

LEASE

3434 SW 24TH AVENUE

3434 SW 24th Avenue Gainesville, FL 32607



PROPERTY DESCRIPTION

Office Suites available in the highly sought after SW Archer Road and SW 34th St area. Be just minutes from the Archer Road corridor, including Butler Plaza and Celebration Pointe. Also in close proximity to UF Health/Shands Hospital and University of Florida campus.

PROPERTY HIGHLIGHTS

- High visibility from the street
- Easy access to major highways
- Close proximity to businesses and amenities
- Excellent value for the location

SPACES	LEASE RATE	SPACE SIZE
Suite B	\$13.00 SF/yr	1,400 SF
Suite D	\$16.00 SF/yr	711 SF

OFFERING SUMMARY

Lease Rate:	\$13.00 - 16.00 SF/yr (MG)
Available SF:	711 - 1,400 SF
Lot Size:	0.85 Acres
Building Size:	3,350 SF
Zoning:	U9

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,695	33,918	66,835
Total Population	17,000	83,913	160,273
Average HH Income	\$31,188	\$44,843	\$63,521
Traffic Count:	38500 AADT	Archer Rd	
	5900 AADT	24th Ave	

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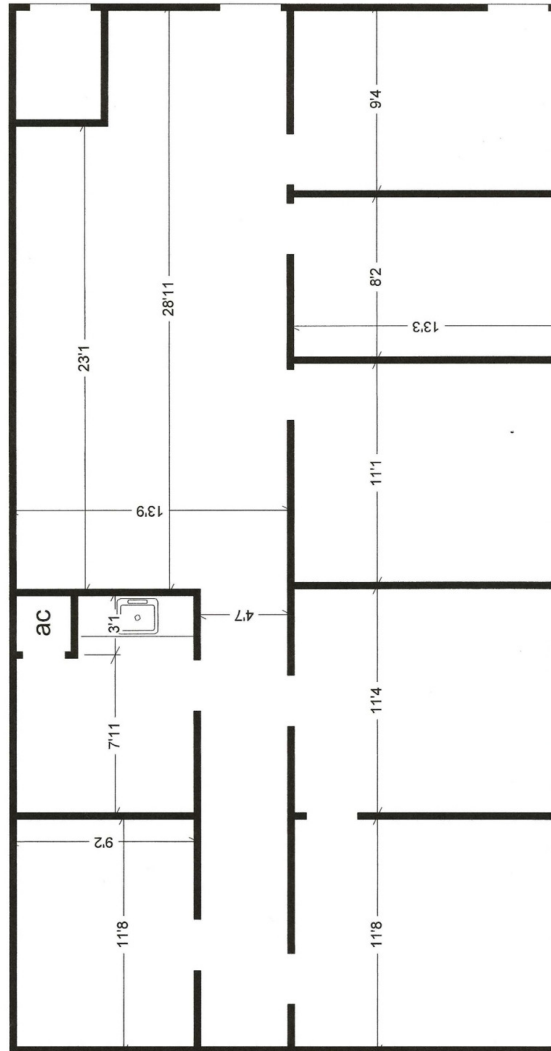
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3434-B Floorplan



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3434-D Floorplan



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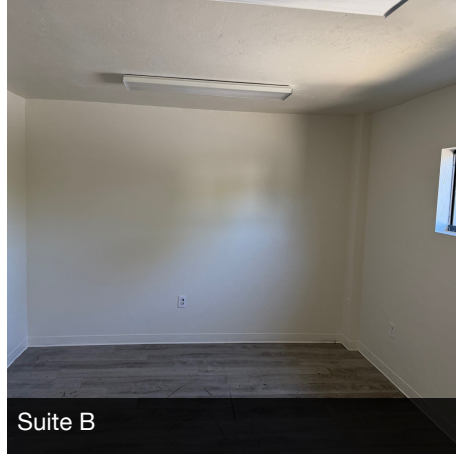


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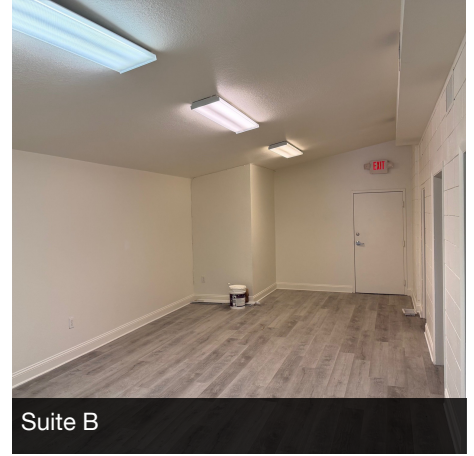
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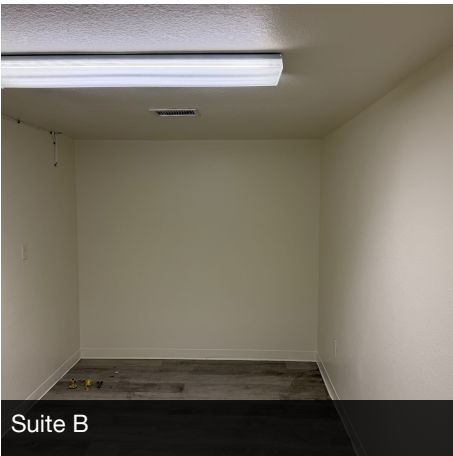
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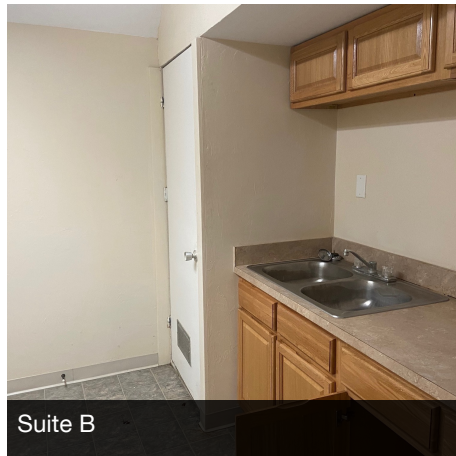
Suite B



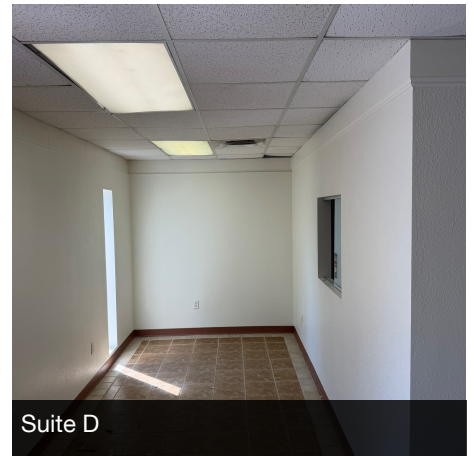
Suite B



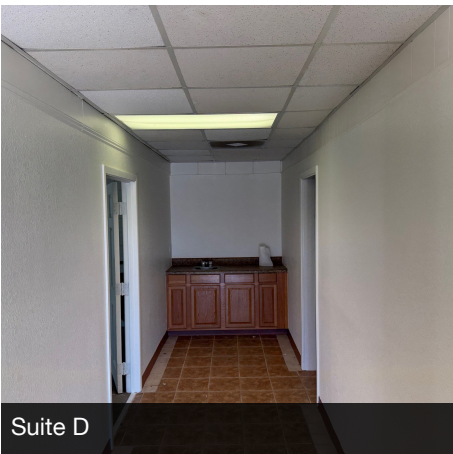
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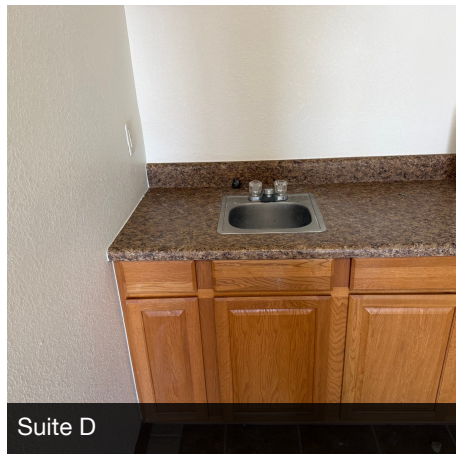
Suite B



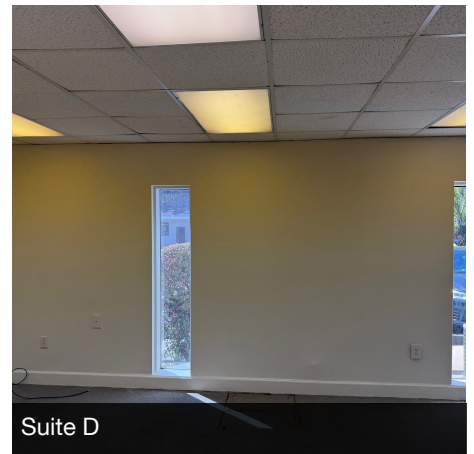
Suite D



Suite D



Suite D



Suite D

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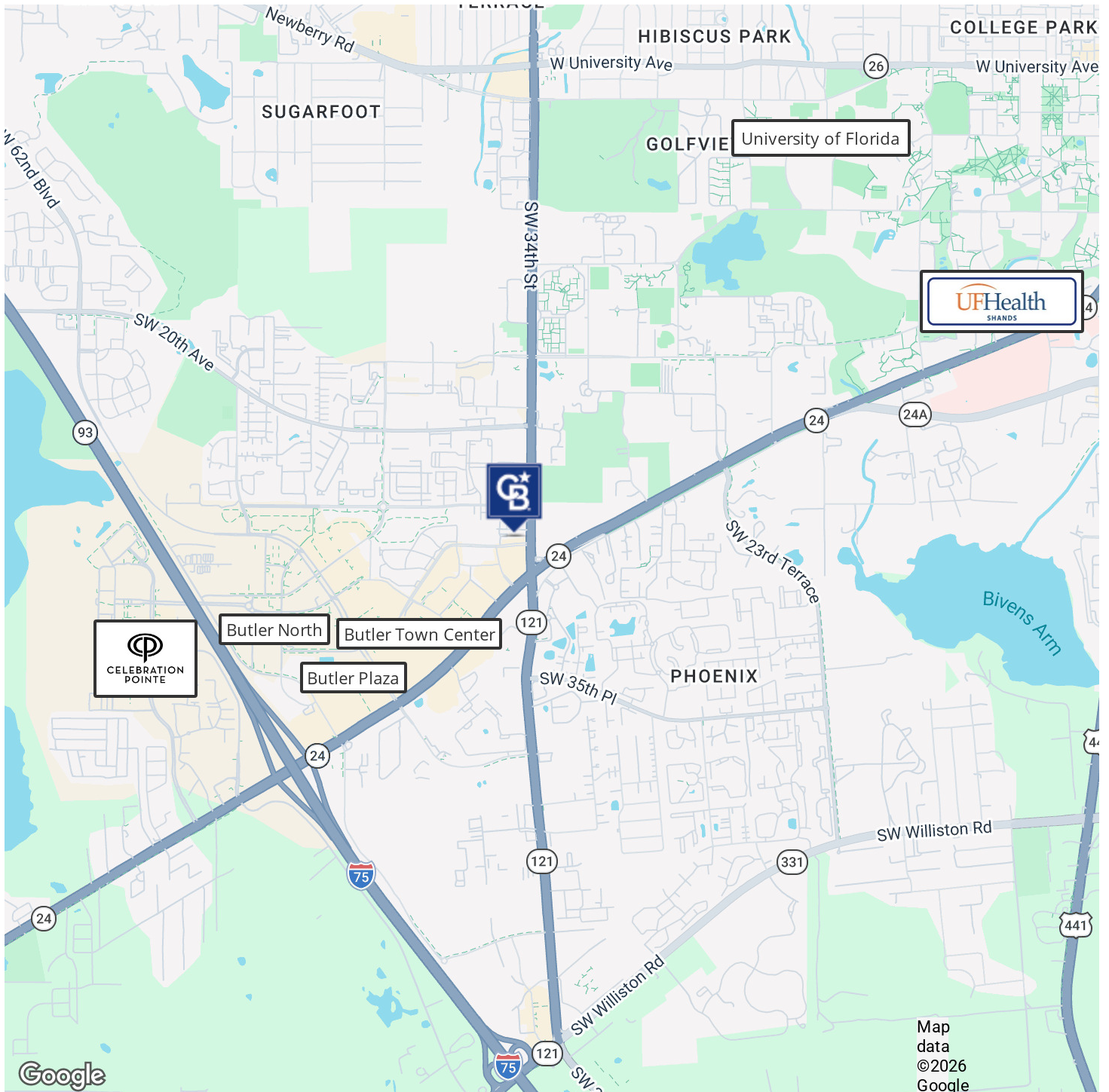


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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County for many years, which gives them insight into local laws and code requirements, relationships with folks within the industry, and a deep understanding of the needs of businesses and investors.

- **Highly Specialized:** 100% of their focus is commercial real estate.
- **Consistent Producers:** Awarded “Top Two” status for being in the top 2% of Coldwell Banker Commercial Realtors nationwide in 2023, with multi-million-dollar production year after year.
- **Global Resources:** The Team has the backing and longevity (since 1906) of Coldwell Banker Commercial agents and database assets around the U.S. and the world. Their brokerage, M.M. Parrish Realtors, who have been in our community since 1911, gives the CRE Pro Team local knowledge and global influence to make them a force in the commercial real estate market.
- **In-the-Know:** As members of the largest MLS in the state of Florida, the Team deploys listings on all the major commercial sites, including Loopnet/Costar, Crexi, CBC Worldwide, and more. Their strength in networking and regional relationships can bring off-market deals to their clients.
- **Anticipating Needs and Fixing Problems:** The Team identifies potential roadblocks before they become your problem and harnesses their resources to bring your deal to completion.

Call to see what the CRE Pro Team can do for you!

