

INVESTMENT OPPORTUNITY FOR SALE
Fully Leased Industrial/Flex/Showroom/Office Building
5431 SW 35th Drive | Gainesville, FL 32608

35,984± SF | 3.69± AC | \$7,499,000



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

5431 SW 35th Drive | Gainesville, FL 32608

SIZE: 35,984± SF

LOT SIZE: 3.69± ACRES

YEAR BUILT: 2016

TAX PARCEL: 07143-006-000

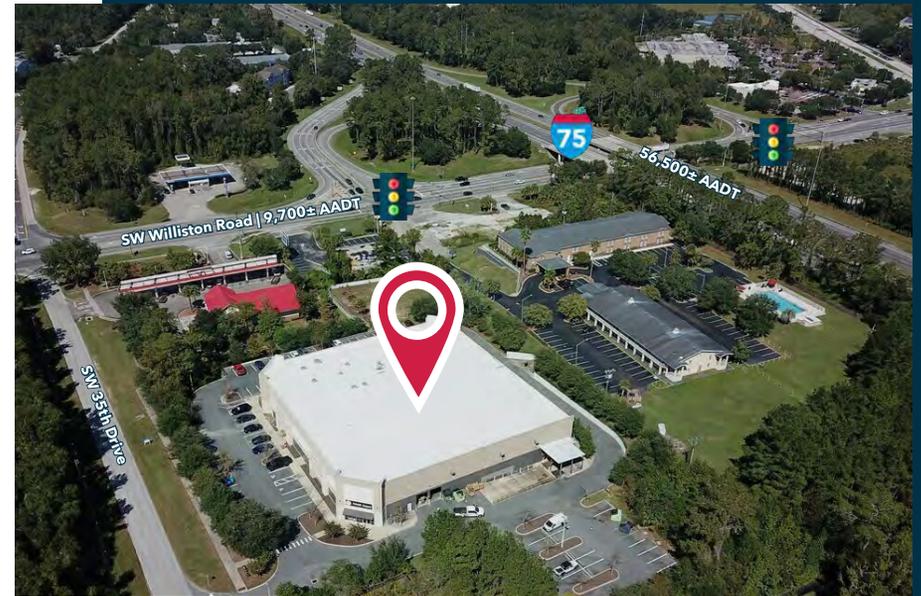
AVAILABILITY: 100% LEASED

ZONING: BH (HIGHWAY ORIENTED BUSINESS)

NATIONAL TENANTS: TRANE, ARTHUR RUTENBERG HOMES,
BRIAN BALANCE, OPTION CARE

TRAFFIC: 1-75 | 83,500 AADT
WILLISTON RD | 29,500 AADT

PARKING: 92 SPACES (SURFACE PARKING)



- Class A Industrial/Flex/showroom/office.
- Property was finished in 2016.
- This property boasts easy access to I-75, UF and more

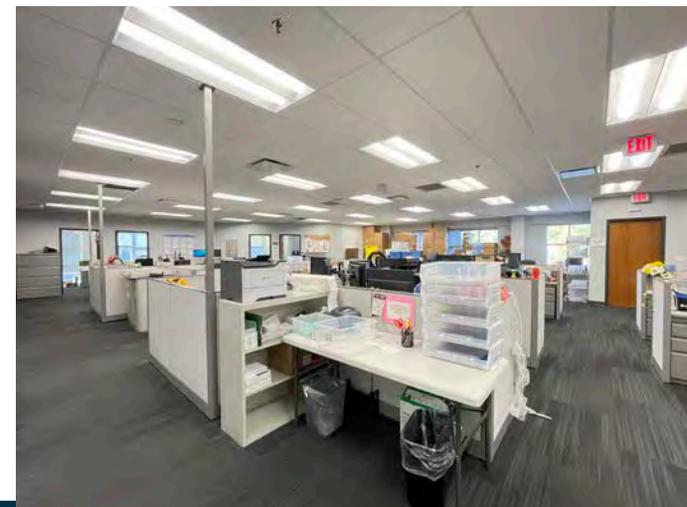
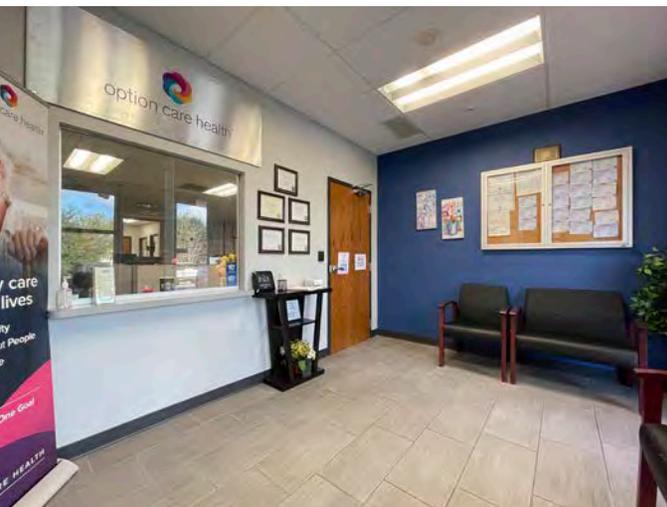
PROPERTY PHOTOS

5431 SW 35th Drive | Gainesville, FL 32608

Trane



Option Care



PROPERTY PHOTOS

5431 SW 35th Drive | Gainesville, FL 32608

Brain Balance



Arthur Rutenberg Homes



FINANCIAL OVERVIEW

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TENANT MIX				
Suite #	Tenant	Price/SF	Size	Lease Expiry
100	Trane US, Inc	\$11.35/SF*	22,000±	03/31/2031
200	Option Care Enterprises, Inc	\$17.82/SF*	7,000±	12/01/2028
500	Brain Balance	\$15.00/SF*	2,900±	10/31/2030
600	Barry Rutenberg & Associates, Inc	\$12.00/SF*	4,000±	03/31/2031
Building Size Total		-	35,984± SF	-

*3% YOY increase

2026 Financials

**Total operating income
(base rent and NNN):**
\$620,757.56

Total operating expenses:
\$152,117.31

NOI:
\$468,640.25

Cap rate:
6.25%



LOCATION

5431 SW 35th Drive | Gainesville, FL 32608

**Central Florida's
premier destination
to live, shop, eat,
work and play.**

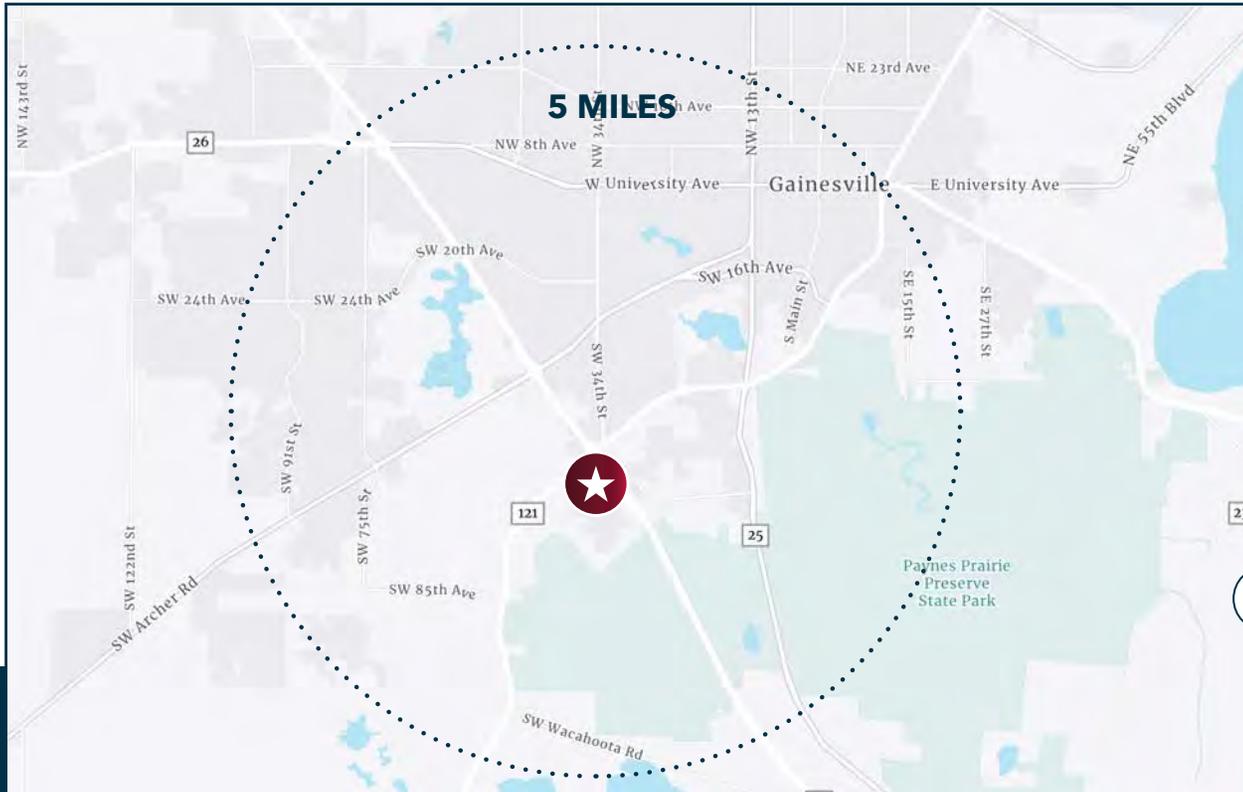
Drive Times

- 1 Oaks Mall: 11 minutes
- 2 Access to I-75: 2 minutes
- 3 North Florida Regional Medical Center: 11 minutes
- 4 University of Florida: 9 minutes
- 5 Shands Hospital: 12 minutes
- 6 VA Hospital: 11 minutes



DEMOGRAPHIC SNAPSHOT | 5 MILE RADIUS

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MAJOR AREA EMPLOYERS



169,123

Population
(2025)



172,850

Projected Population
(2030)



\$95,069

Avg. Household Income
(2025)



195,432

Daytime Population
(2025)



27.9

Median Age
(2025)



69,358

Total Households
(2025)

Source: ESRI Business Analyst, 2025

AMENITIES

5431 SW 35th Drive | Gainesville, FL 32608



GAINESVILLE, FLORIDA



As a midpoint between Miami and Atlanta, and conveniently located within two hours of Jacksonville, Orlando and Tampa, the Gainesville region proudly boasts top ratings in nearly all categories. With nationally leading college/universities, an innovative startup atmosphere, diverse industry sectors, and a rich quality of life, there are plenty of reasons that Gainesville is consistently found near the top of national lists of best places to live. We are nationally recognized as: Top 50 Best Places to Live & Launch (Fortune Small Business Magazine), Top 50 Best Places for Businesses & Careers the last four years (Forbes.com), Top 25 of the Smartest Cities in America, (Forbes.com) and Top Tech City in Florida (Popular Science Magazine).

CITY DEMOGRAPHICS

City Population:
181,169

Median Age:
27.9 years

Metro-Area Population:
270,000

Average Household Income:
\$70,115

Male:
48.7%

Average Home Value:
\$277,225

Female:
51.3%

FOR SALE | 35,984± SF | 3.69± AC

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