

LEASE

LE PAVILLON

4401 NW 25th Place Gainesville, FL 32606



PROPERTY DESCRIPTION

Spaces for lease in the Le Pavillon Plaza! Located just off NW 43rd ST, Le Pavillon is close and convenient to many amenities, has easy access and offers plentiful parking. Located in the very busy 43rd street business corridor, Le Pavillon benefits from an AADT of approximately 16,500 vehicles per day and high visibility from on-building and marquee signage.

Current availability: Suite M, an end cap space, perfect for office or retail use; and Suite D, a lovely retail space in the heart of the plaza.

Come join other thriving tenants such as Jalisco Town Mexican Restaurant, Resident Coffee, Kasai Sushi Bar and Kitchen, Randy's Haircuts for Men, Coliseum of Comics, and the office of Mac Johnson Roofing.

OFFERING SUMMARY

Lease Rate:	See below (plus NNN)
Available SF:	1,434 - 2,069 SF
Lease Type:	NNN
Pass Thru:	\$5.25/SF
Building Size:	19,833 SF
Parcel #:	06179-004-000
Lease Term:	3-5 years
Traffic Count:	16500 AADT

SPACES	LEASE RATE	SPACE SIZE
Suite M	\$3,147 per month	2,069 SF
Suite D	\$2,271 per month	1,434 SF

Dean R. Cheshire
(352) 745-1883
Dean@mmparrish.com

Craig Carter
(352) 339-4038
ccarter@mmparrish.com

Michelle Carter
(352) 339-5734
mcarter@mmparrish.com



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

LEASE

LE PAVILLON

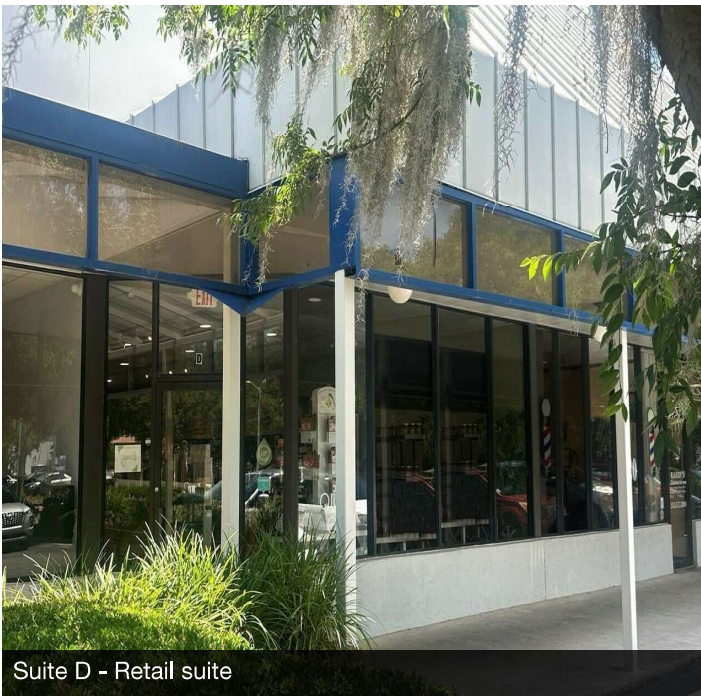
4401 NW 25th Place Gainesville, FL 32606



4401 NW 25TH PL- Le Pavillon



Marquee Sign on NW 43rd St



Suite D - Retail suite



Suite M - Retail/office Suite

Dean R. Cheshire
(352) 745-1883
Dean@mmparrish.com

Craig Carter
(352) 339-4038
ccarter@mmparrish.com

Michelle Carter
(352) 339-5734
mcarter@mmparrish.com



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

LEASE

LE PAVILLON

4401 NW 25th Place Gainesville, FL 32606

Le Pavillon Plaza
4401 NW 25th Place.

Jalisco Town Mexican Restaurant- COMING SOON!
Kasai Sushi
SUITE D AVAILABLE - 1,434 SF
Randy's Haircuts
Table Top Games
Resident Coffee - COMING SOON!
Mac Johnson Roofing
SUITE M AVAILABLE - 2,069 SF

N

CRE | **GB**
PROTEAM | COLDWELL BANKER
COMMERCIAL
M.M. PARRISH
REALTORS®

Dean R. Cheshire
(352) 745-1883
Dean@mmparrish.com

Craig Carter
(352) 339-4038
ccarter@mmparrish.com

Michelle Carter
(352) 339-5734
mcarter@mmparrish.com

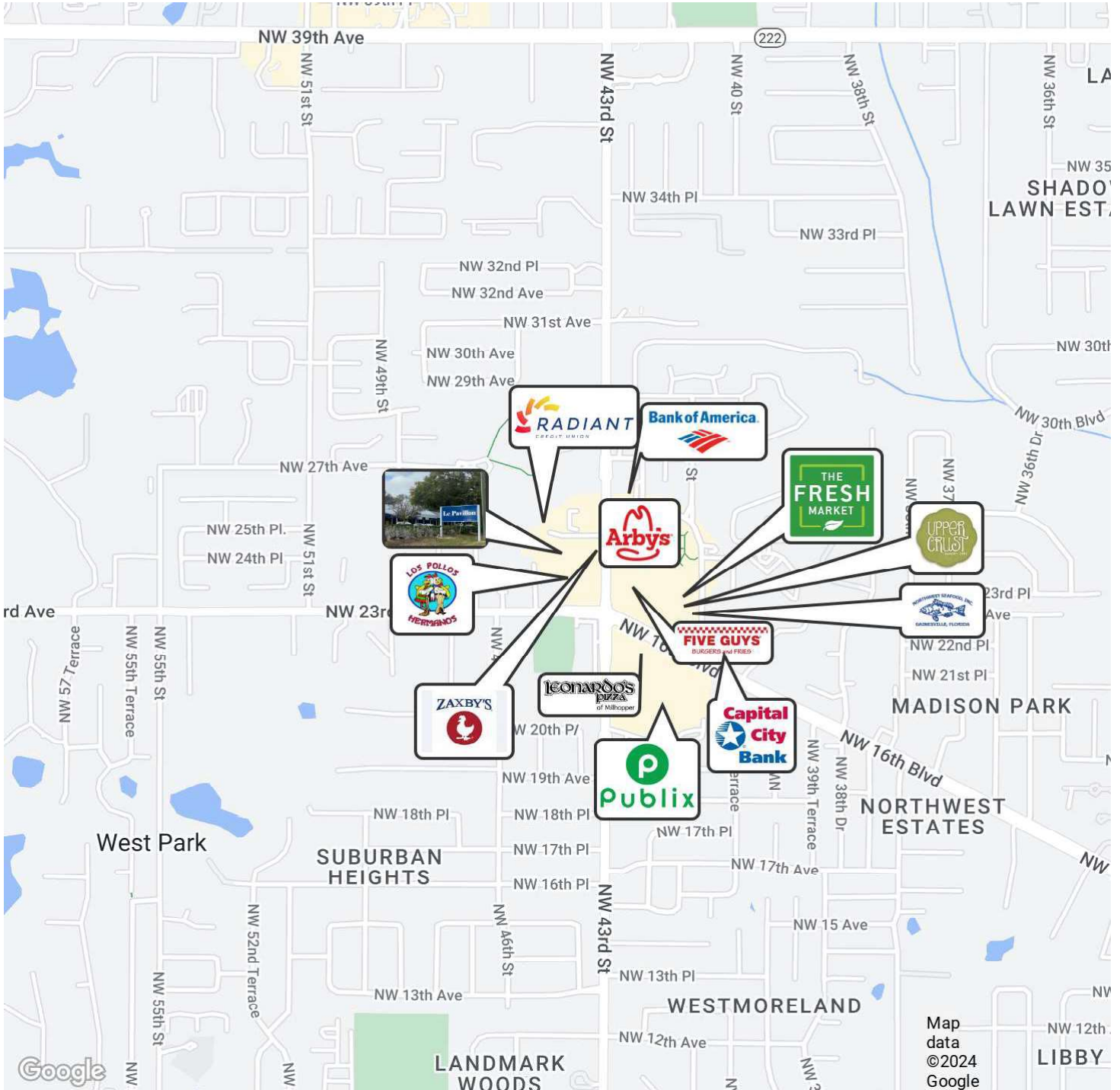


**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

LEASE

LE PAVILLON

4401 NW 25th Place Gainesville, FL 32606



Dean R. Cheshire
(352) 745-1883
Dean@mmparrish.com

Craig Carter
(352) 339-4038
ccarter@mmparrish.com

Michelle Carter
(352) 339-5734
mcarter@mmparrish.com

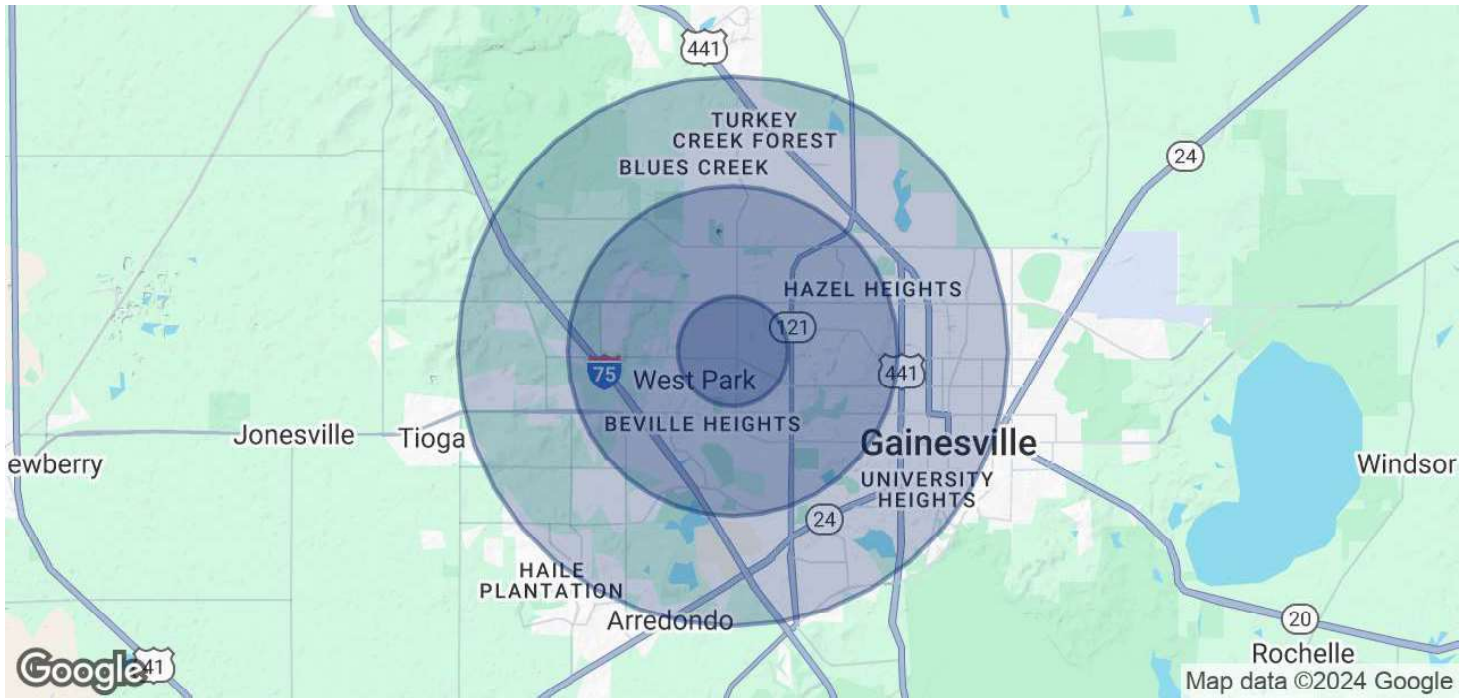


**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

LEASE

LE PAVILLON

4401 NW 25th Place Gainesville, FL 32606



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,474	71,995	164,466
Average Age	48.0	32.0	27.5
Average Age (Male)	41.2	31.9	29.7
Average Age (Female)	47.1	34.2	30.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,398	31,079	69,204
# of Persons per HH	2.14	2.25	2.23
Average HH Income	\$94,317	\$77,149	\$70,553
Average House Value	\$272,381	\$251,423	\$250,722

* Demographic data derived from 2020 ACS - US Census

Dean R. Cheshire
(352) 745-1883
Dean@mmparrish.com

Craig Carter
(352) 339-4038
ccarter@mmparrish.com

Michelle Carter
(352) 339-5734
mcarter@mmparrish.com



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



352.745.1883

dean@mmparrish.com

352.339.5734

mcarter@mmparrish.com

352.339.4038

ccarter@mmparrish.com

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!

