

# LEASE

## HAMILTON PARK

2512/2444 NE 1st Boulevard Gainesville, FL 32609



### PROPERTY DESCRIPTION

Fantastic office/warehouse space for lease in Hamilton Park business plaza. Located just off North Main Street. Close and convenient to Downtown Gainesville and UF.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (MG)
Available SF:	1,600 SF
Vacant Suite	#700
Lot Size:	1.08 Acres
Building Size:	29,240 SF
Zoning:	I-1

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,377	24,925	53,831
Total Population	7,333	67,123	133,151
Average HH Income	\$46,617	\$54,923	\$56,467

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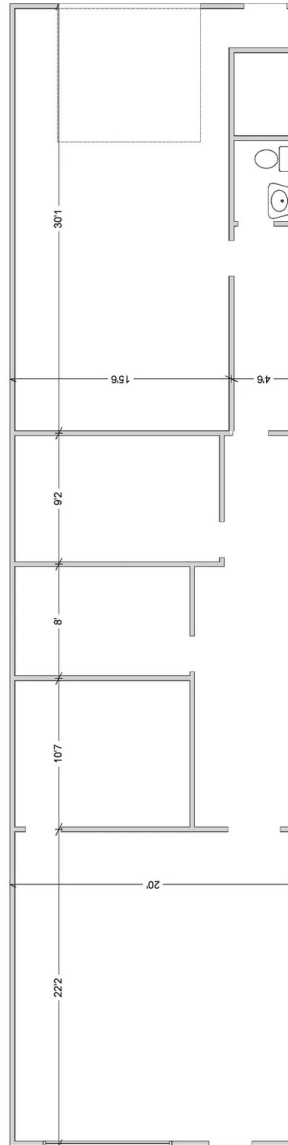
**COLDWELL BANKER  
COMMERCIAL**  
M.M. PARRISH REALTORS

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Suite 700



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**DEAN R. CHESHIRE, MBA**  
Licensed Real Estate Broker

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**MICHELLE CARTER**  
Commercial Realtor\*

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**CRAIG CARTER**  
Commercial Realtor\*

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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!**

