

# LEASE

**6505 SW 13TH ST**

6505 SW 13th St Gainesville, FL 32608



## PROPERTY DESCRIPTION

Building for lease on the campus of the Florida School of Massage. Perfect for office or educational/training use. Large open space with a smaller area that could be office or training area, enclosed porch and restroom. Plenty of parking and easy access off of US 441.

## PROPERTY HIGHLIGHTS

- Prime location near major road
- Ample parking for tenants and visitors
- Large open space for flexibility
- High visibility signage opportunities

## OFFERING SUMMARY

Lease Rate:	\$1,500.00 per month NN (\$2.50/SF)
Available SF:	1,523 SF
Lot Size:	2.8 Acres
Building Size:	1,523 SF
Zoning:	RE
Traffic Count:	15100 AADT (US 441)

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	7	28	128
Total Population	17	62	286
Average HH Income	\$110,713	\$118,963	\$124,797

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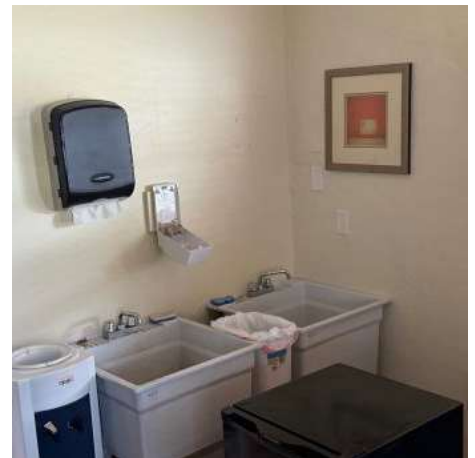


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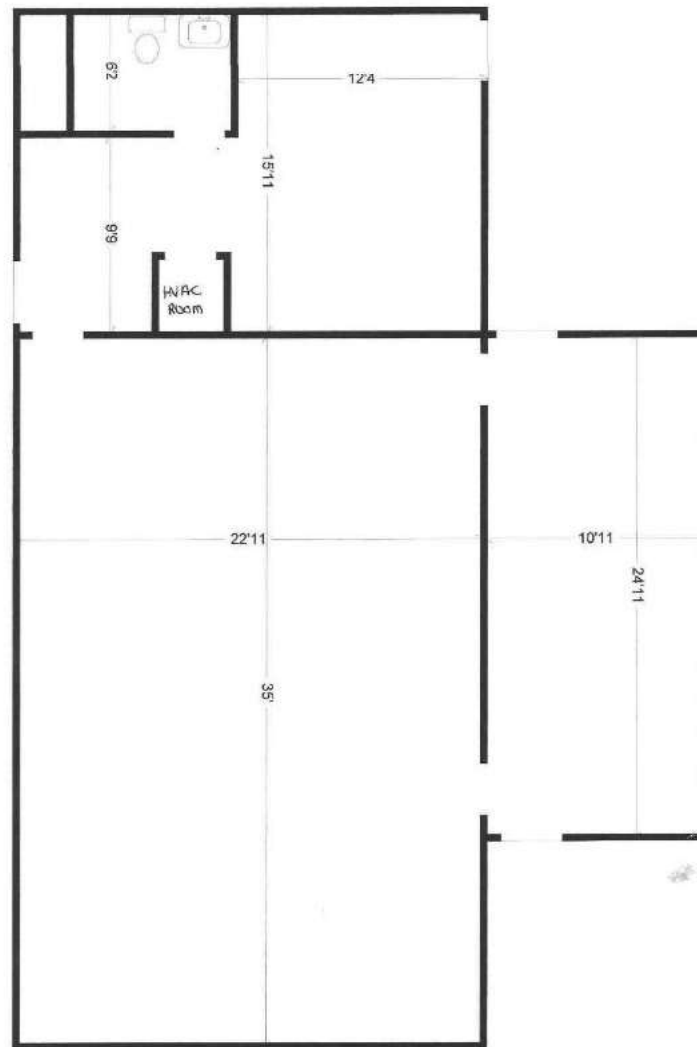
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<b>DEAN R. CHESHIRE, MBA</b> Licensed Real Estate Broker	<b>MICHELLE CARTER</b> Commercial Realtor*	<b>CRAIG CARTER</b> Commercial Realtor*
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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County for many years, which gives them insight into local laws and code requirements, relationships with folks within the industry, and a deep understanding of the needs of businesses and investors.

- **Highly Specialized:** 100% of their focus is commercial real estate.
- **Consistent Producers:** Awarded “Top Two” status for being in the top 2% of Coldwell Banker Commercial Realtors nationwide in 2023, with multi-million-dollar production year after year.
- **Global Resources:** The Team has the backing and longevity (since 1906) of Coldwell Banker Commercial agents and database assets around the U.S. and the world. Their brokerage, M.M. Parrish Realtors, who have been in our community since 1911, gives the CRE Pro Team local knowledge and global influence to make them a force in the commercial real estate market.
- **In-the-Know:** As members of the largest MLS in the state of Florida, the Team deploys listings on all the major commercial sites, including Loopnet/Costar, Crexi, CBC Worldwide, and more. Their strength in networking and regional relationships can bring off-market deals to their clients.
- **Anticipating Needs and Fixing Problems:** The Team identifies potential roadblocks before they become your problem and harnesses their resources to bring your deal to completion.

**Call to see what the CRE Pro Team can do for you!**

