

# LEASE

## 410 SE 4TH AVENUE

410 SE 4th Avenue Gainesville, FL 32601



### PROPERTY DESCRIPTION

Excellent office space available for lease. Office features: a reception area, multiple offices, a conference room, multiple bathrooms- even a shower! Fantastic location near Depot Park - close and convenient to many amenities with easy access and plenty of parking! Could also be demised into two smaller office suites. Property is also being offered for sale- BRING OFFERS!

### OFFERING SUMMARY

Lease Rate:	\$3,139.00 per month (NNN)
Lot Size:	0.52 Acres
Building Size:	2,690 SF
Zoning:	DT
APN:	12715-000-000

**Craig Carter**  
352 339 4038

**Michelle Carter**  
352 339 5734

**Dean R. Cheshire**  
352 745 1883



**COLDWELL BANKER  
COMMERCIAL**  
M.M.  
PARRISH REALTORS

# LEASE

**410 SE 4TH AVENUE**  
410 SE 4th Avenue Gainesville, FL 32601



**Craig Carter**  
352 339 4038

**Michelle Carter**  
352 339 5734

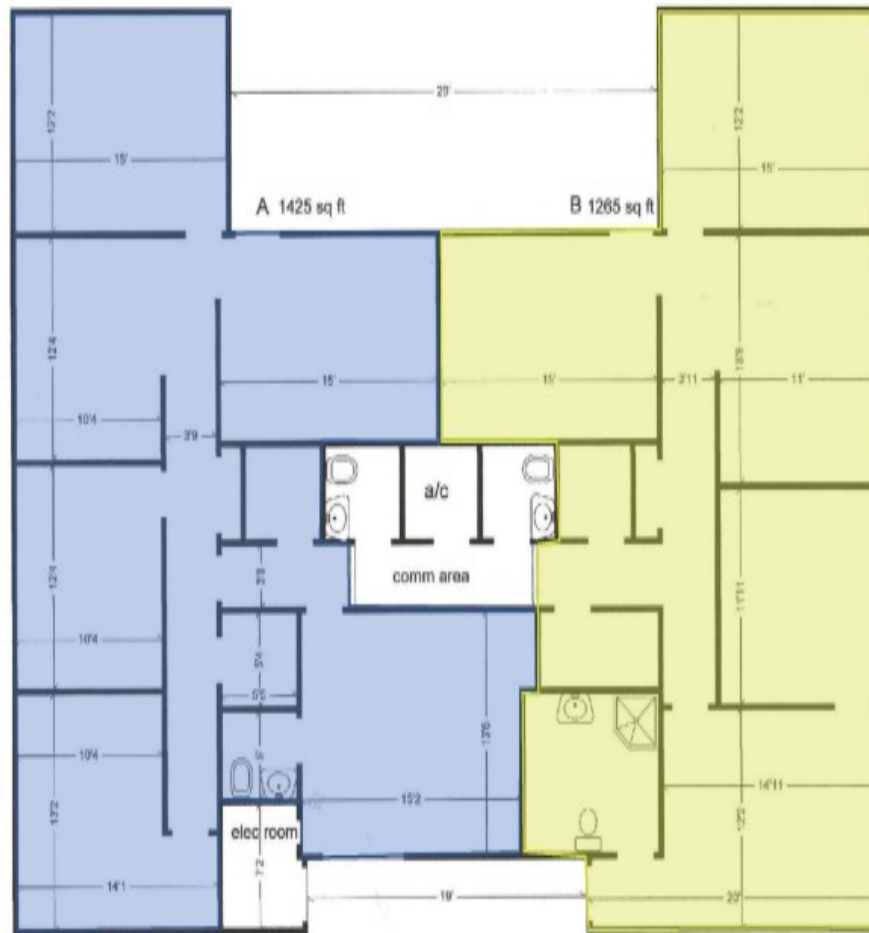
**Dean R. Cheshire**  
352 745 1883



**COLDWELL BANKER**  
**COMMERCIAL**  
M.M.  
PARRISH REALTORS

# LEASE

**410 SE 4TH AVENUE**  
410 SE 4th Avenue Gainesville, FL 32601



**Craig Carter**  
352 339 4038

**Michelle Carter**  
352 339 5734

**Dean R. Cheshire**  
352 745 1883

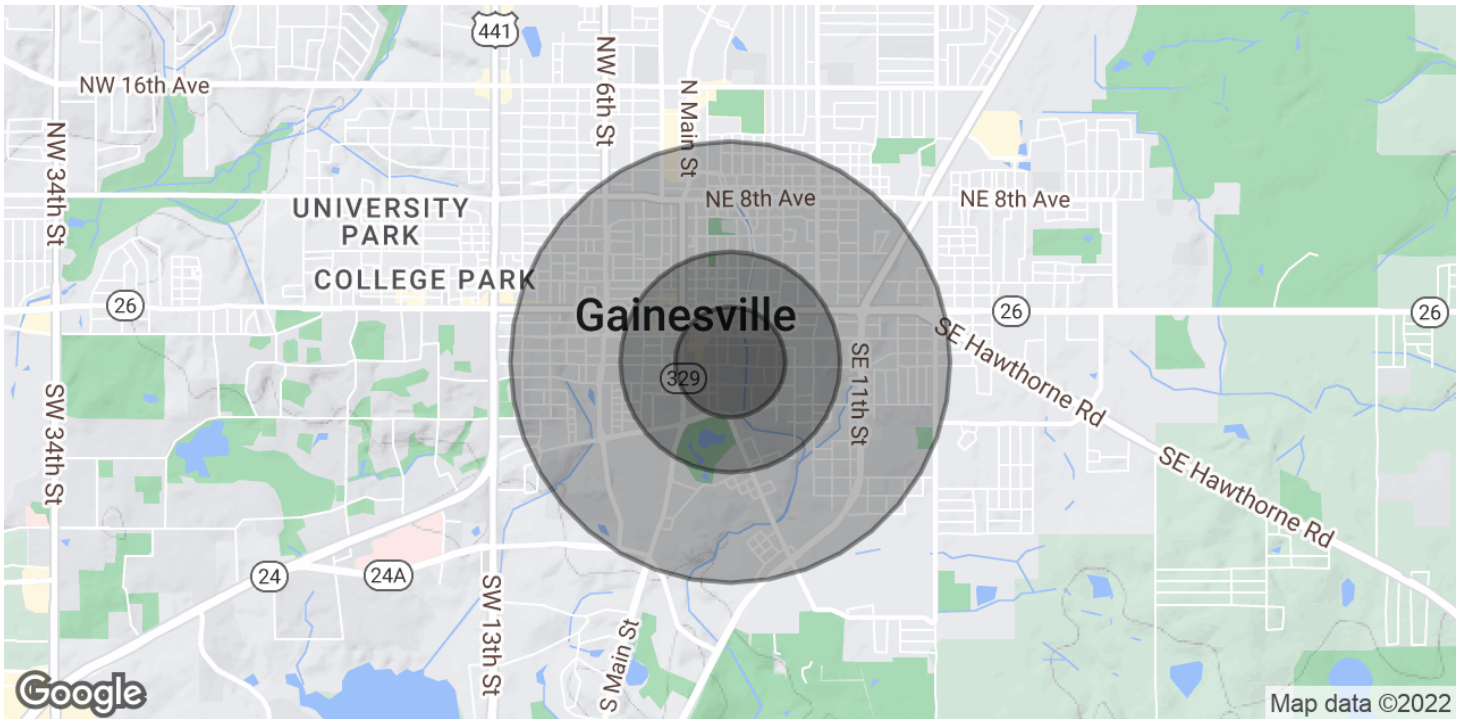


**COLDWELL BANKER**  
**COMMERCIAL**  
M.M.  
PARRISH REALTORS

# LEASE

## 410 SE 4TH AVENUE

410 SE 4th Avenue Gainesville, FL 32601



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	521	2,260	12,078
Average Age	28.9	30.8	27.9
Average Age (Male)	32.2	31.9	27.7
Average Age (Female)	23.9	29.2	27.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	361	1,327	6,214
# of Persons per HH	1.4	1.7	1.9
Average HH Income	\$36,929	\$41,595	\$33,463
Average House Value	\$270,061	\$236,877	\$184,796

\* Demographic data derived from 2020 ACS - US Census

**Craig Carter**  
352 339 4038

**Michelle Carter**  
352 339 5734

**Dean R. Cheshire**  
352 745 1883



**COLDWELL BANKER  
COMMERCIAL**  
M.M.  
PARRISH REALTORS

**CRE**  
P R O T E A M

**DEAN R. CHESHIRE, MBA**  
Licensed Real Estate Broker

**MICHELLE CARTER**  
Commercial Realtor®

**CRAIG CARTER**  
Commercial Realtor®

352.745.1883  
dean@mmparrish.com

352.339.5734  
mcarter@mmparrish.com

352.339.4038  
ccarter@mmparrish.com

**COLDWELL BANKER**  
**COMMERCIAL**  
M.M. PARRISH,  
REALTORS®

The CRE Pro Team has been the dominant commercial presence in North Central Florida for many years. Working with private owners as well as multiple government entities, we have worked on both sides of hundreds of transactions with selling and leasing in all asset classes. Dean grew up in the world of real estate, construction and development. He graduated cum laude from the University of Florida and subsequently earned the distinction of an MBA from the Hough Graduate School of Business at the University of Florida. Craig has been a business owner, a private real estate investor and a City Commissioner. His out-of-the-box thinking and determination have delivered strong successes for his many clients in the commercial real estate industry. Michelle offers many years of business marketing experience and organizational precision in the development of innovative ways to market properties. The CRE Pro Team has drawn from their vast experience and education and have been multi-million-dollar producers for many years.

Learn more about the CRE Pro Team or see their listings at [www.CREProTeam.com](http://www.CREProTeam.com).

