

FOR LEASE

1,545 - 9,853 +/- RSF Available OFFICE/MEDICAL OFFICE

MAGNOLIA PARKE

3951 NW 48th Terrace Suite 201, Gainesville, FL 32606

Broker Incentive: \$100 AMEX Gift Card for first 5 qualified tours &
\$1,000 AMEX Gift Card for 5-year+ Leases signed



FranklinStreet

FSOI, LLC | A Licensed Florida Broker # CQ1048040

KATHERINE SCATUORCHIO | Director
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PROPERTY SUMMARY



AREA DEMOGRAPHICS

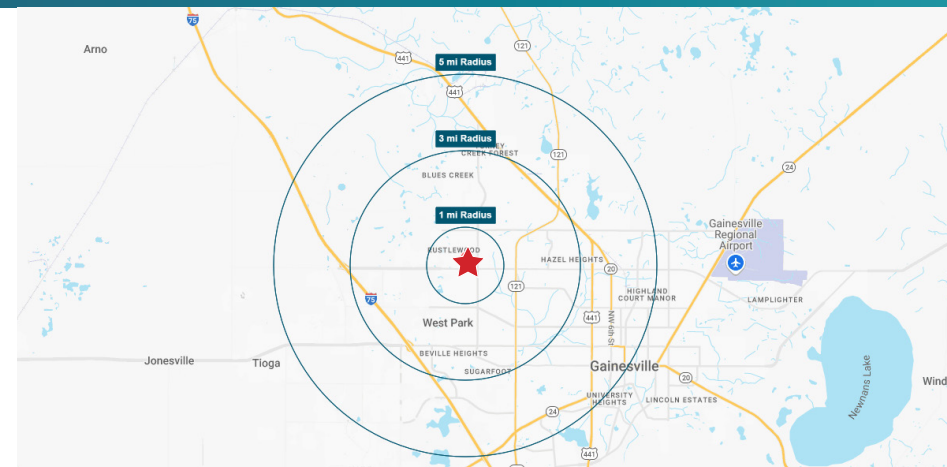
	1 MILE	3 MILE	5 MILE
Population	9,129	55,997	141,947
Total Households	4,129	24,332	57,531
Average Income	\$111,332	\$98,324	\$80,995
Median Age	42.1	38.8	29.9
Daytime Population	5,996	31,795	105,778

SUITE HIGHLIGHTS

- 2nd Floor Office/Medical Space (elevator & stairs access)
- 10' ceiling height throughout!
- A combination of Large private offices, conference/meeting rooms and open space
- Great for general office space or medical office space
- Natural light throughout with plenty of windows and surrounded by a wide exterior balcony
- Ample Parking
- Available Immediately!

PROPERTY HIGHLIGHTS

- Excellent location with direct access from NW 39th Street which has a daily traffic count of 33,000 AADT
- Existing home to UF Medical Campus of over 50,000 SF.
- Future development of a 250 unit Luxury Apartment Community.
- Existing tenants include Starbucks Coffee and One Love Café.
- Large Recreation Green Space directly adjacent to available suite.



SITE PLAN

Suite A: 8,308 RSF- \$16.00/RSF MG

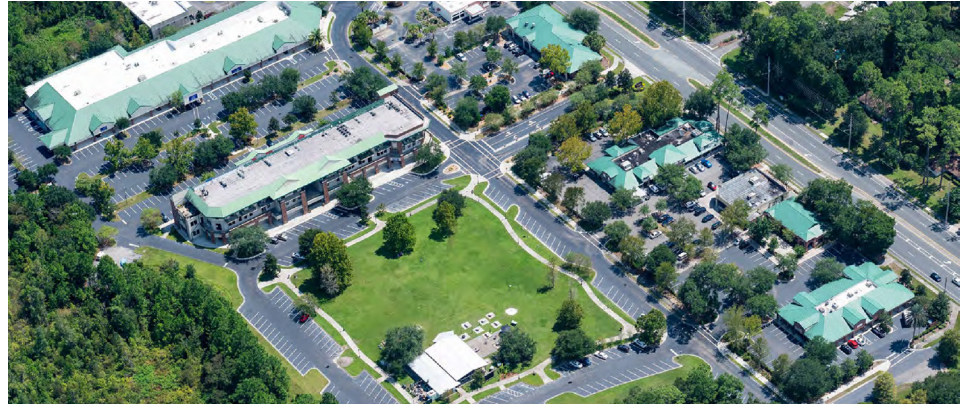
**Can be demised to 3,554 RSF & 4,754 RSF Suites \$18-\$20/RSF MG*

Suite B: 1,545 RSF- \$18-\$20/RSF MG

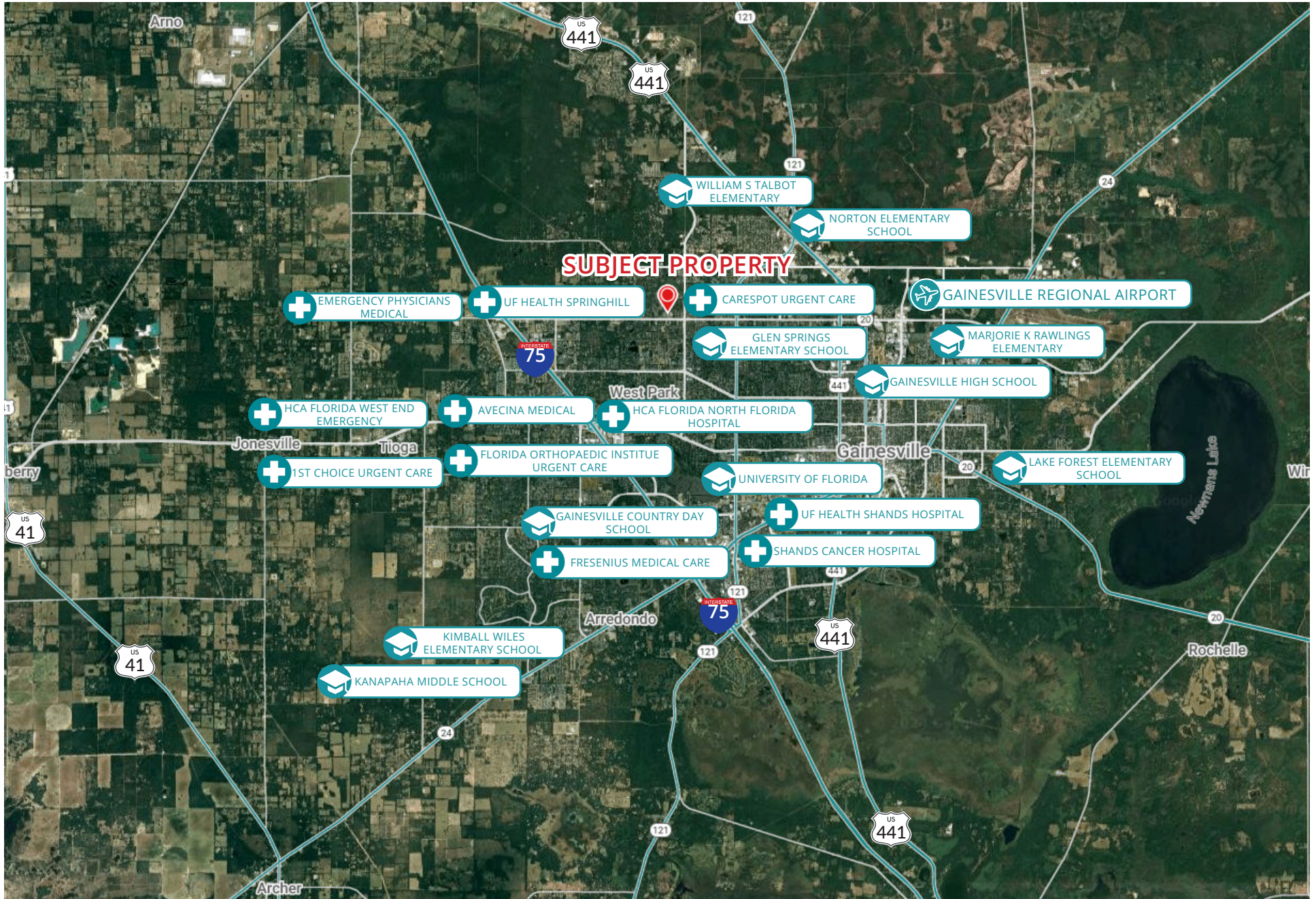
**Can be combined with Suite A to total 9,853 RSF*



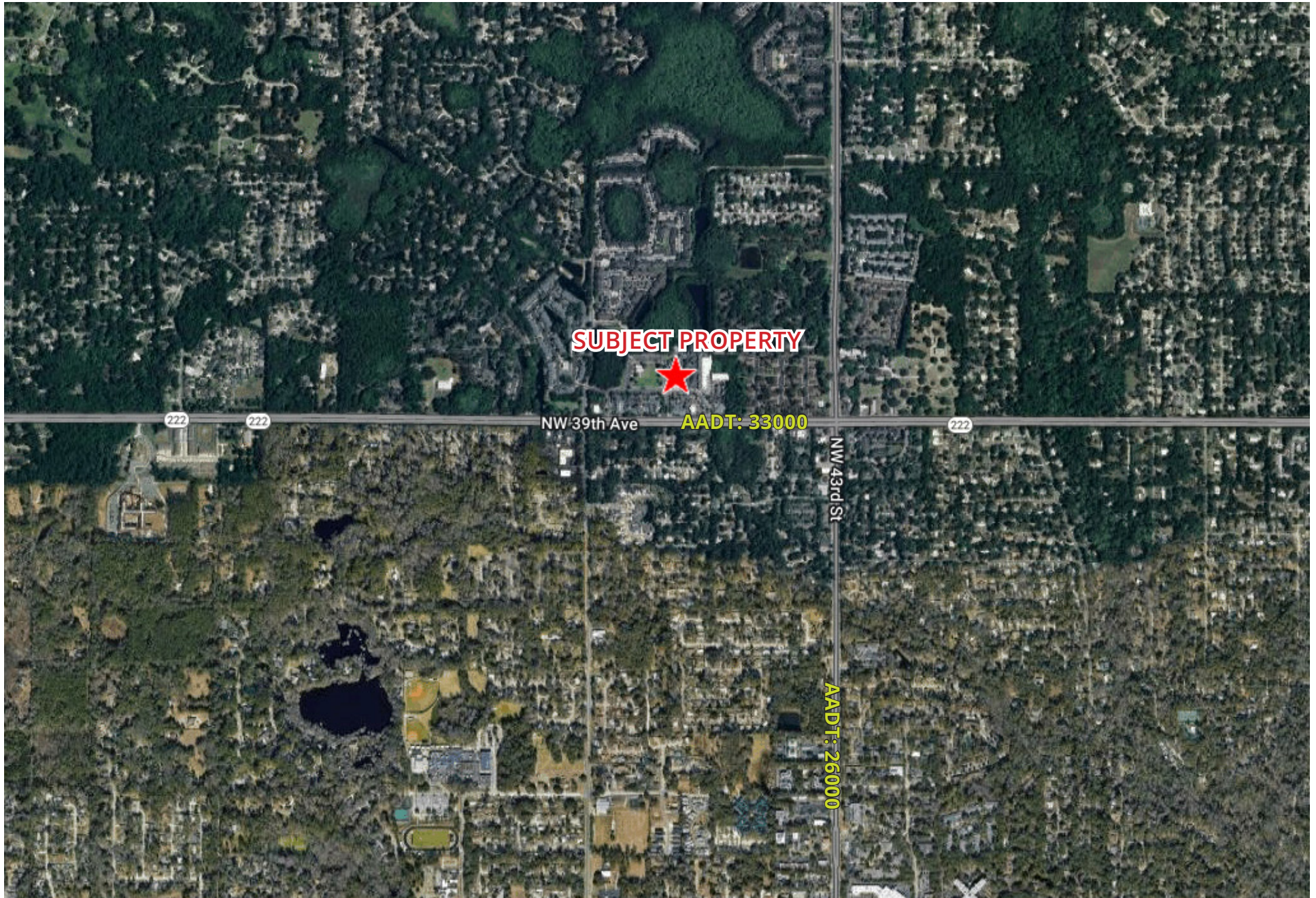
PHOTOS



AREA OVERVIEW



TRAFFIC COUNT



Population Trends and Key Indicators

Gainesville, Florida

145,171

POPULATION

58,992

HOUSEHOLDS

2.16

AVG SIZE
HOUSEHOLD

26.9

MEDIAN AGE

\$42,769

MEDIAN
HOUSEHOLD
INCOME

\$274,096

MEDIAN
HOME VALUE

53

WEALTH
INDEX

60

HOUSING
AFFORDABILITY

72

DIVERSITY
INDEX



POPULATION

Greatest Gen: Born 1945/Earlier
Baby Boomer: Born 1946-1964
Generation X: Born 1965- 1980
Millennial: Born 1981- 1998
Generation Z: Born 1999- 2016
Alpha: Born 2017- Present

3.0%
12.4%
11.1%
25.0%
41.9%
6.6%



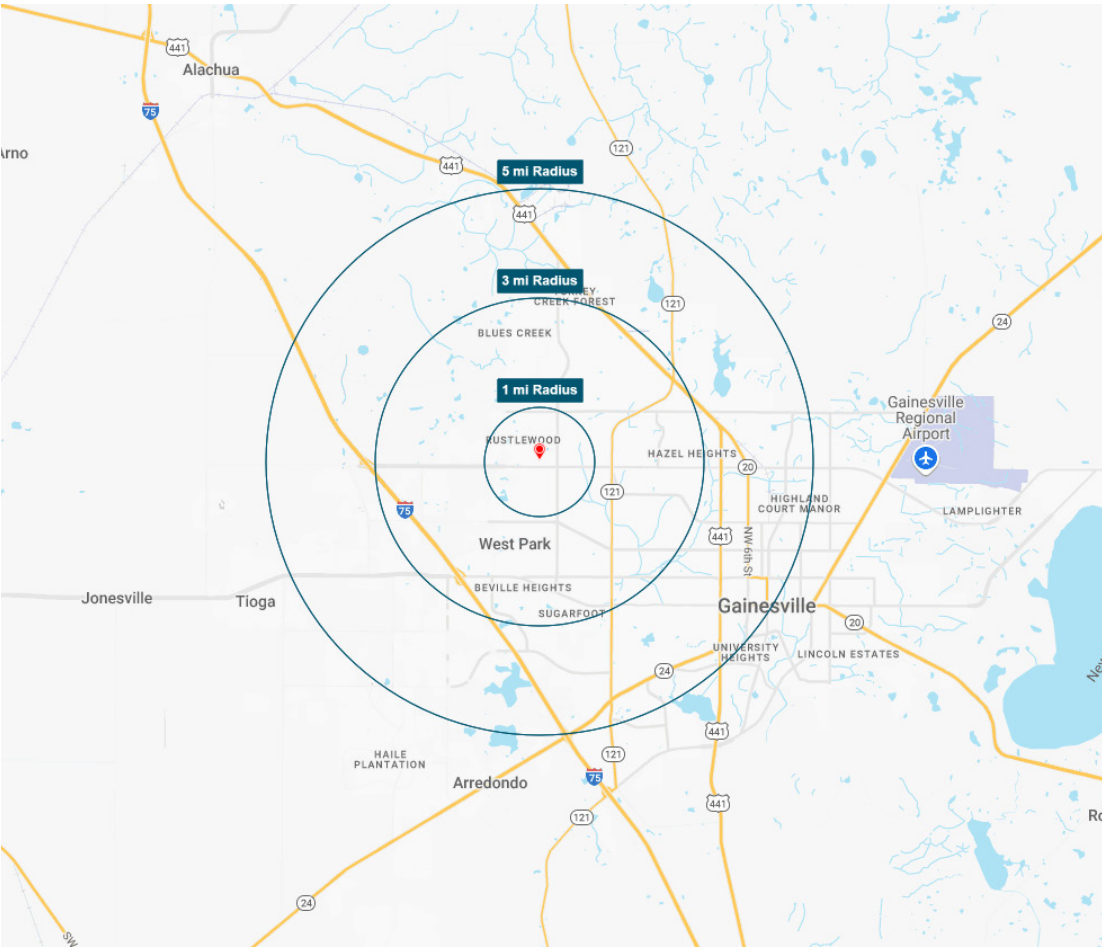
MEDICARE POPULATION 65+

3,674
Medicare Only

2,172
Direct-Purch & Medicare

2,892
Employer & Medicare

1,740
Medicare & Medicaid



COMMUNITY SUMMARY

20.5%
Services

10.6%
Blue Collar

68.8%
White Collar

Demographic Summary

Gainesville, Florida

EDUCATION

5.0%

No High School
Diploma



17.2%
High School
Graduate



24.2%
Some College/
Associates
Degree



53.5%
Bachelor's/Grad/
Prof Degree

INCOME



\$42,769

Median
Household
Income



\$29,205

Per Capita
Income



\$14,989

Median Net
Worth

EMPLOYMENT



71.8%

White Collar



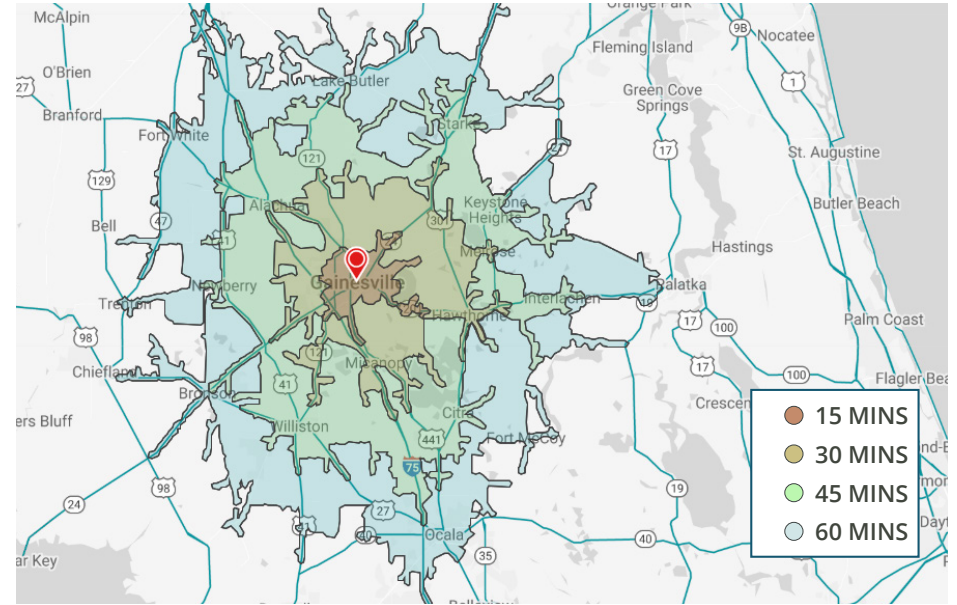
10.6%

Blue Collar



20.5%

Services



KEY FACTS

145,171

Population

26.9

Median Age

58,992

Households

\$38,209

Median Disposable
Income

CONTACT

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