

Colliers

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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Colliers

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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

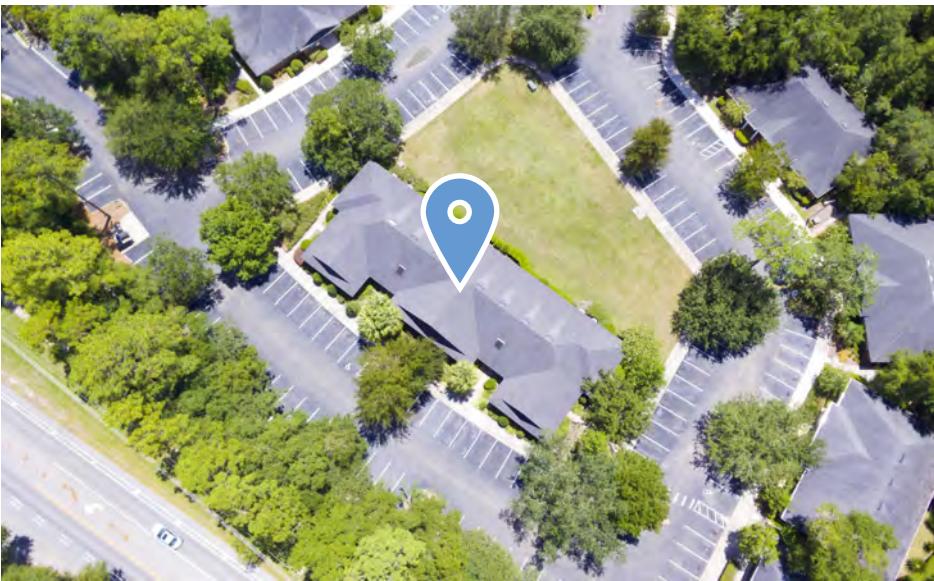


Photo Gallery



Suite A-1 | Interior



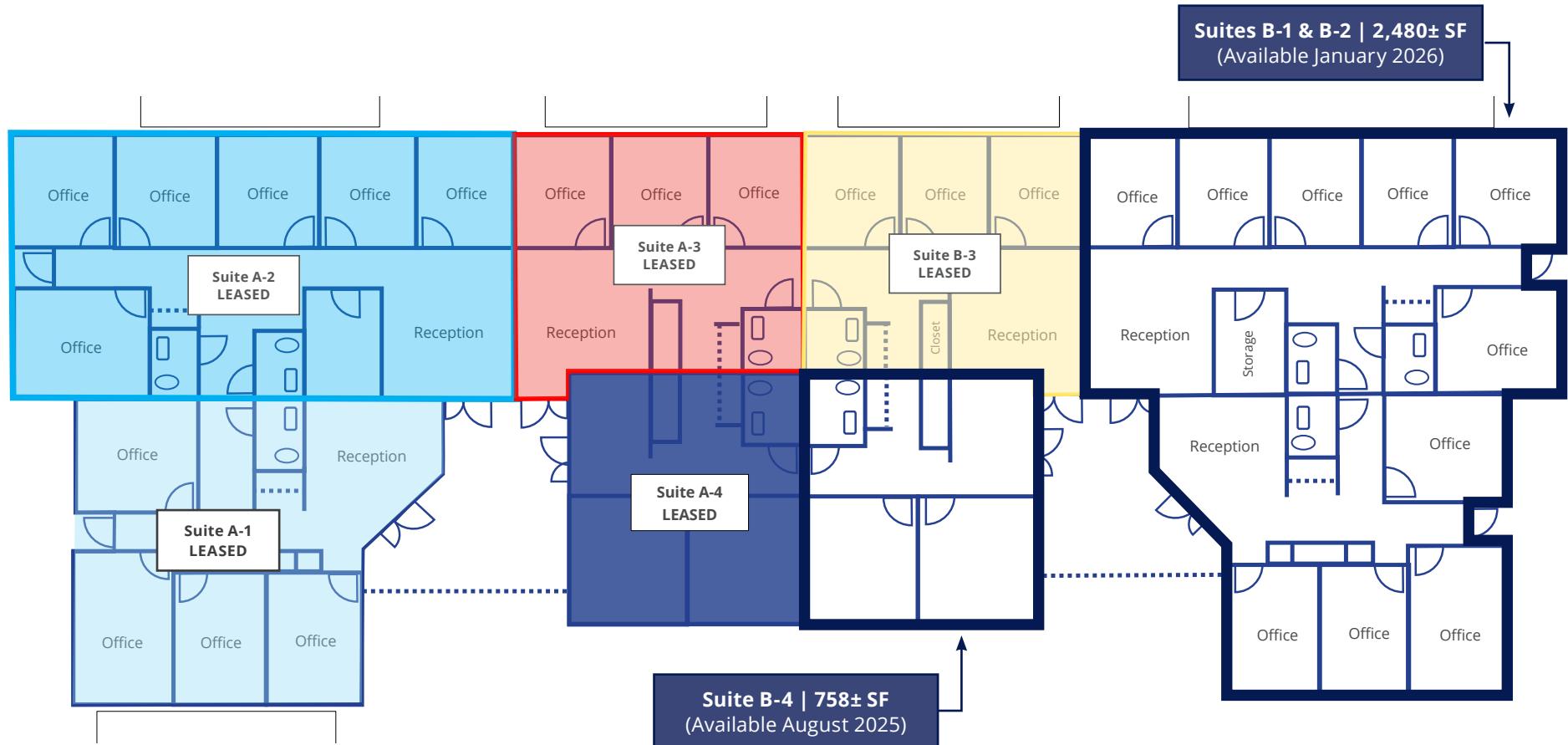
Photo Gallery



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)

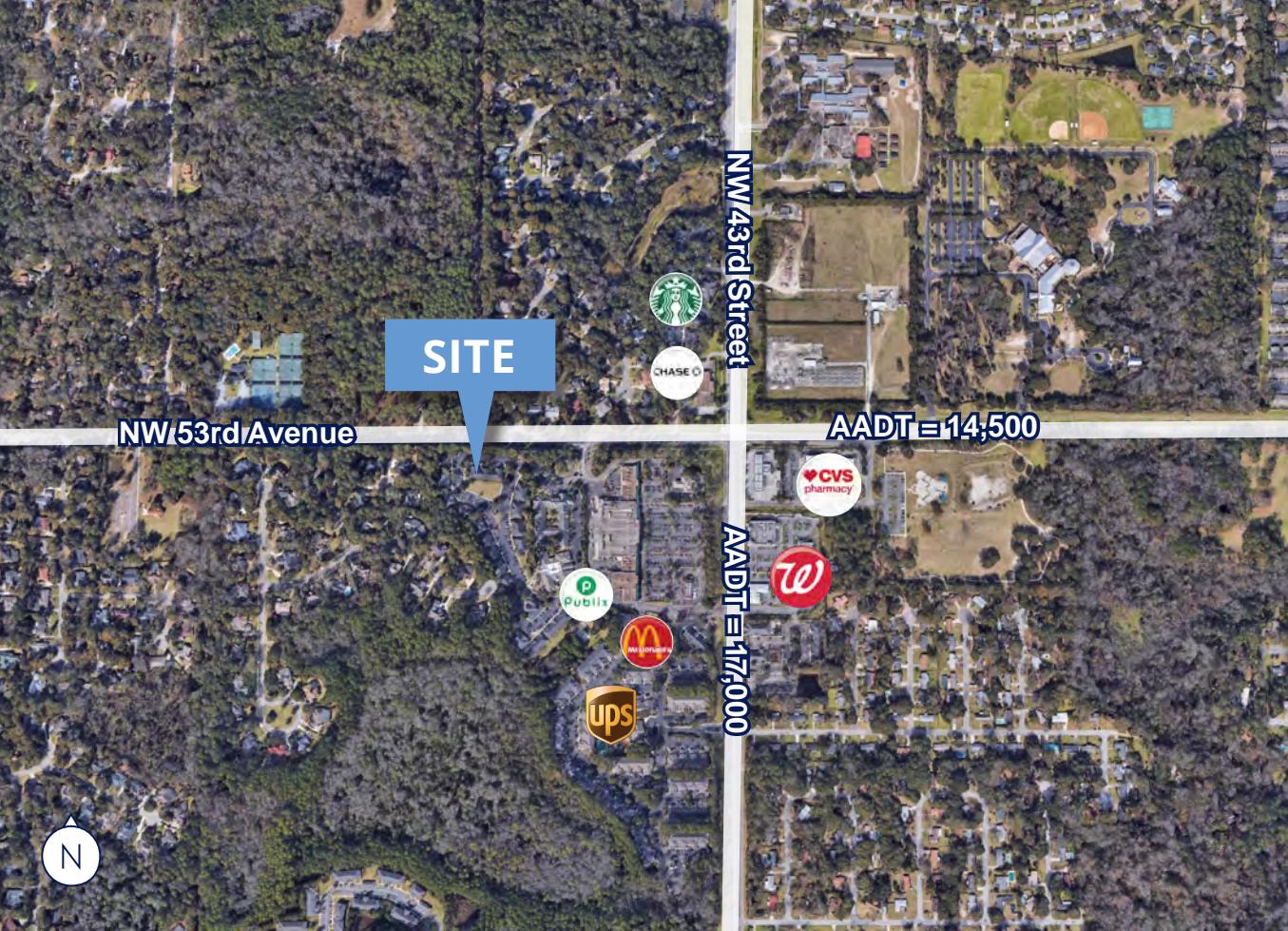
Total Income: \$119,983.32

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



Contact Us

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Area Demographics

Source: ESRI Business Analyst, 2024



**Population
(2024)**



**Population
Projection (2029)**



**Average Household
Income (2024)**



**Projected Average
Household Income (2029)**

1 Mile

6,096

3 Mile

45,114

5 Mile

118,418

\$119,586

\$116,114

\$90,639

\$142,159

\$136,740

\$107,219

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