

SALE / LEASE

MEDICAL OFFICE BUILDING

3780 NW 83 Street Gainesville, FL 32606



PROPERTY DESCRIPTION

Located off NW 39th Ave in Springhill Professional Park near I-75. The total enclosed area is 5,493 square feet. This property will be vacant and ready for immediate occupancy on January 31st. The facility is divided into two medical office sections located at the north and south ends. Each section includes five exam rooms, a procedure room, a small lab area, and an individual restroom with a pass-through window to the lab. This provides a total of 12 exam/procedure rooms, making it a versatile space for various medical services. The rear section of the building is designed for privacy and staff convenience, featuring six private offices, a separate break area, and washer/dryer hookups. Additionally, there are two nurses' station areas, one in each medical wing.

PROPERTY HIGHLIGHTS

- - High visibility and convenient access for customers
- - Modern and well-maintained interior space
- - Ideal for retail, office, or service-related businesses

OFFERING SUMMARY

Sale Price:	\$850,000
Lease Rate:	\$8,825.00 per month (NNN)
Building Size:	5,493 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	266	1,106	2,751
Total Population	528	2,211	5,736
Average HH Income	\$90,962	\$96,520	\$103,116

Perry Pursell
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Shasta Schoellhorn
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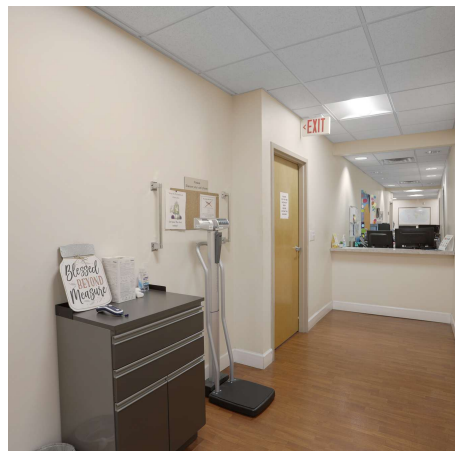


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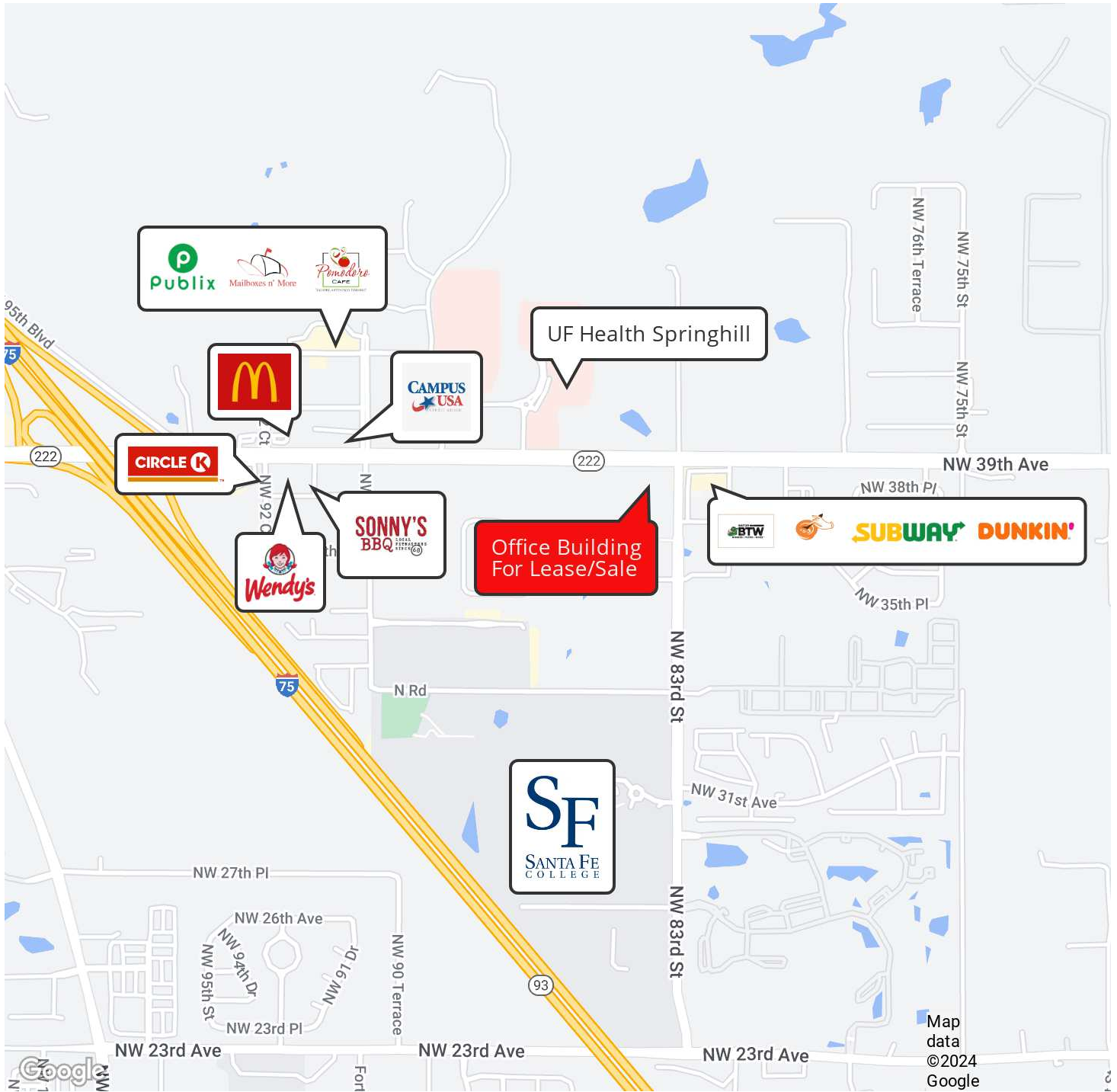


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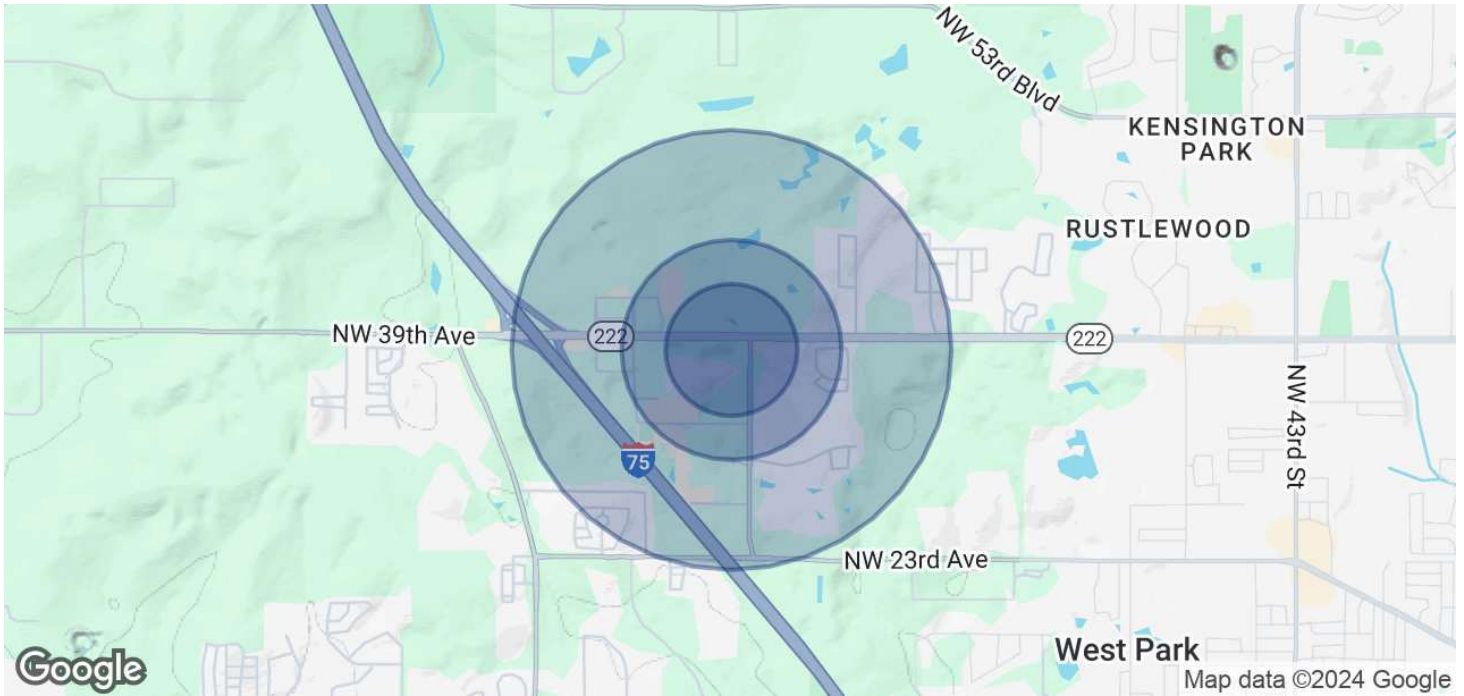


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	528	2,211	5,736
Average Age	43	44	43
Average Age (Male)	40	41	41
Average Age (Female)	45	46	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	266	1,106	2,751
# of Persons per HH	2	2	2.1
Average HH Income	\$90,962	\$96,520	\$103,116
Average House Value	\$310,678	\$318,377	\$355,654

Demographics data derived from AlphaMap

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