

LEASE

2311 NW 13TH ST

2311 NW 13th St Gainesville, FL 32609



PROPERTY DESCRIPTION

Join other successful businesses in this plaza including Big Lots, Hogan's, Pet Supermarket, and Wawa. There is ample parking, great visibility from both 13th Street and 23rd Avenue and good signage. Suite has large open space, 2 restrooms and access to a rear common area 8x8 roll up door.

PROPERTY HIGHLIGHTS

- Prime location in Gainesville, FL
- Ample parking for tenants and visitors
- High visibility with signage opportunities
- Close proximity to major transportation routes
- Fully equipped for various business types

OFFERING SUMMARY

Lease Rate:	\$11.95 SF/yr (\$3.59/SF NNN)
Available SF:	3,450 SF
Lot Size:	210,712 SF
Building Size:	43,919 SF
Zoning:	U8
Traffic Count:	26500 AADT (13th St) 14700 AADT (23rde Ave)

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	332	1,294	4,893
Total Population	640	2,581	10,087
Average HH Income	\$68,472	\$75,359	\$80,313

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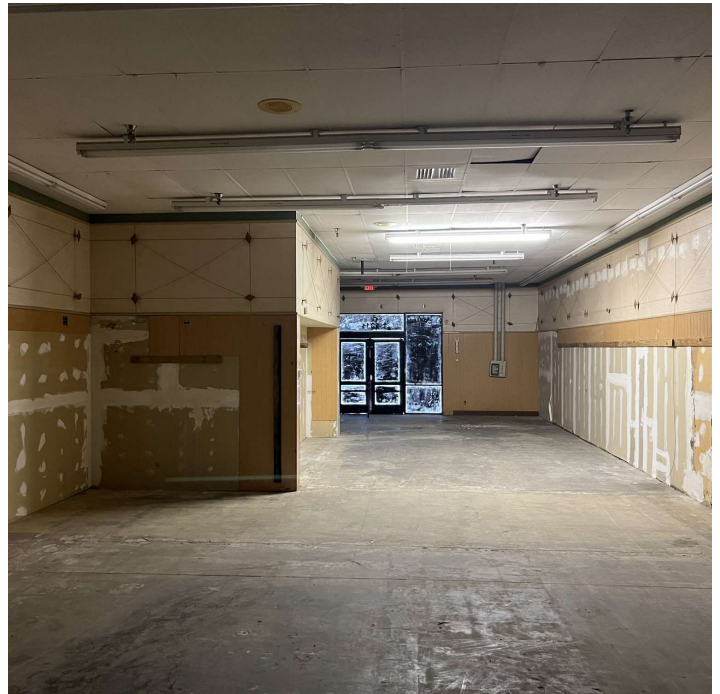
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**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

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THE BOURBON BARN	THE GREAT SMOKE SHOP	HOGANS	BIG LOTS	BIOMAT USA PLASMA CENTER	AVAILABLE 3450 SF +/-
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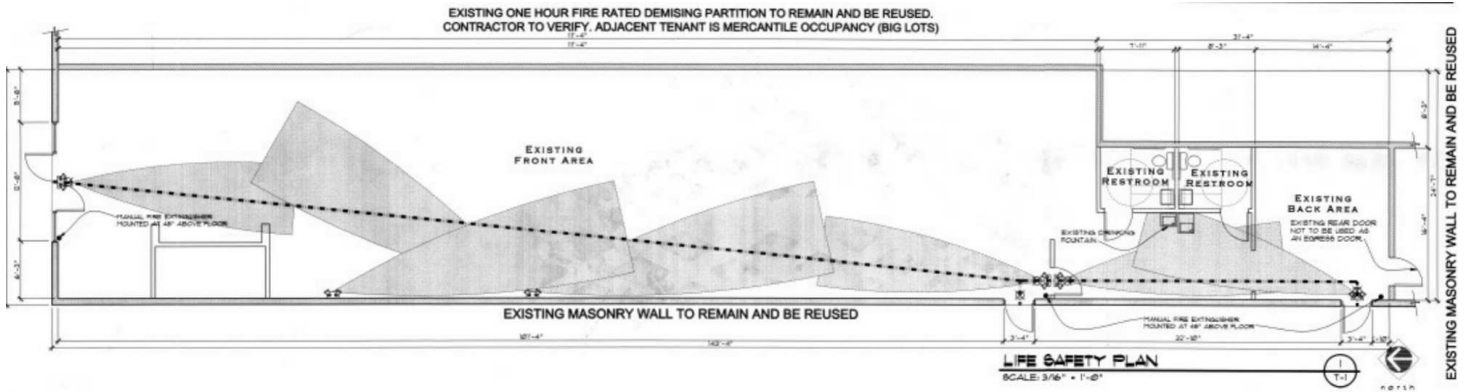
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LEASE INFORMATION

Lease Type:	\$3.59/SF NNN	Lease Term:	Negotiable
Total Space:	3,450 SF	Lease Rate:	\$11.95 SF/yr

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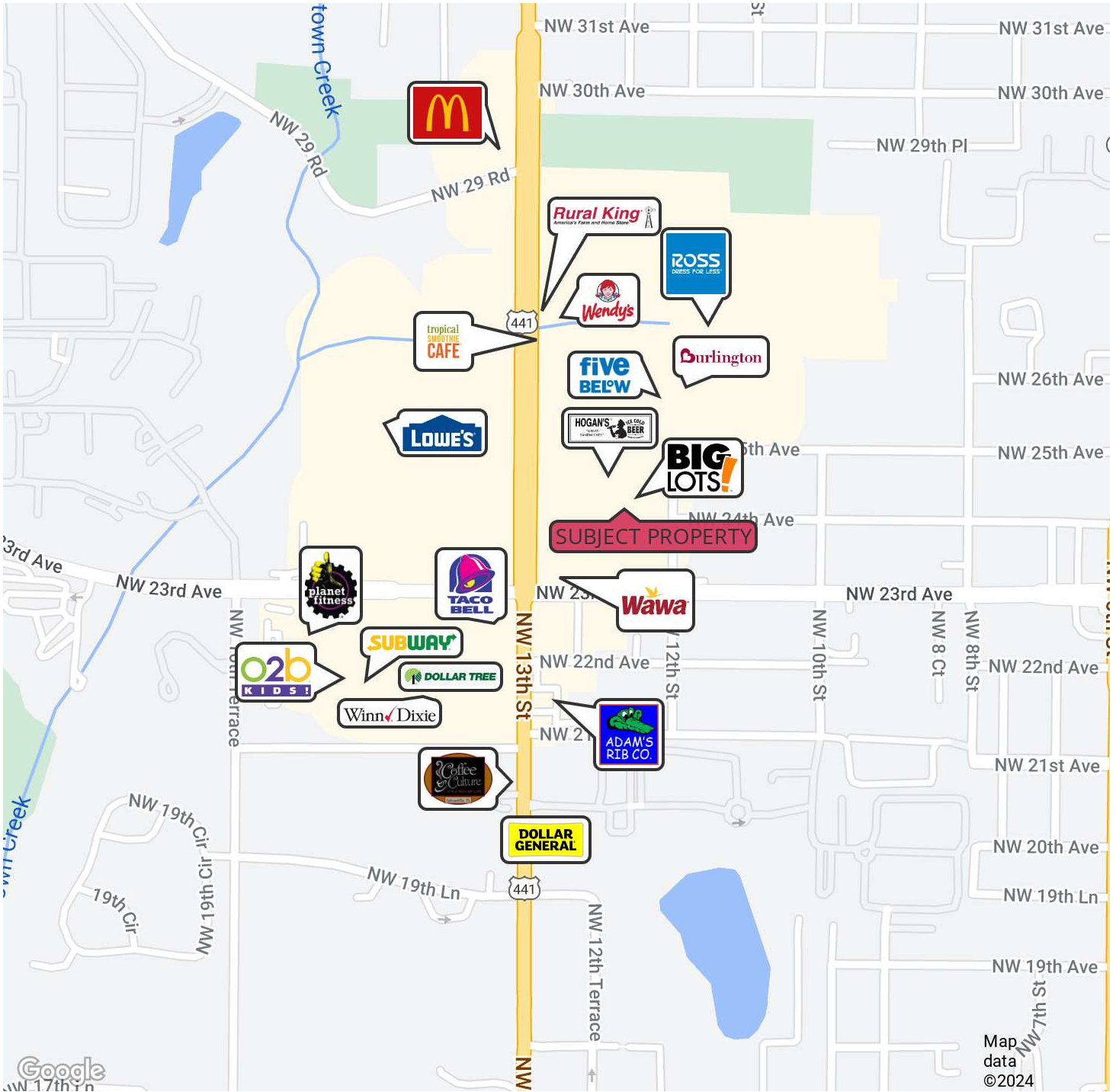
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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County 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!

