

The Colliers logo, featuring the word "Colliers" in white serif font on a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

# Owner/User or Investment Opportunity

4703 NW 53rd Avenue | Gainesville, FL 32606

**Building Size:** 8,032± SF

**Sale Price:** \$1,230,000



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# Property Details

## Don't miss this opportunity to own this beautiful office building in Bristol Park!

Perfect for an owner user or as an investment property, this stand-alone 8,023± SF professional office building is now for sale and conveniently located off Millhopper Road (NW 53rd Avenue) in the well-maintained Bristol Park executive office park directly adjacent to Hunter's Crossing Shopping Center with Publix as the anchor tenant. The brick exterior is low maintenance and most of the interior displays new paint and carpet.

The floor plan of this building allows for up to eight separate suites or can be combined to provide larger suites making it the ultimate in flexibility for the owner or future tenants. All suites have welcoming reception areas, private offices, restrooms, a kitchenette, storage and ADA compliant restrooms.

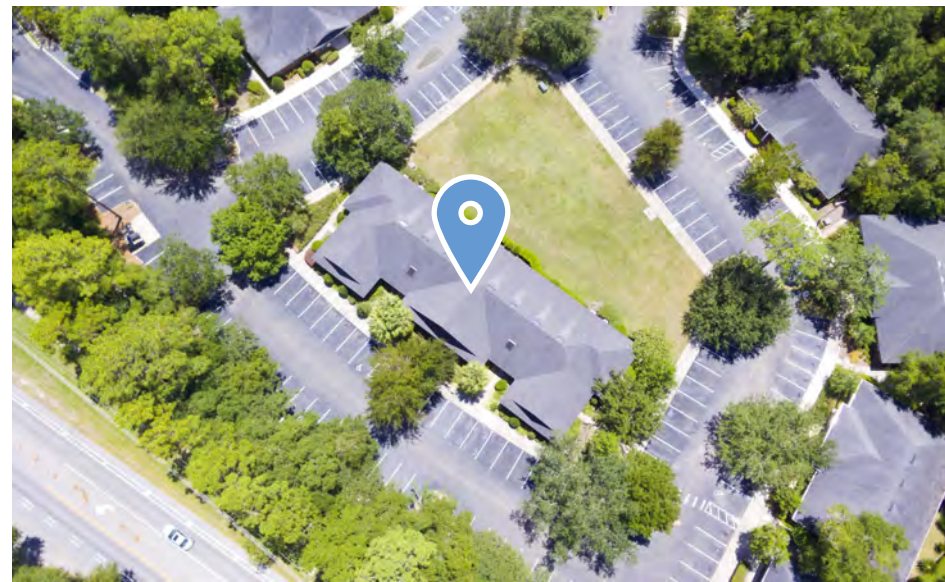
All suites are currently leased providing immediate income. Suites B1 & B2 will come available in January of 2026 and offer an additional 2,480± SF of space for lease.

Suite B-4, 758± SF, is currently marketed for lease and will be available in August 2025. The suite is being refreshed with new paint and new flooring.

Please see the **Financial Overview** page for details.

## Highlights

- Total of 8 suites that allow many space options for owner use and/or tenant(s)
- Built in 2001 and remodeled in 2017 with recent new paint and flooring
- Convenient to restaurants and well-known retail
- Ample parking
- 3 miles to US HWY 441
- 4.7 miles to I-75
- Zoning: PD (Planned Development)
- Tax Parcel: #06053-090-051





# Photo Gallery

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Suite A-1 | Interior





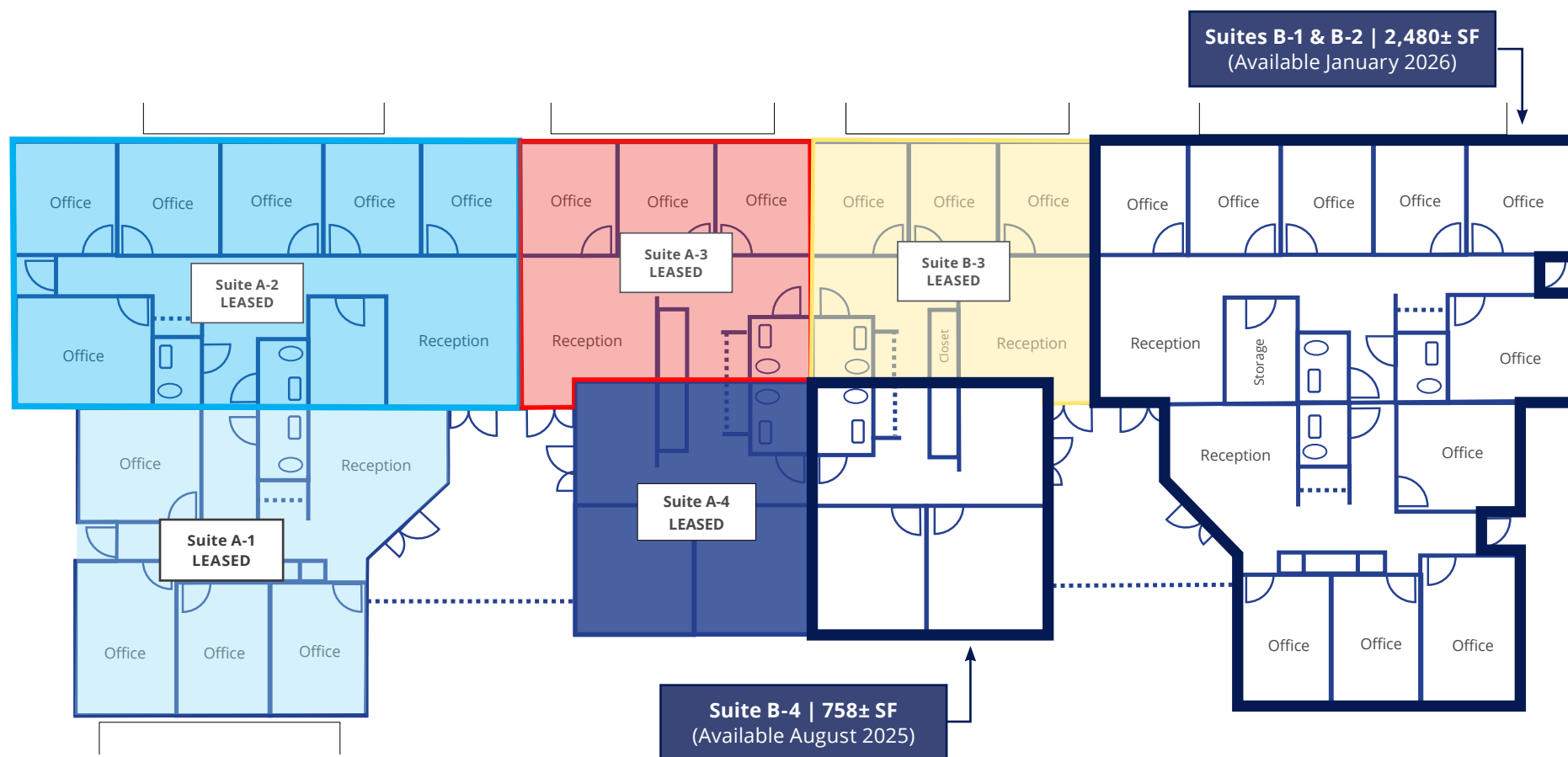
# Photo Gallery



## Suites A-2, A-3 and B-3 | Interior



# Floor Plan



**Note:** Suites B1 & B2 (2,480± SF) are currently leased, but will become available in January 2026.

# Financial Overview

## Investment Overview

### Tenant – Suite A-1

**Name:** Kenny Leigh, P.A. dba Kenny Leigh & Associates

**Term:** 3 years (4/1/25 to 3/31/28),  
Option to extend two additional 3-year terms

**Annual Increase:** 3%

### Tenant – Suite A-2 & A-3

**Name:** ARC Hospice of Florida, LLC

**Term:** 4 years (3/1/25 to 2/28/29),  
Option to extend two additional 3-year terms

**Annual Increase:** 3%

### Tenant – Suite A-4

**Name:** United Seating & Mobility, LLC  
dba Numotion

**Term:** 2 years (3/1/25 to 2/28/27),  
Option to extend two additional 3-year terms

**Annual Increase:** 3%

### Tenant – Suite B-1 & B-2

**Name:** Environmental Consulting & Design, Inc. dba Barge Design

**Term:** Lease expires December 31, 2025  
Space (2,480± SF) currently on market  
for lease @ \$14/SF Gross

### Tenant – B-3

**Name:** Contemporary Management Concepts, LLLP

**Term:** One year, Option to extend one  
additional 1-year term

**Annual Increase:** 3%

### Tenant – B-4

**Name:** Applied Learning Systems, Inc.

**Term:** Lease expires July 31, 2025,  
Space (758± SF) will then be marketed  
for lease @ \$17/SF Gross

## 2025 Financial Analysis (fully leased)

**Total Income:** \$119,983.32

**Total Expenses:** \$46,486.27

**NOI:** \$73,497.05

### Expenses Include:

Association Dues	\$4,719.40
Insurance	\$4,366.00
Pest Control	\$559.00
Repairs & Maintenance	\$15,164.00
Real Estate Taxes (2024)	\$21,677.87



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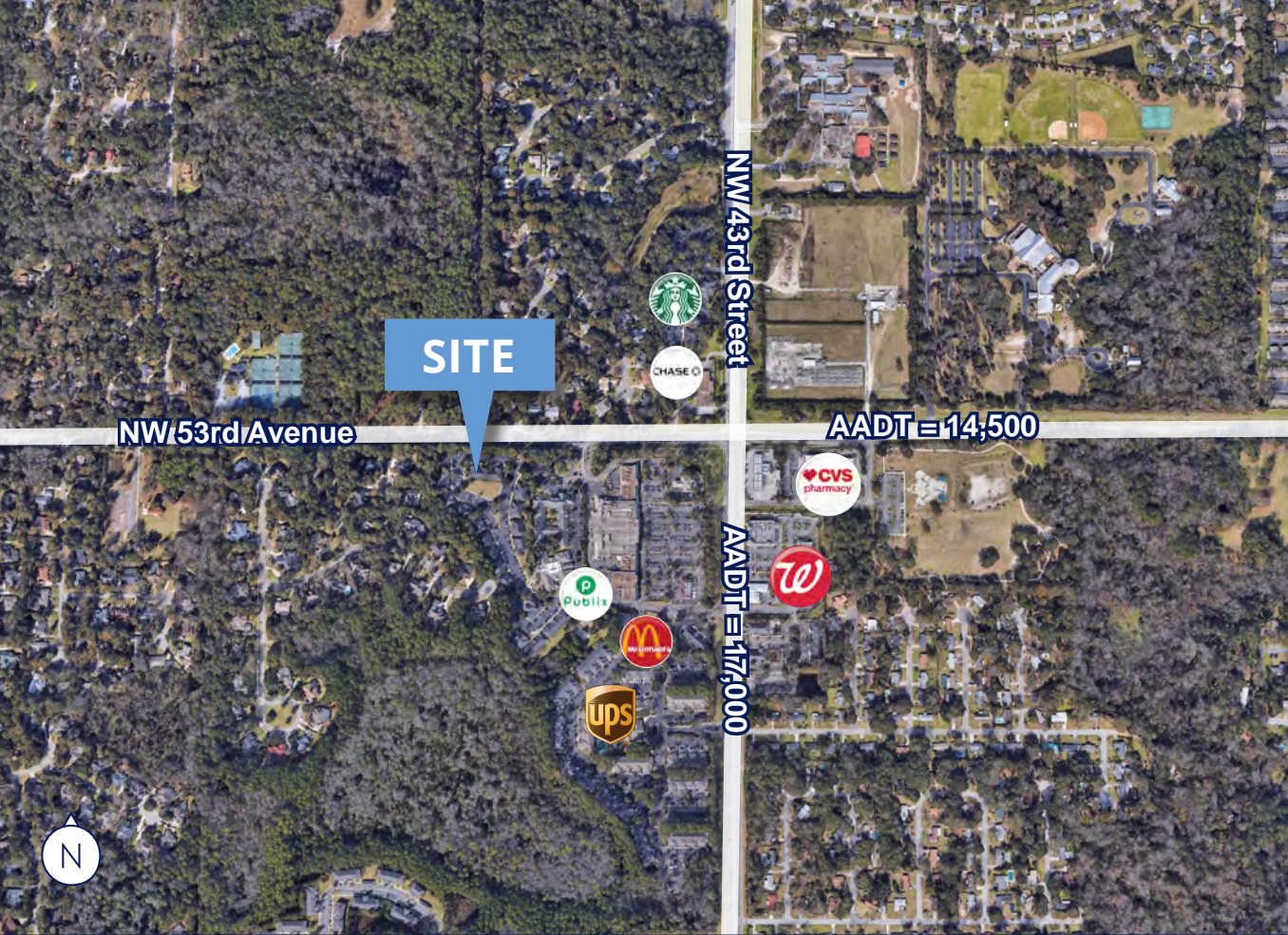
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## Area Demographics

Source: ESRI Business Analyst, 2024



**Population  
(2024)**

**1 Mile** 6,096  
**3 Mile** 45,114  
**5 Mile** 118,418



**Population  
Projection (2029)**

5,971  
44,794  
118,371



**Average Household  
Income (2024)**

\$119,586  
\$116,114  
\$90,639



**Projected Average  
Household Income (2029)**

\$142,159  
\$136,740  
\$107,219

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