

LEASE

706 W UNIVERSITY AVENUE

706 W University Avenue Gainesville, FL 32601



PROPERTY DESCRIPTION

Outstanding visibility and frontage on West University Avenue in Gainesville, just blocks to UF and surrounded by an area that is already dense and becoming increasingly more dense by the day. It was home to Leonardo's 706, a Gainesville landmark for many decades, and has an incredible amount of parking for the downtown area. It includes all equipment, fixtures & kitchenware that is present in the building. Possibility to demise for the right tenant!

OFFERING SUMMARY

Lease Rate:	\$8,333.33 per month (NNN)
Available SF:	5,000 SF
Building Size:	6,478 SF
Traffic Count:	Over 17,000 vehicles per day
APN:	13661-000-000

Dean R. Cheshire
352 745 1883

Craig Carter
352 339 4038

Michelle Carter
352 339 5734

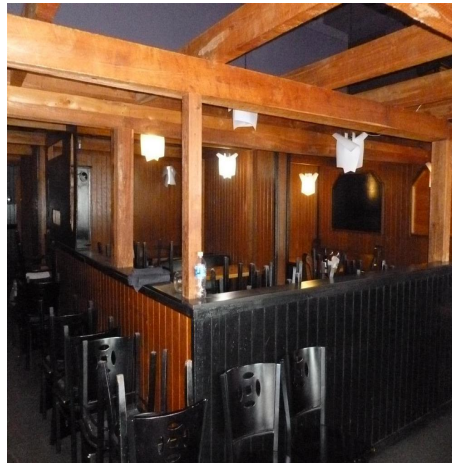
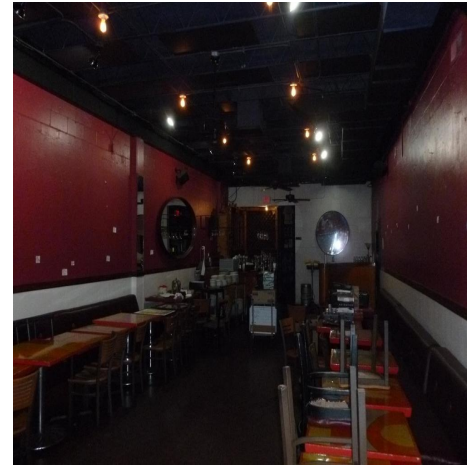
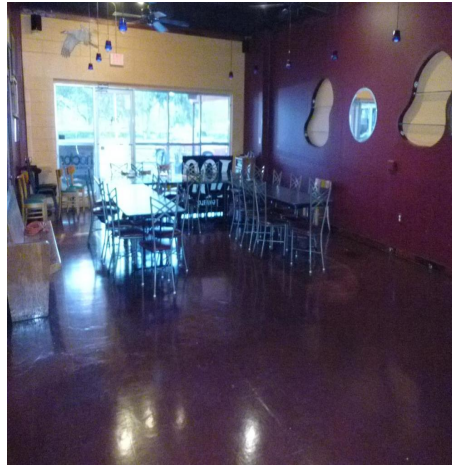


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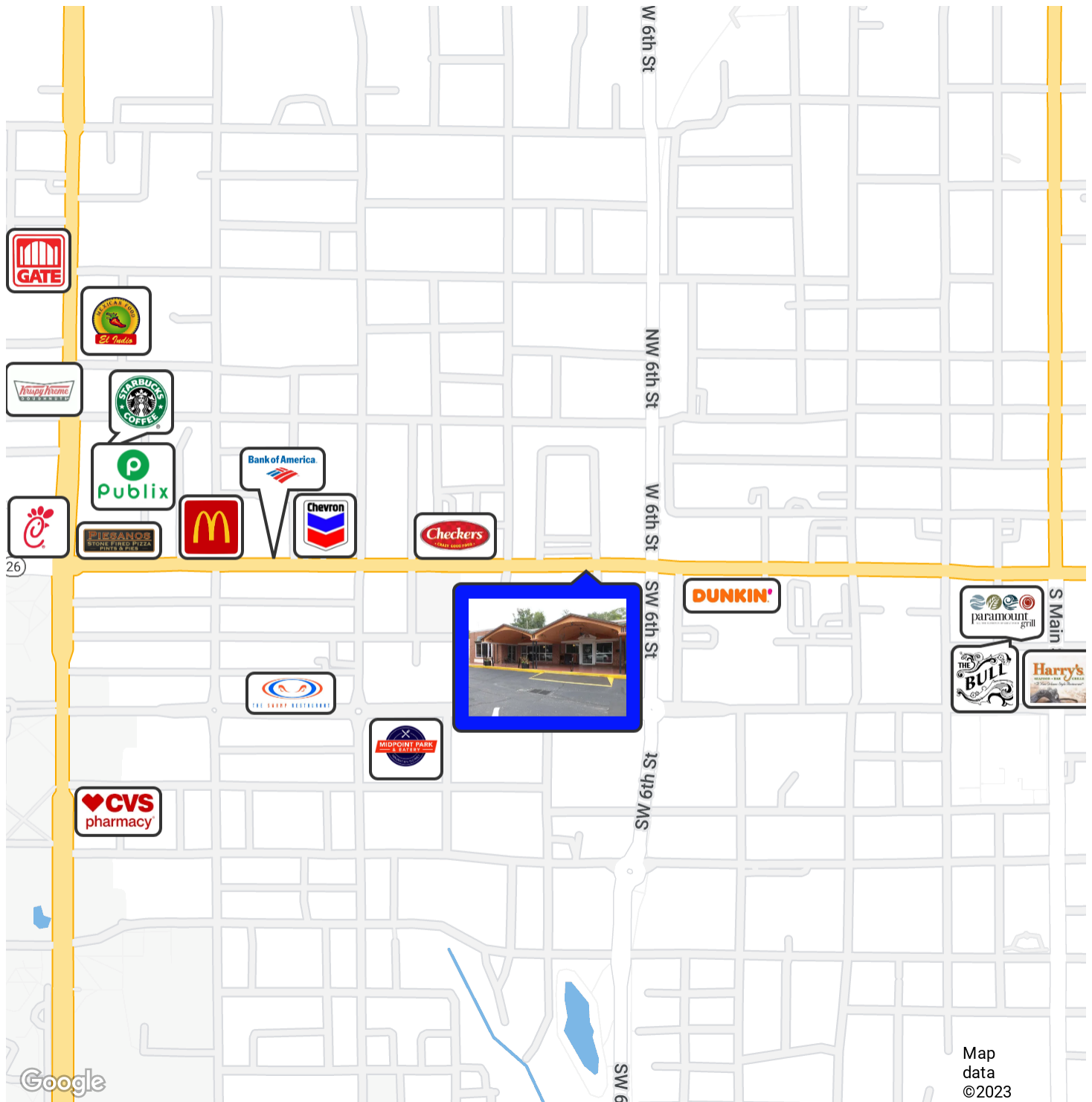


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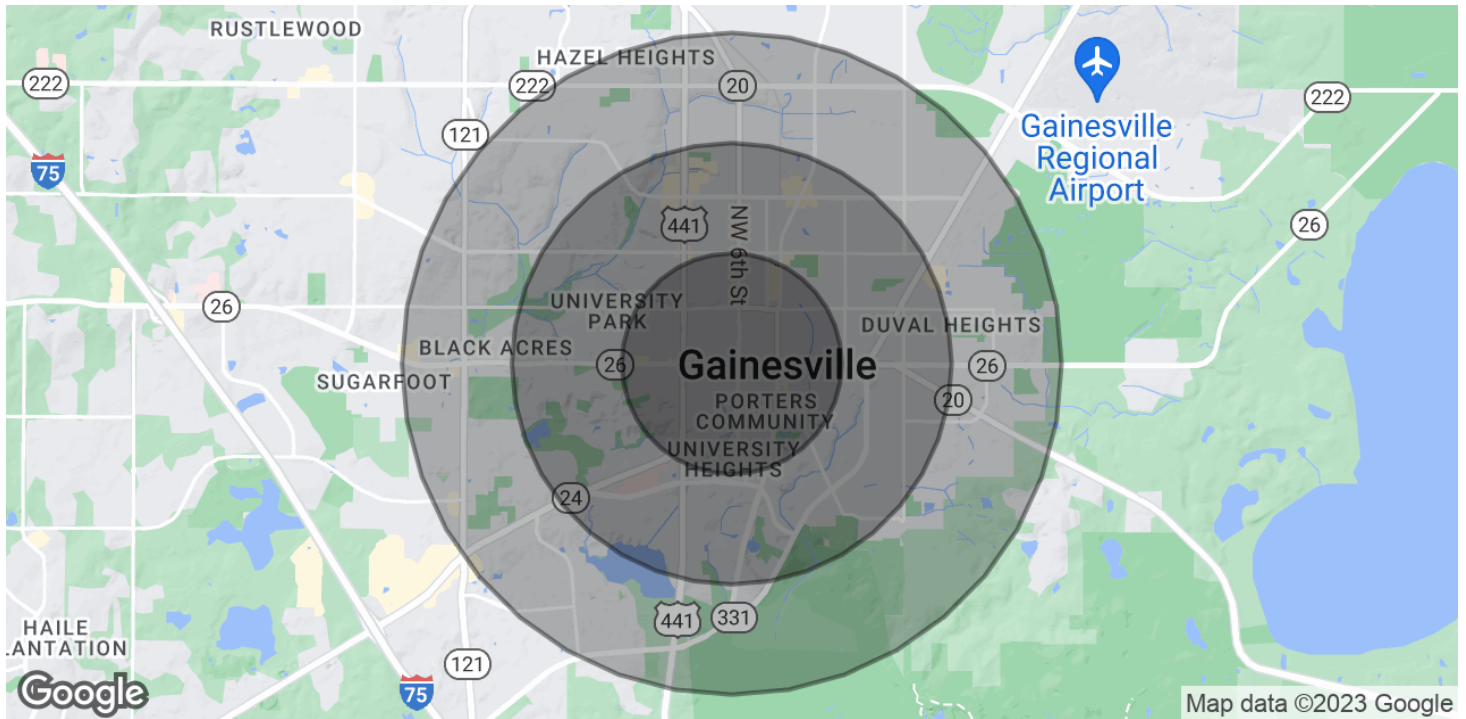


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	17,057	45,130	74,907
Average Age	23.3	25	26.6
Average Age (Male)	24.6	25.6	26.5
Average Age (Female)	22.2	24.4	26.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,879	15,148	27,400
# of Persons per HH	2.9	3	2.7
Average HH Income	\$27,695	\$37,108	\$40,871
Average House Value	\$206,791	\$214,908	\$214,227

* Demographic data derived from 2020 ACS - US Census

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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.

