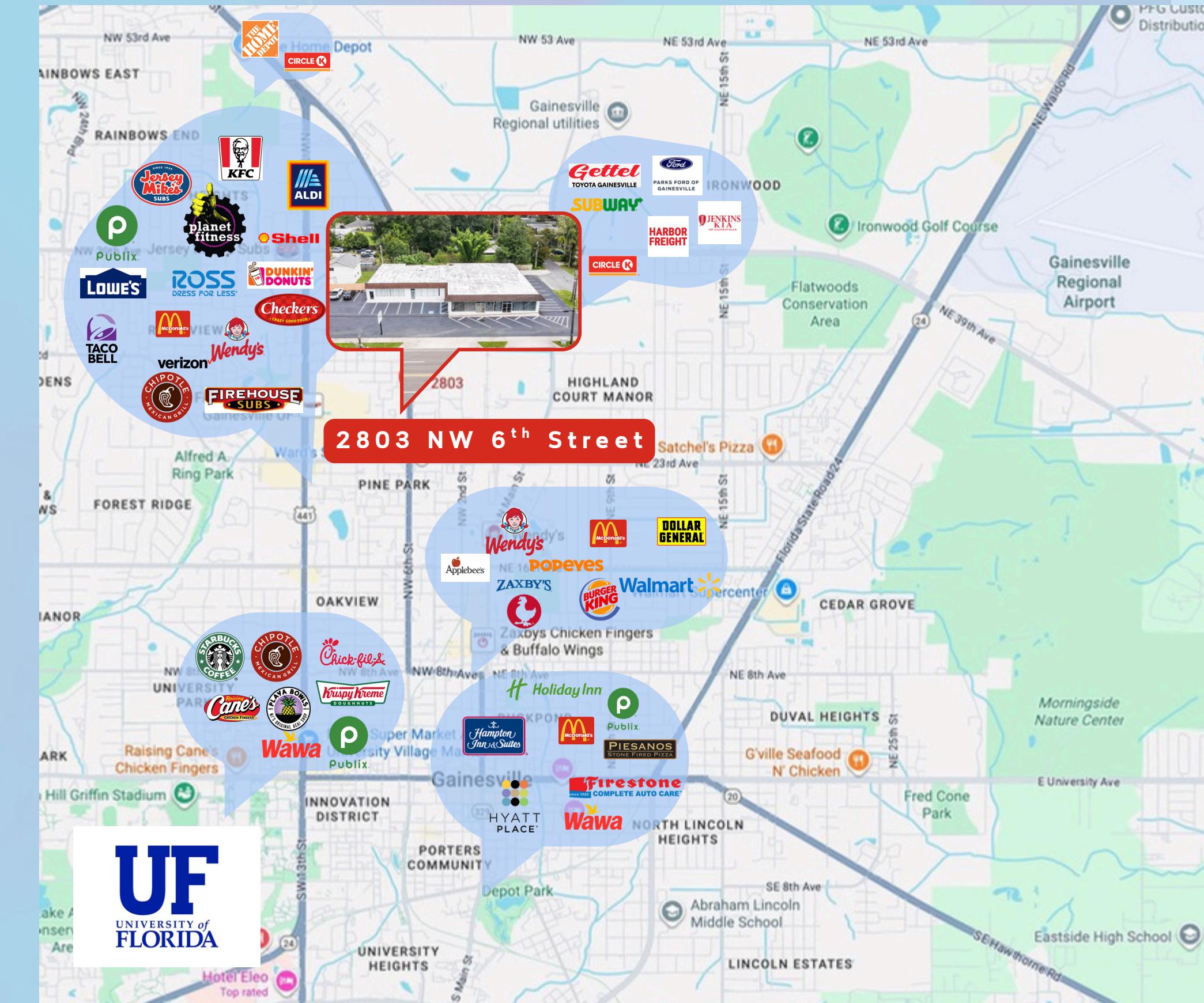
Located off of NW 6th Street
a short drive to Downtown
Gainesville, and
University of Florida

Convenient to
Shands/VA/and
HCA Florida Hospitals and
I-75



CALEB NOBLE

Caleb@PortalGainesville.com
352.213.1995



DISCLAIMER:

This document has been prepared by the Portal Realty for advertising and general information only. Portal Realty and its affiliates make no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to; warranties of content, accuracy, and reliability. Any interested party should perform their own diligence as to the accuracy of the information. Portal Realty excludes unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and excludes all liability for loss and damages arising there from.

MARKET DEMOGRAPHICS



Income
Median Household Income
\$40,619



Housing

Total Housing Units 8,149



Families & Living Arrangements

Total Households

6,430



Populations and People

Total Population
18,983



Median Age Populations & People 37



Business and Economy

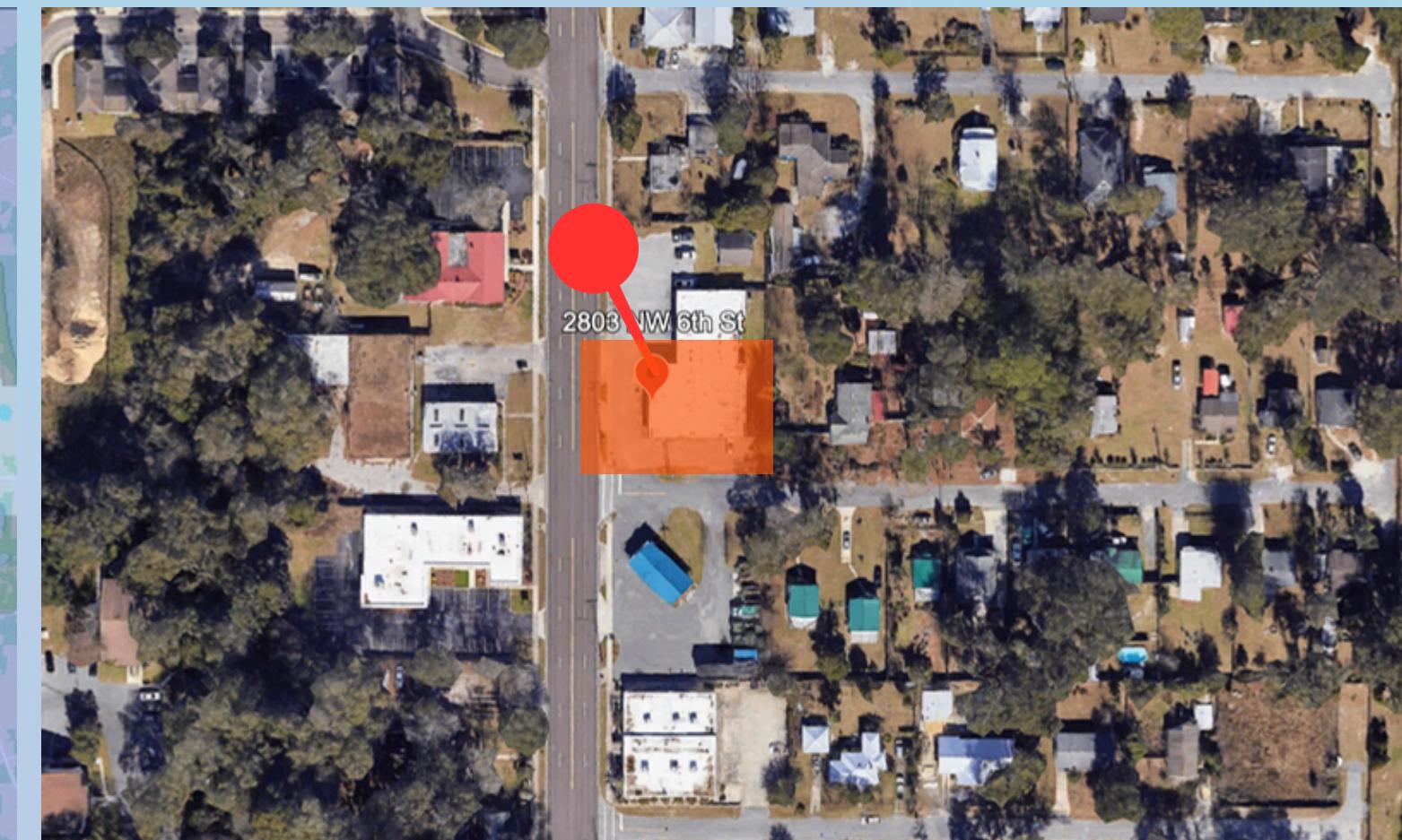
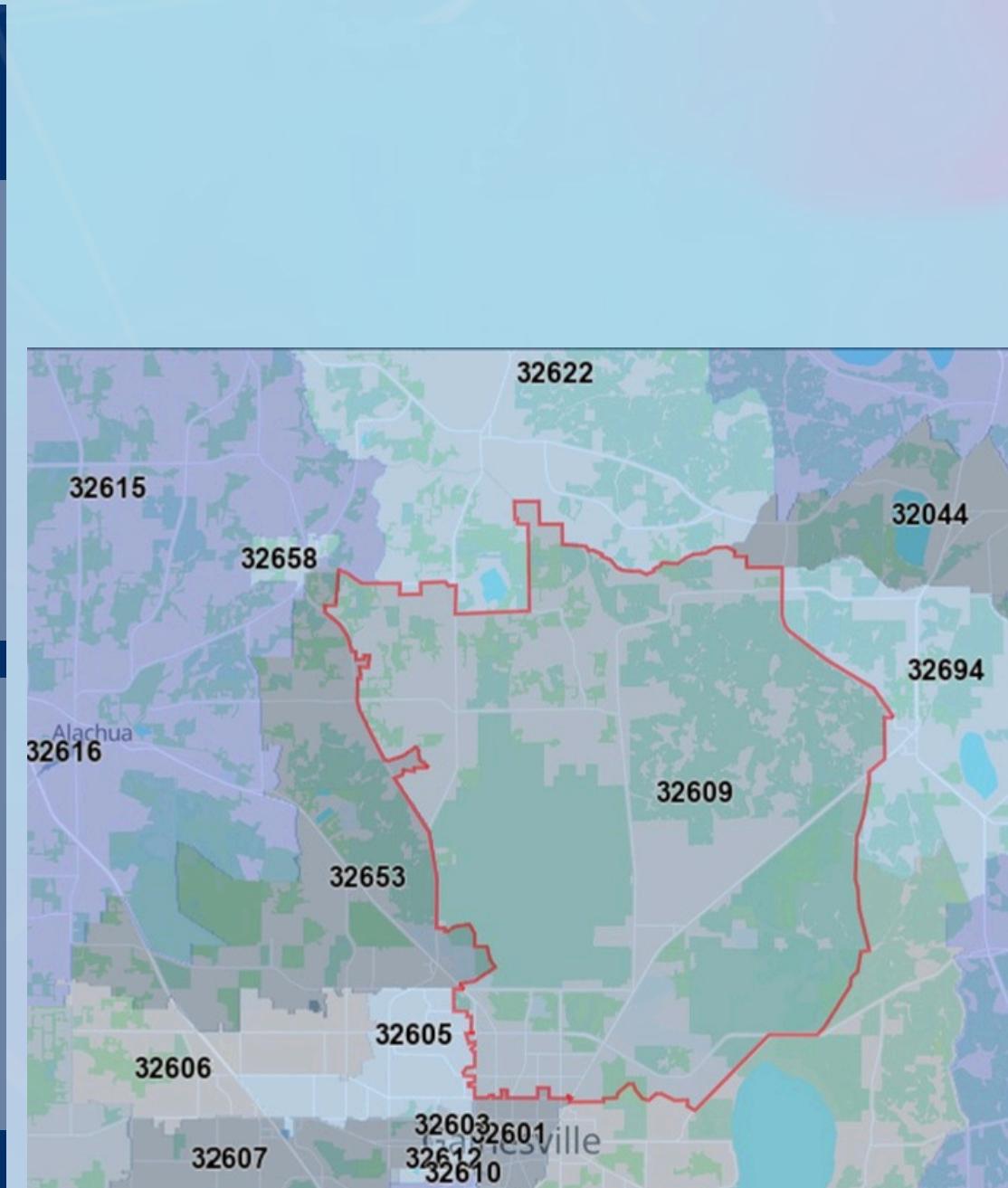
Total Employer Establishment 657



CALEB NOBLE

Caleb@PortalGainesville.com

352.213.1995



2803 NW 6th Street, Gainesville, FL 32609



PROPERTY PHOTOS



DISCLAIMER:
This document has been prepared by the Portal Realty for advertising and general information only. Portal Realty and its affiliates make no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to; warranties of content, accuracy, and reliability. Any interested party should perform their own diligence as to the accuracy of the information. Portal Realty excludes unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and excludes all liability for loss and damages arising there from.

KEY OFFICE/SERVICE RETAIL SPACE FOR LEASE



DOWNTOWN GAINESVILLE

Gainesville's Downtown is the symbolic heart of the city. A quintessentially quaint tight-knit gathering of shops, restaurants, theatres and parks it somehow pulls off always feeling lively, yet open and personal at the same time. By day, walk down tree-lined streets. Take in the sounds of live music as it bounces off the buildings surrounding the Bo Diddley Plaza.

Fulfill your quest for knowledge at the Alachua County Library District Headquarters and browse books, music, movies and attend educational events and programs. By night, take in a play or movie at the Hippodrome Theatre or wander by the one-of-a-kind shops and fun boutiques around Union Street Station before sitting down to dinner at a mouth-watering restaurant and enjoy a pint of local craft beer. Just like downtown itself, there's something for everyone.

UNIVERSITY OF FLORIDA

The University of Florida (UF), located in Gainesville, is a top-tier public research university renowned for its academic excellence and vibrant campus life. Established in 1853, UF is one of the largest universities in the United States, serving over 56,000 students across diverse undergraduate, graduate, and professional programs. As a member of the prestigious Association of American Universities, UF is committed to advancing research, with robust programs in fields such as agriculture, engineering, business, and health sciences. The university boasts a dynamic community, rich in traditions and opportunities, where students engage in a multitude of extracurricular activities, sports, and leadership roles. With a strong emphasis on innovation and a global perspective, the University of Florida is dedicated to preparing students for success in a rapidly evolving world.

LISTING AGENT



CALEB NOBLE

Caleb@PortalGainesville.com

352.213.1995



www.PortalGainesville.com

DISCLAIMER:

This document has been prepared by the Portal Realty for advertising and general information only. Portal Realty and its affiliates make no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to; warranties of content, accuracy, and reliability. Any interested party should perform their own diligence as to the accuracy of the information. Portal Realty excludes unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and excludes all liability for loss and damages arising there from.