

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

Katherine.Scatuorchio@FranklinSt.com | 407.458.5412

PROPERTY SUMMARY



AREA DEMOGRAPHICS

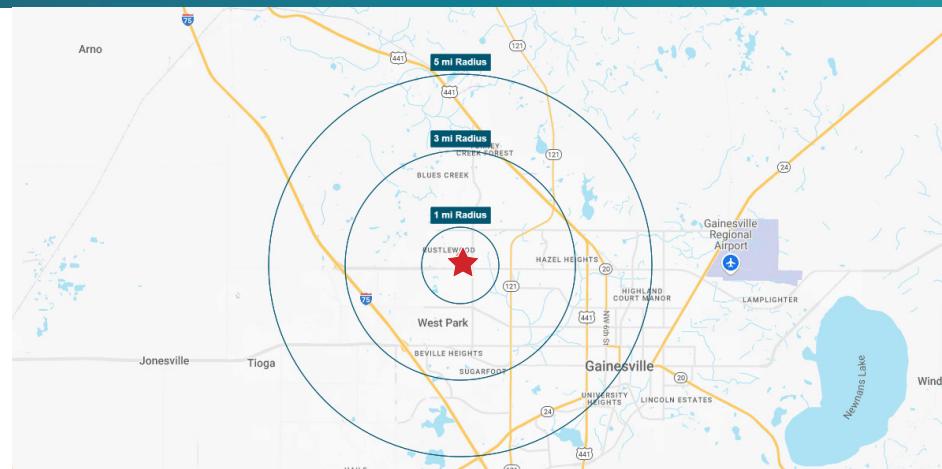
	1 MILE	3 MILE	5 MILE
Population	9,129	55,997	141,947
Total Households	4,129	24,332	57,531
Average Income	\$111,332	\$98,324	\$80,995
Median Age	42.1	38.8	29.9
Daytime Population	5,996	31,795	105,778

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.



3951 NW 48TH TERRACE SUITE 201, GAINESVILLE, FL 32606

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*

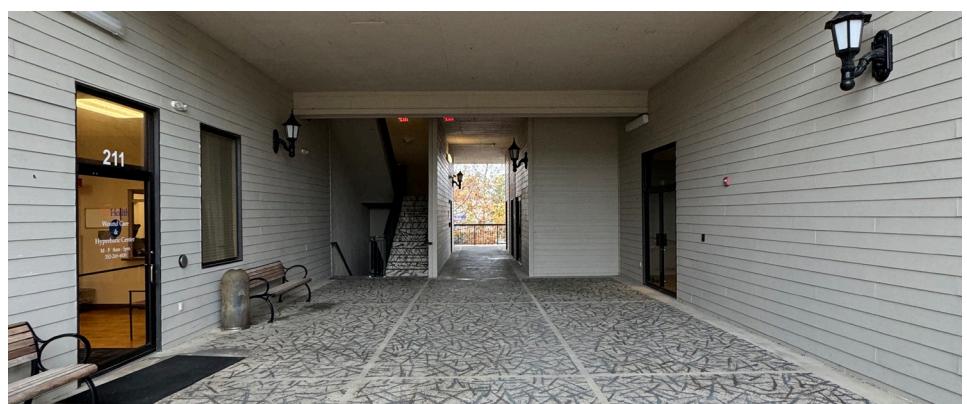
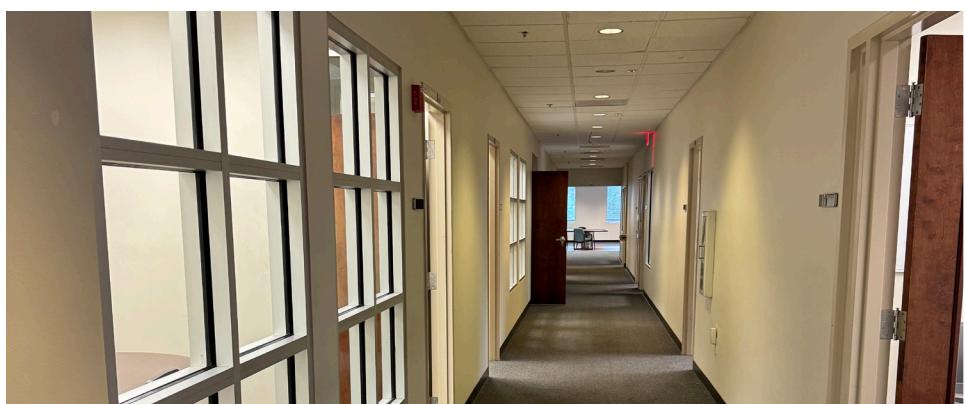
Suite B: 1,545 RSF- \$18-\$20/RSF MG

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

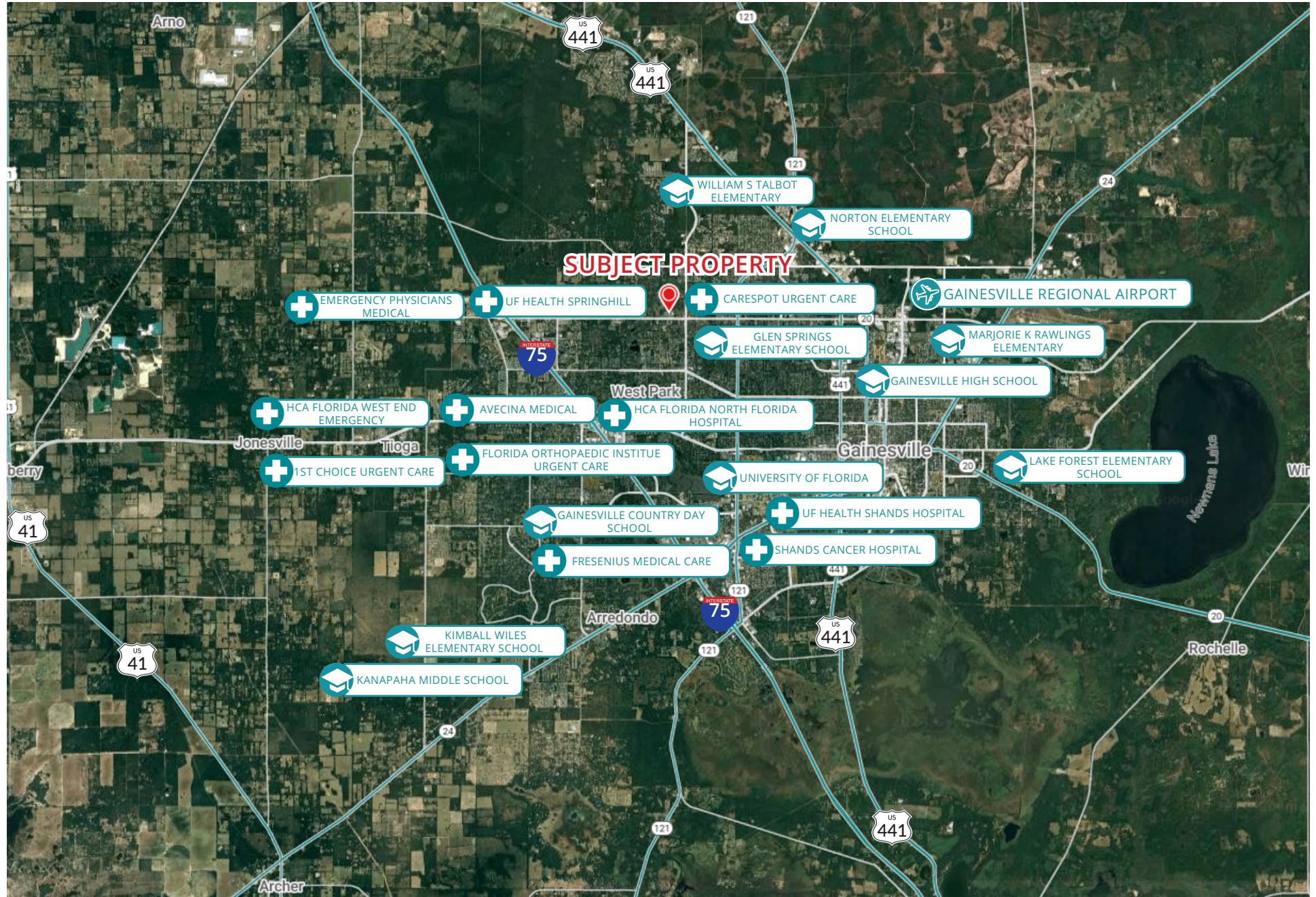
SUITE A



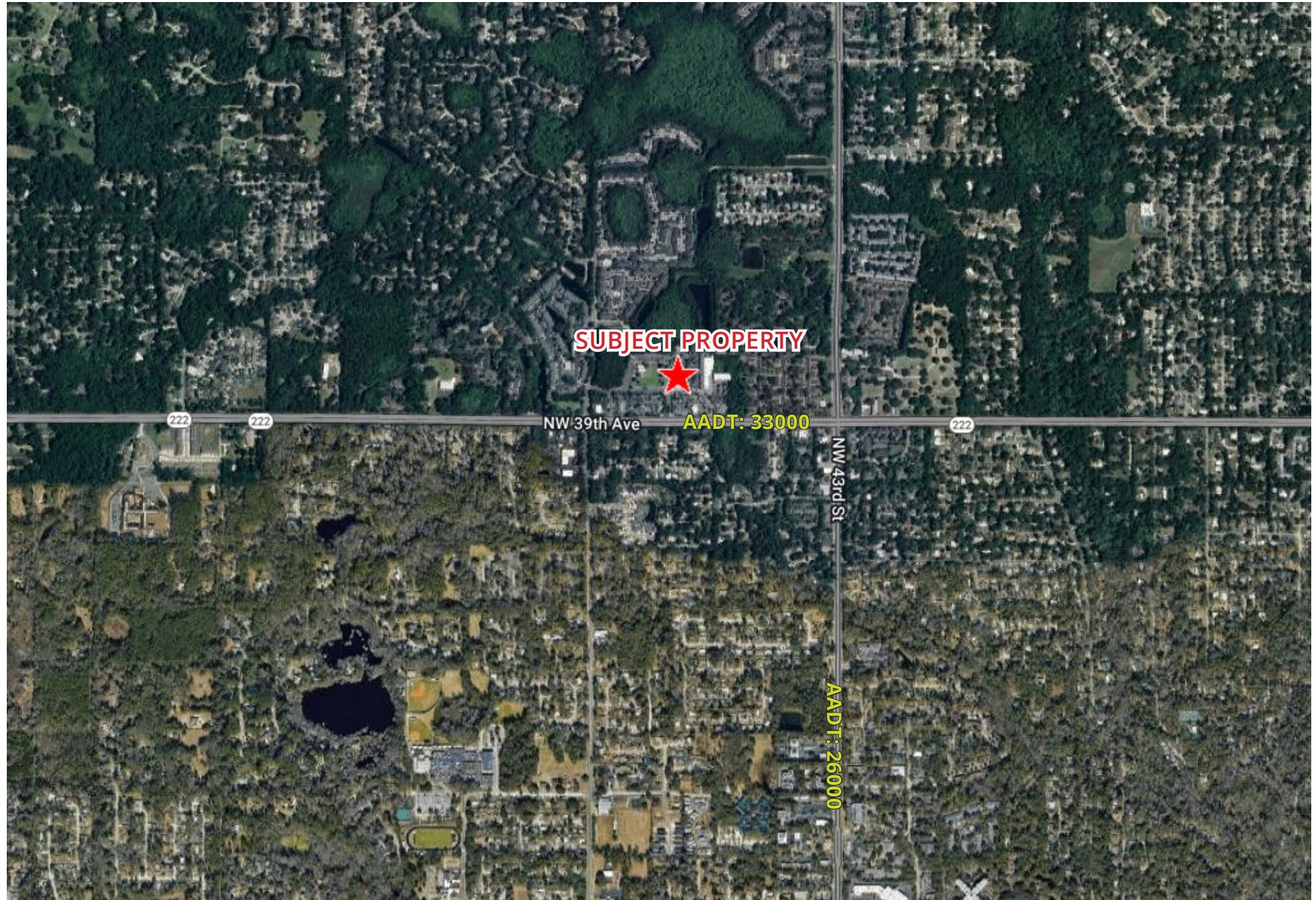
PHOTOS



AREA OVERVIEW



TRAFFIC COUNT



Population Trends and Key Indicators

Gainesville, Florida

145,171

58,992

2.16

26.9

\$42,769

\$274,096

53

60

72

POPULATION

HOUSEHOLDS

AVG SIZE
HOUSEHOLD

MEDIAN AGE

MEDIAN
HOUSEHOLD
INCOME

MEDIAN
HOME VALUE

WEALTH
INDEX

HOUSING
AFFORDABILITY

DIVERSITY
INDEX



POPULATION

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

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



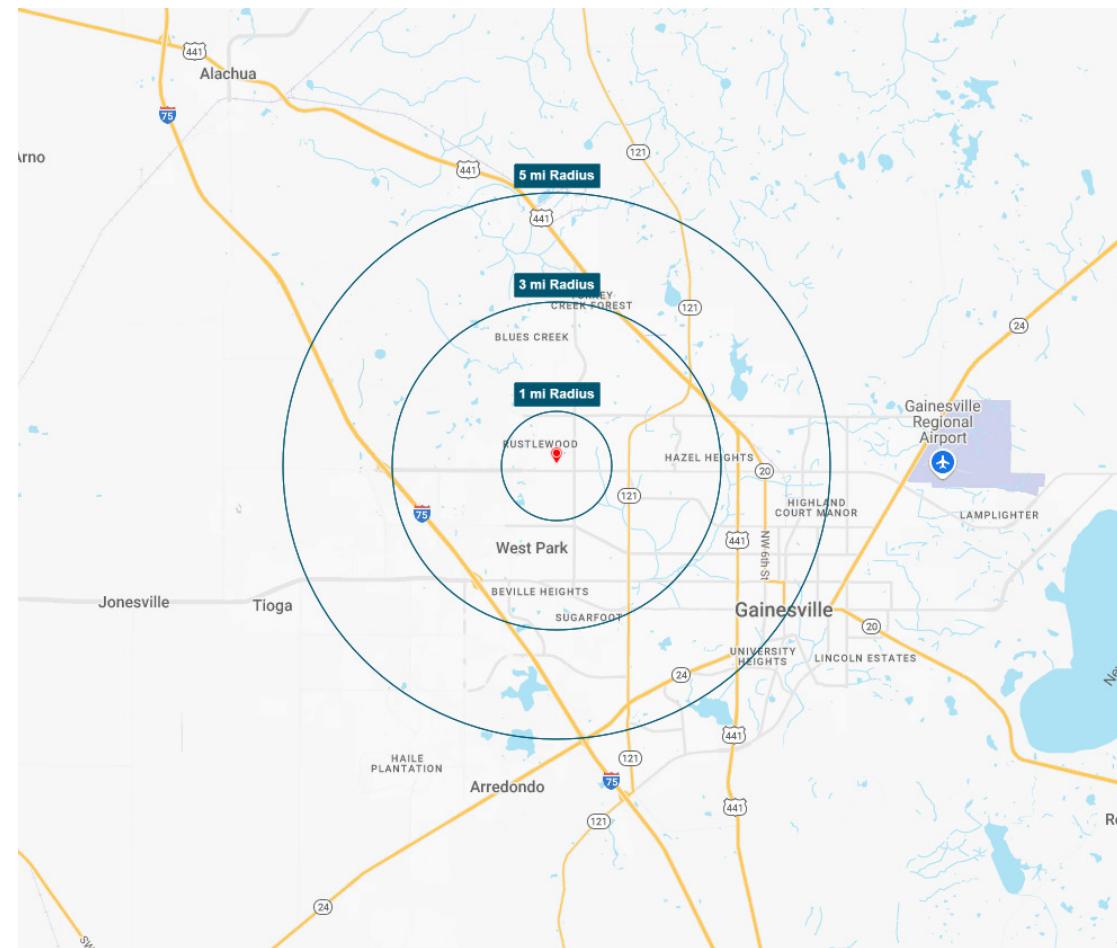
MEDICARE POPULATION 65+

3,674
Medicare Only

2,172
Direct-Purch & Medicare

2,892
Employer & Medicare

1,740
Medicare & Medicaid



COMMUNITY SUMMARY

20.5%
Services

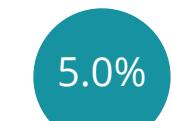
10.6%
Blue Collar

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

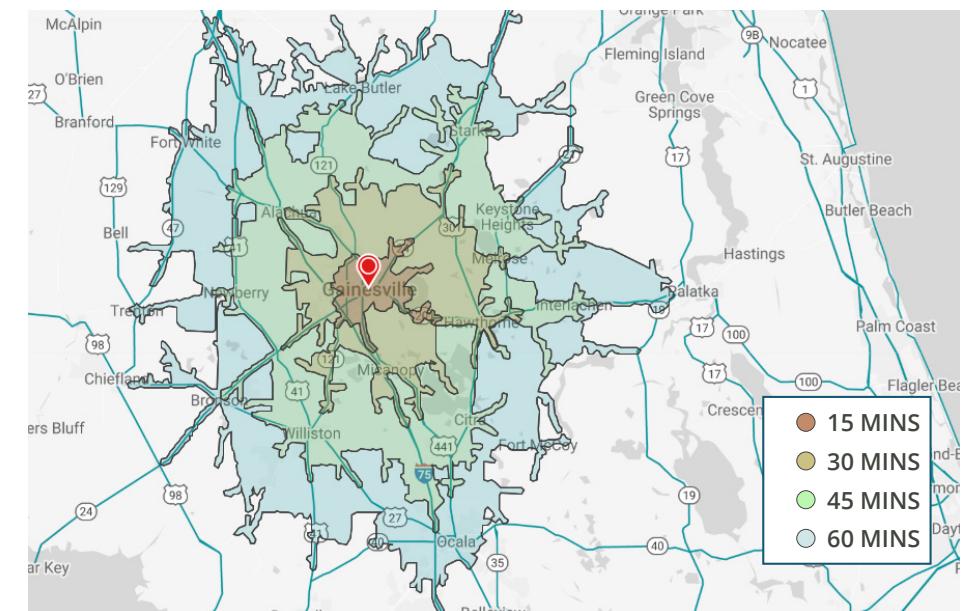
EMPLOYMENT



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

KATHERINE SCATUORCHIO

Director

407.458.5412

Katherine.Scatuorchio@FranklinSt.com



20 N Orange Avenue | Suite 610

Orlando, FL 32801

407.458.5400

FSOI, LLC | A Licensed Florida Broker # CQ1048040

No warranty or representation, expressed or implied, is made to the accuracy of information contained herein, and same is submitted subject to errors, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

3951 NW 48TH TERRACE SUITE 201, GAINESVILLE, FL 32606