

# SALE

## OFFICE BUILDING FOR SALE

4711 NW 53rd Ave Gainesville, FL 32653



### PROPERTY DESCRIPTION

Ready to move in office in Bristol Park off NW 53rd Avenue and NW 43rd Street. New roof, new exterior paint and landscaping. Freshly painted interior. Large reception and waiting area, 12 offices, break room, and work room. Plenty of parking too! Will consider lease.

### PROPERTY HIGHLIGHTS

- 3,624 SF office building, ideal for small to mid-sized businesses
- Built in 2000, offering modern infrastructure and design
- Zoned PD, providing flexibility for various office uses
- Prime location in the vibrant Gainesville area
- Well-maintained property with attractive curb appeal
- Spacious and versatile floor plan to accommodate diverse tenant needs
- Ample parking for employees and visitors

### OFFERING SUMMARY

Sale Price:	\$599,000
Lot Size:	6,420 SF
Building Size:	3,624 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,939	20,182	50,336
Total Population	6,521	46,069	119,108
Average HH Income	\$122,764	\$119,420	\$93,201

**Perry Pursell**  
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**Shasta Schoellhorn**  
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**COLDWELL BANKER  
COMMERCIAL**  
M.M. PARRISH REALTORS

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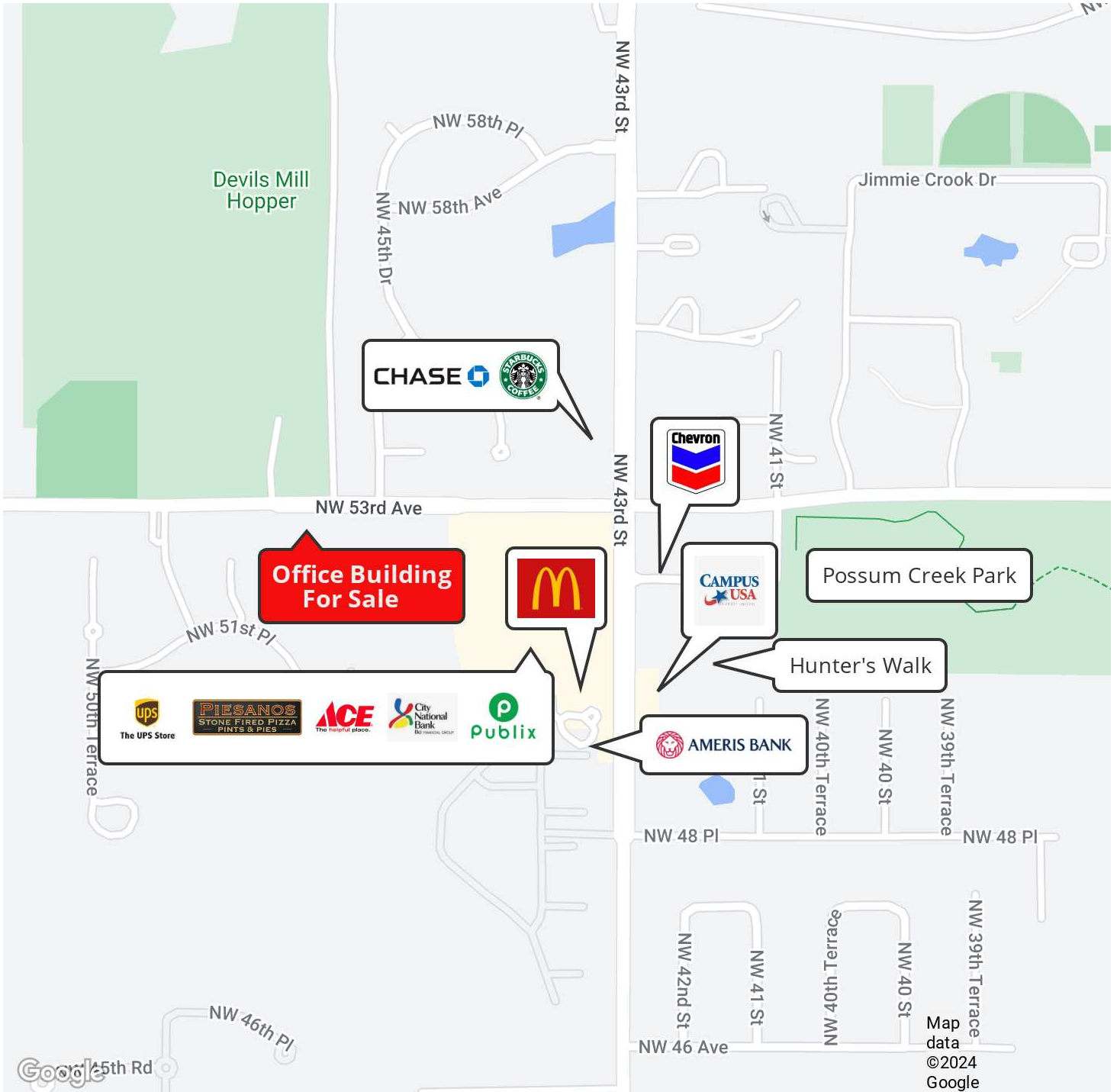


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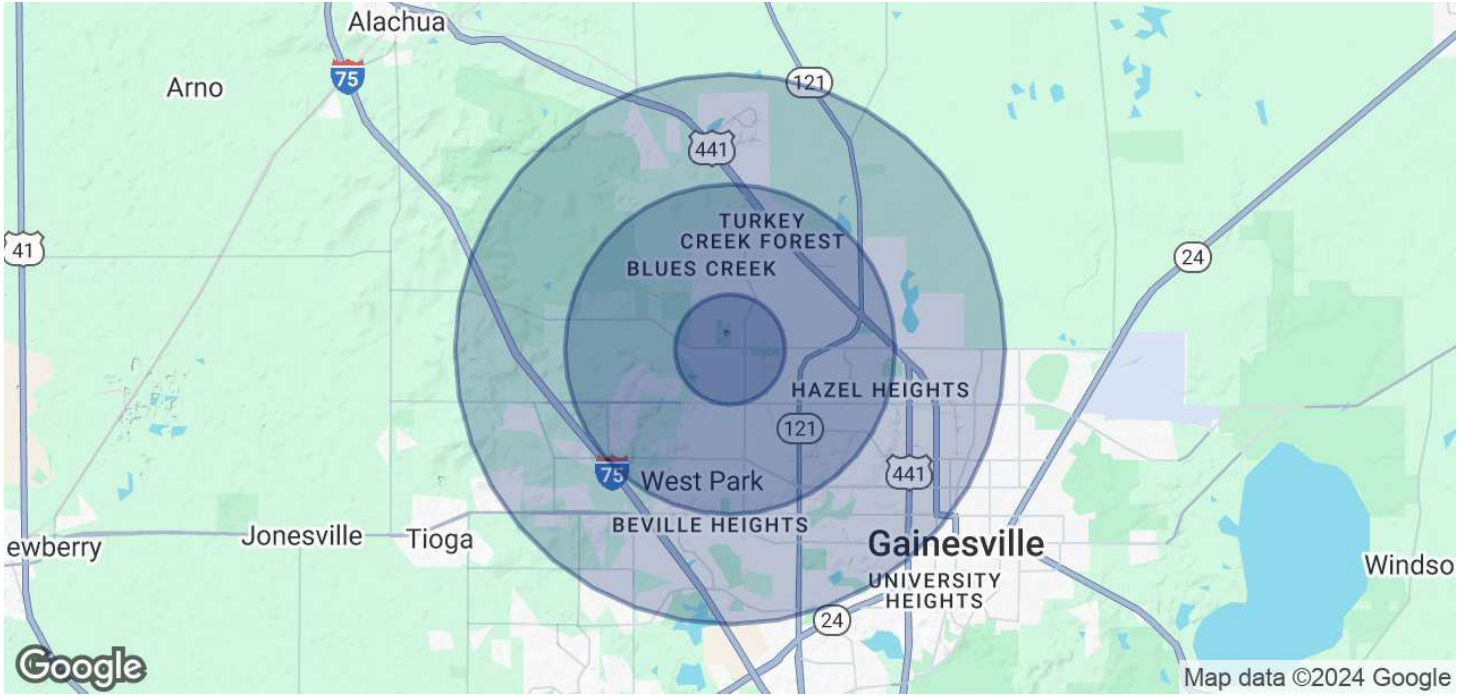


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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,521	46,069	119,108
Average Age	43	44	38
Average Age (Male)	42	42	37
Average Age (Female)	44	45	39

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,939	20,182	50,336
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$122,764	\$119,420	\$93,201
Average House Value	\$425,281	\$337,041	\$294,986

Demographics data derived from AlphaMap

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### PERRY PURSELL

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