

FOR LEASE

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# Magnolia Parke

NW 39<sup>th</sup> Avenue | Gainesville, FL  
32606

One of Northwest Gainesville's premier mixed-use communities.

Bring your business to Magnolia Parke, the established mixed-use community located in northwest Gainesville, on one of Gainesville's major thoroughfares, Northwest 39<sup>th</sup> Avenue. Magnolia Parke is only 2.8 miles east of Santa Fe College, 3 miles east of I-75, and 5.6 miles north of the University of Florida. Situated close to the intersection of NW 39<sup>th</sup> Avenue and NW 43<sup>rd</sup> Street, the property boasts a central location with convenient access to all Gainesville has to offer.



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The development consists of a unique mix of retail, general and medical office, restaurants and multifamily in a park like setting.

Businesses benefit from over 37,500 vehicles per day passing by and ample parking. With very little turnover, and established Tenants like Starbucks, The Sleep Center, Dominos, UF Health, One Love Café, St Leo University and more, these spaces will not be available long.



482 SF -  
2,679 SF  
Available



Office/  
Retail



Wheelchair  
Accessible



Ample  
Parking



Bike Score  
72



140,526  
Population



\$66,465  
Avg.  
HH Income



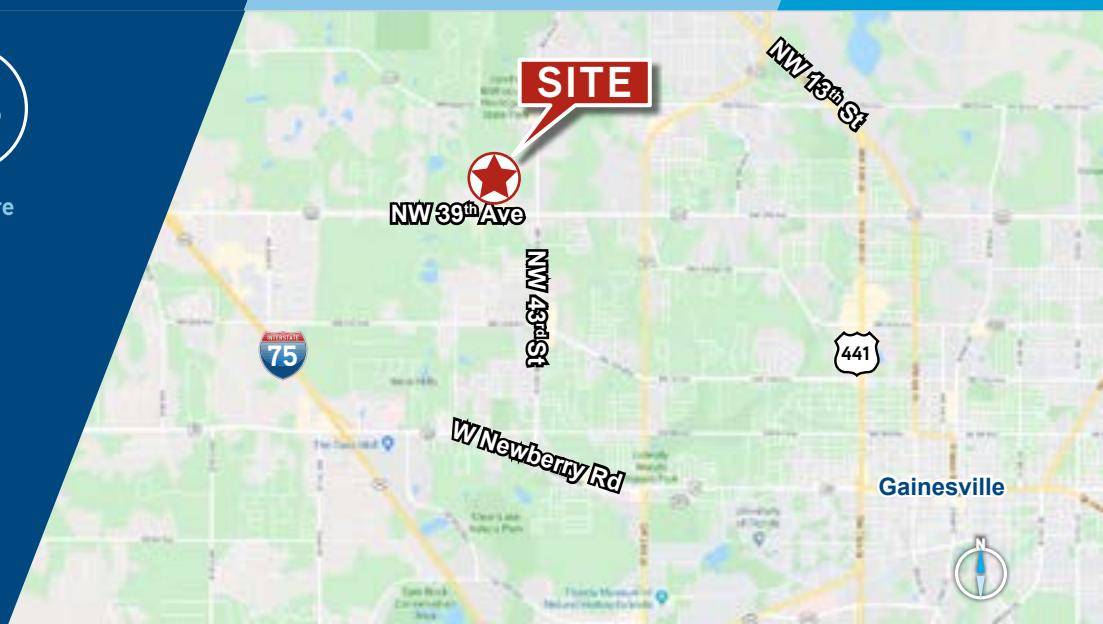
146,589  
2024 Projected  
Population



\$76,205  
2024 Est. Avg.  
HH Income

7800

Demos: 5 mi. radius Source: ESRI Business Analyst





#### BUILDING I-1 - SUITE A

Address	4620 NW 39th Avenue A, Gainesville, FL 32606	Available	Immediately
Size	2,679 SF	Lease rate	\$22/SF Gross
Description	2,679 SF former bank space with two drive thru lanes and window. This updated, modern office contains 4 individual large offices, teller area, immense waiting room, plenty of storage space, two restrooms, and a kitchen/breakroom. This space could be easily converted to accommodate a restaurant user.		

#### BUILDING BW1 - SUITE D

Address	4994 NW 39th Avenue Suite D, Gainesville, FL	Available	5/1/2021
Size	942± SF	Lease rate	\$1,805/mo Gross
Description	This 942±SF retail space is in the perfect NW location. Formerly used as a fitness studio, the space has been divided into a check-in area/with retail space and a fitness studio with one wall of full-length mirrors and four walls with dance barres attached. The space also includes a storage room for fitness equipment and a restroom. Great space, great light!		

#### BUILDING C1 - SUITE 221

Address	3951 NW 48th Terrace Suite 221, Gainesville, FL	Available	4/9/2021
Size	482± SF	Lease rate	\$1,000/mo Gross
Description	This 2nd-floor, one-room office space with restroom is perfect for use as an office for any type of business. There is adequate space for multiple desks or work space with a sitting area. The office space can be accessed by either stairs or by a central elevator and has a private entrance off of the exterior corridor.		

BUILDING I-1 - SUITE A | Former VyStar Credit Union

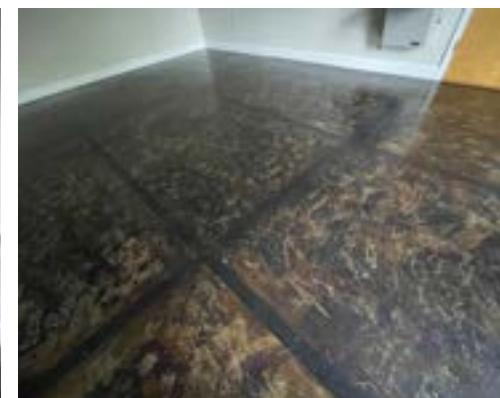


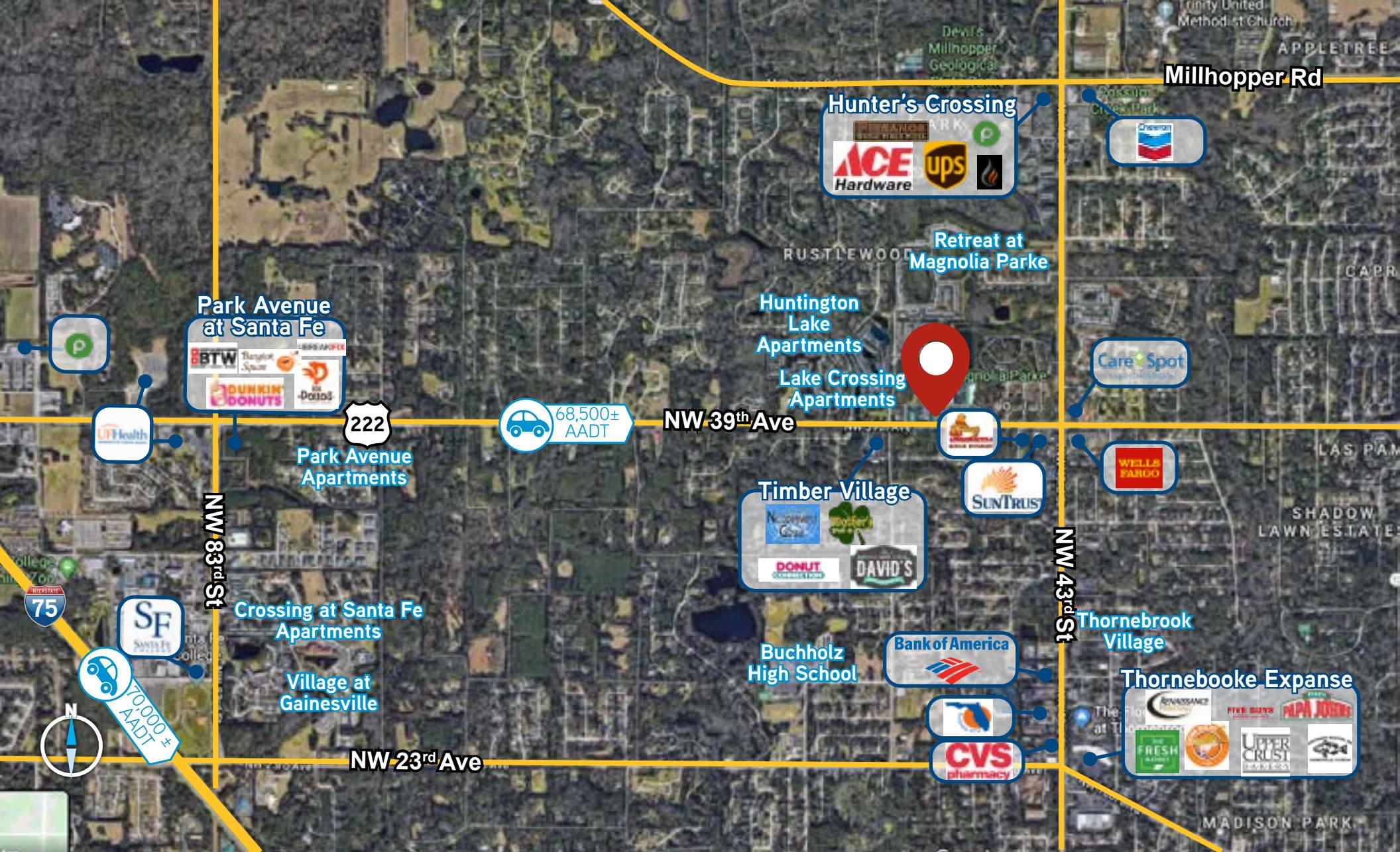
2,679 SF former bank space with two drive thru lanes and window.

**Building BW1 - Suite D**



**Building C1 - Suite 221**





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