

LEASE

THE CREEKSIDE MALL- ALL SPACES

3501 SW 2nd AVE Gainesville, FL 32607



PROPERTY DESCRIPTION

The thriving Creekside Mall is located just blocks from Downtown, UF, and within walking distance of many apartments and other amenities. The plaza features excellent roadside visibility, great signage and plenty of parking. Shopping and restaurants are abundant in the area as well as the daily vehicle traffic and foot traffic!

The plaza currently houses a mix of retail and office spaces, as well as the new Las Carrettas Mexican Restaurant! Lease rates are based upon 5 year terms.

OFFERING SUMMARY

Suite #H:	\$5,218.15 per month (NNN)
Suite #H SF:	5,262 SF
Suite #O:	\$2,686.97 per month (NNN)
Suite #O SF:	2,164 SF
Zoning:	MU-1
APN:	06513-000-000

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	634	1,354	4,142
Total Population	1,176	2,980	10,033
Average HH Income	\$94,496	\$83,350	\$62,164

Craig Carter
352 339 4038

Dean R. Cheshire
352 745 1883

Michelle Carter
352 339 5734

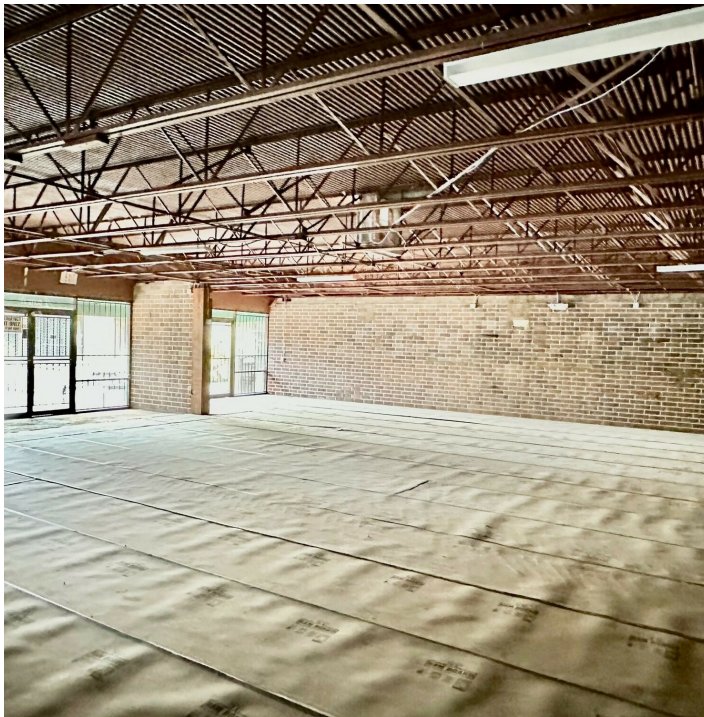


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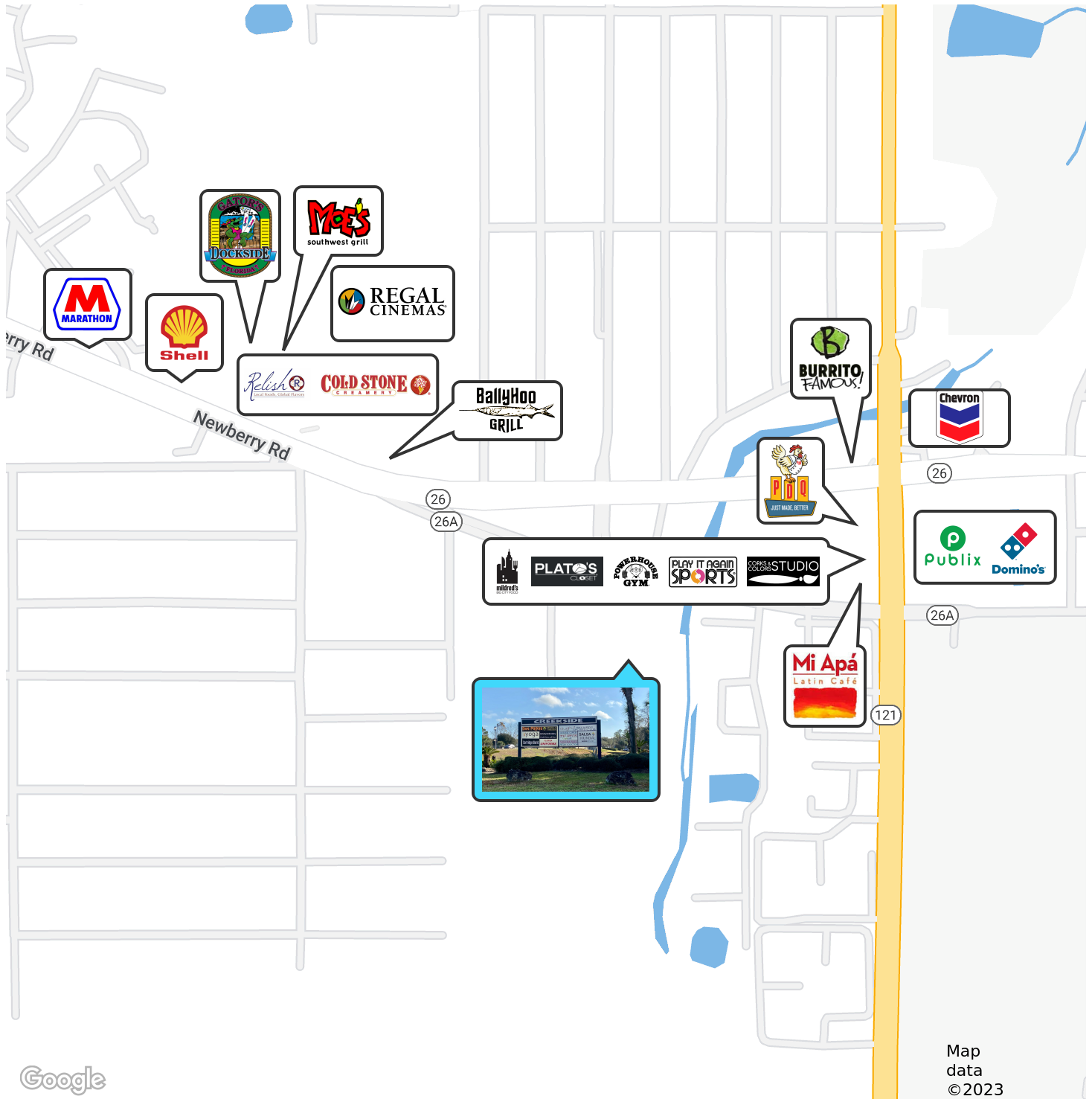


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The CRE Pro Team has been the dominant commercial presence in North Central Florida for many years. Working with private owners as well as multiple government entities, we have worked on both sides of hundreds of transactions with selling and leasing 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.

