

LEASE

OFFICE BUILDING FOR LEASE

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

OFFERING SUMMARY

Lease Rate:	\$4800 per month NNN
Available SF:	3,624 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	206	721	2,939
Total Population	470	1,653	6,521
Average HH Income	\$134,690	\$132,332	\$122,764

Perry Pursell
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Shasta Schoellhorn
(352) 922-0048

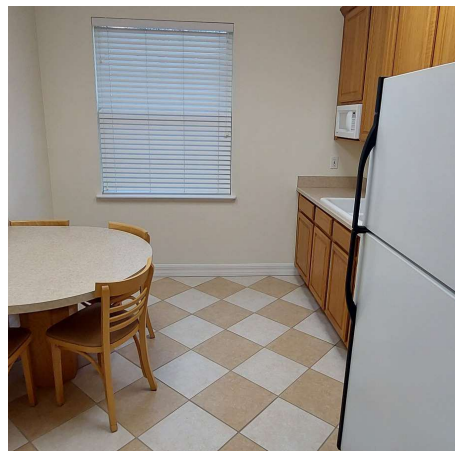


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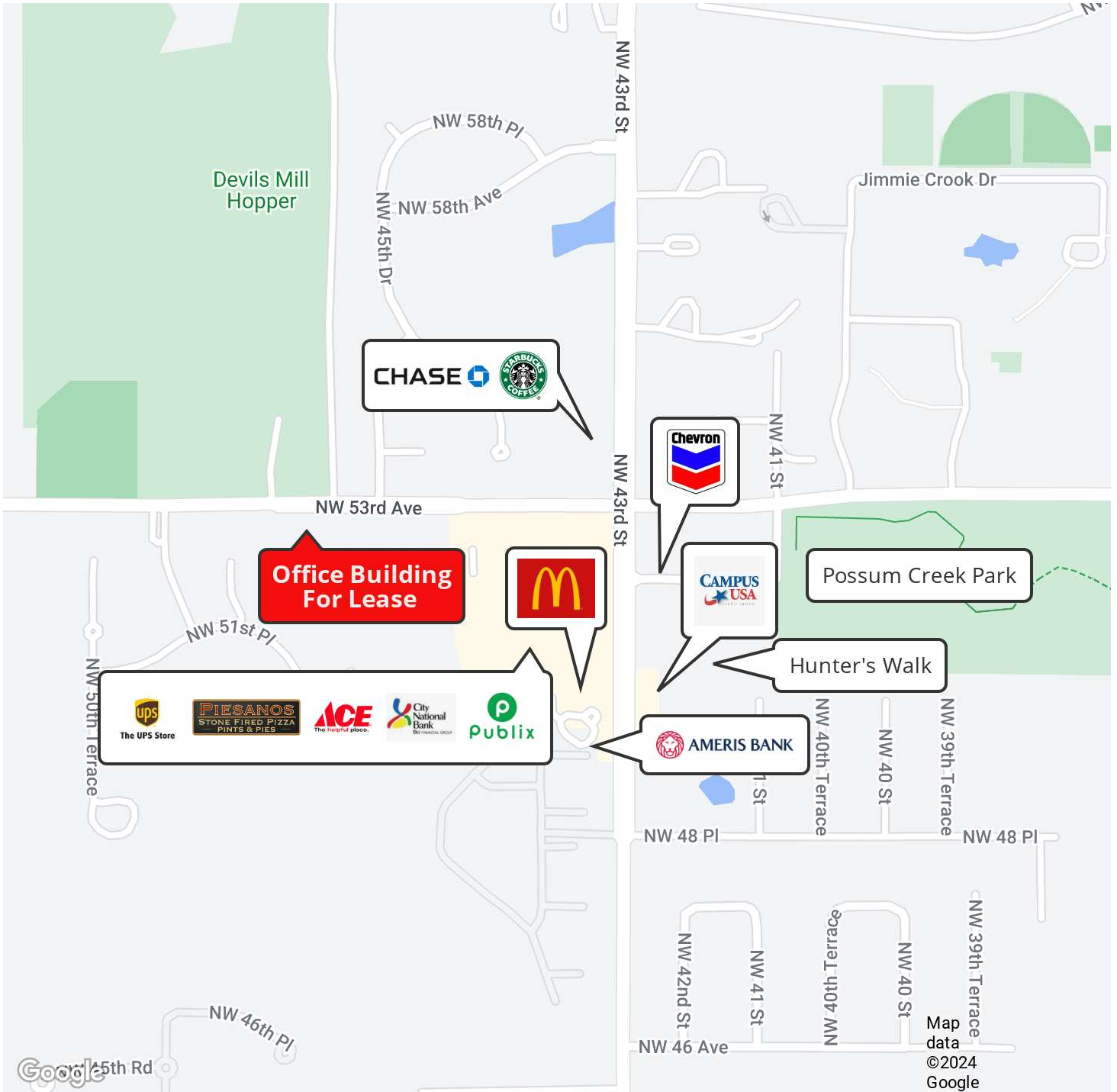


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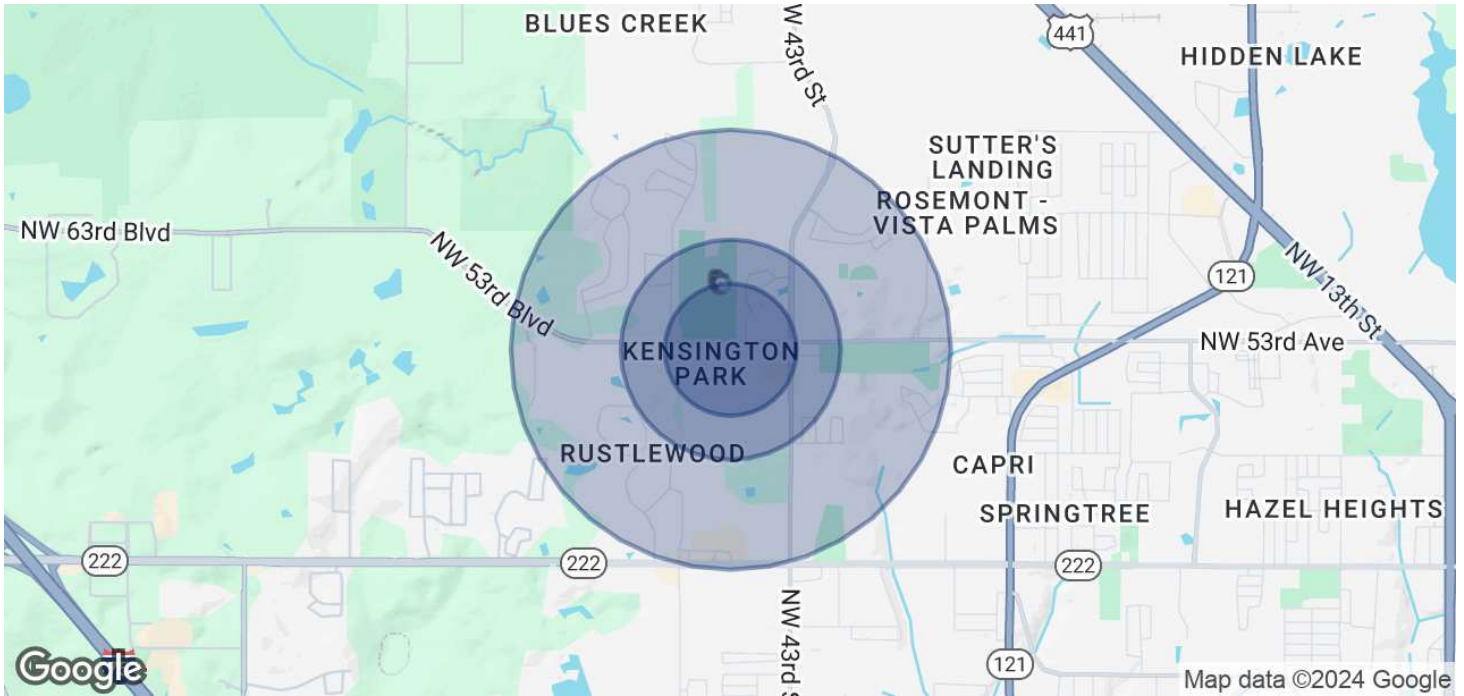


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	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	470	1,653	6,521
Average Age	43	43	43
Average Age (Male)	41	42	42
Average Age (Female)	44	44	44
HOUSEHOLDS & INCOME			
Total Households	206	721	2,939
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$134,690	\$132,332	\$122,764
Average House Value	\$482,381	\$457,206	\$425,281

Demographics data derived from AlphaMap

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