

# 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 north and south ends mirror each other - each side provides 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
- Strategically situated in a bustling commercial area

### 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**  
(352) 922-0048

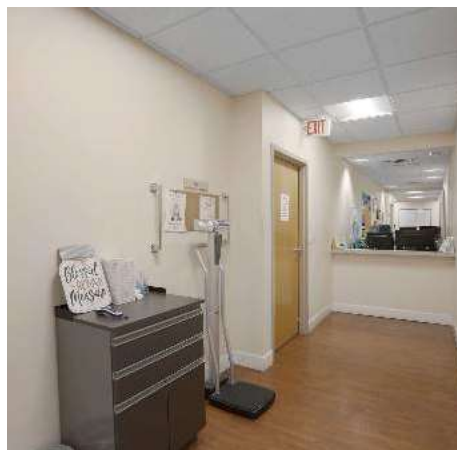


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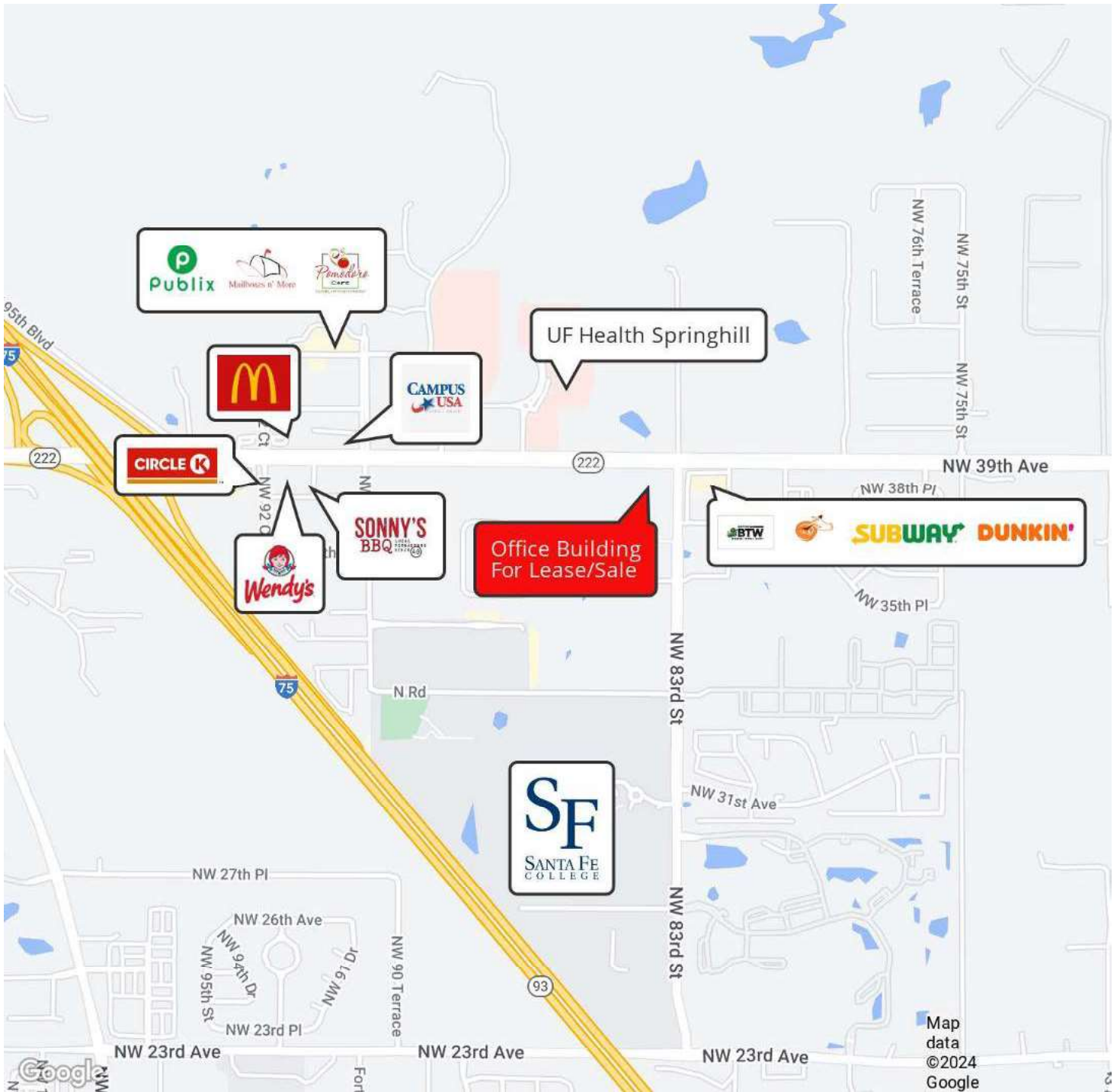


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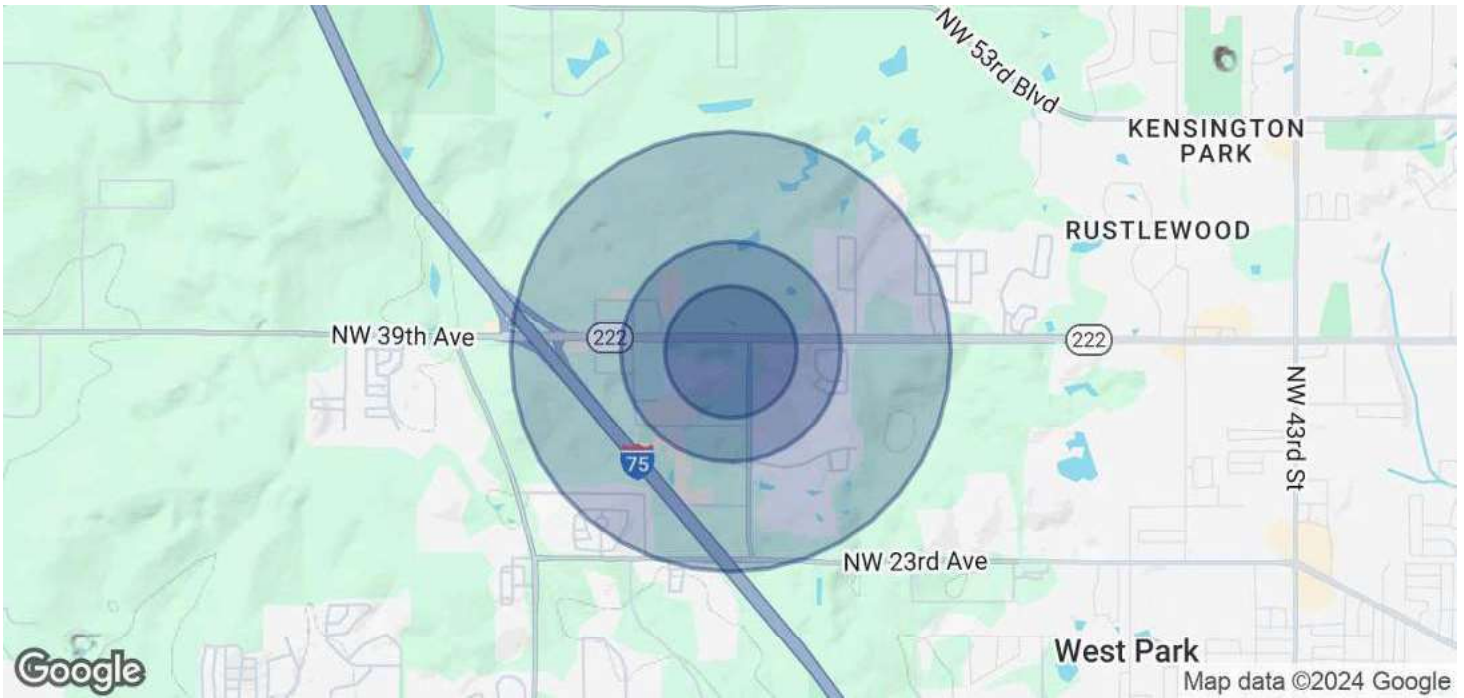


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### POPULATION

	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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### PERRY PURSELL

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