

Millhopper Development

Space Available: 1,000 - 8,200± SF

4315 NW 23rd Avenue,
Gainesville, FL 32606



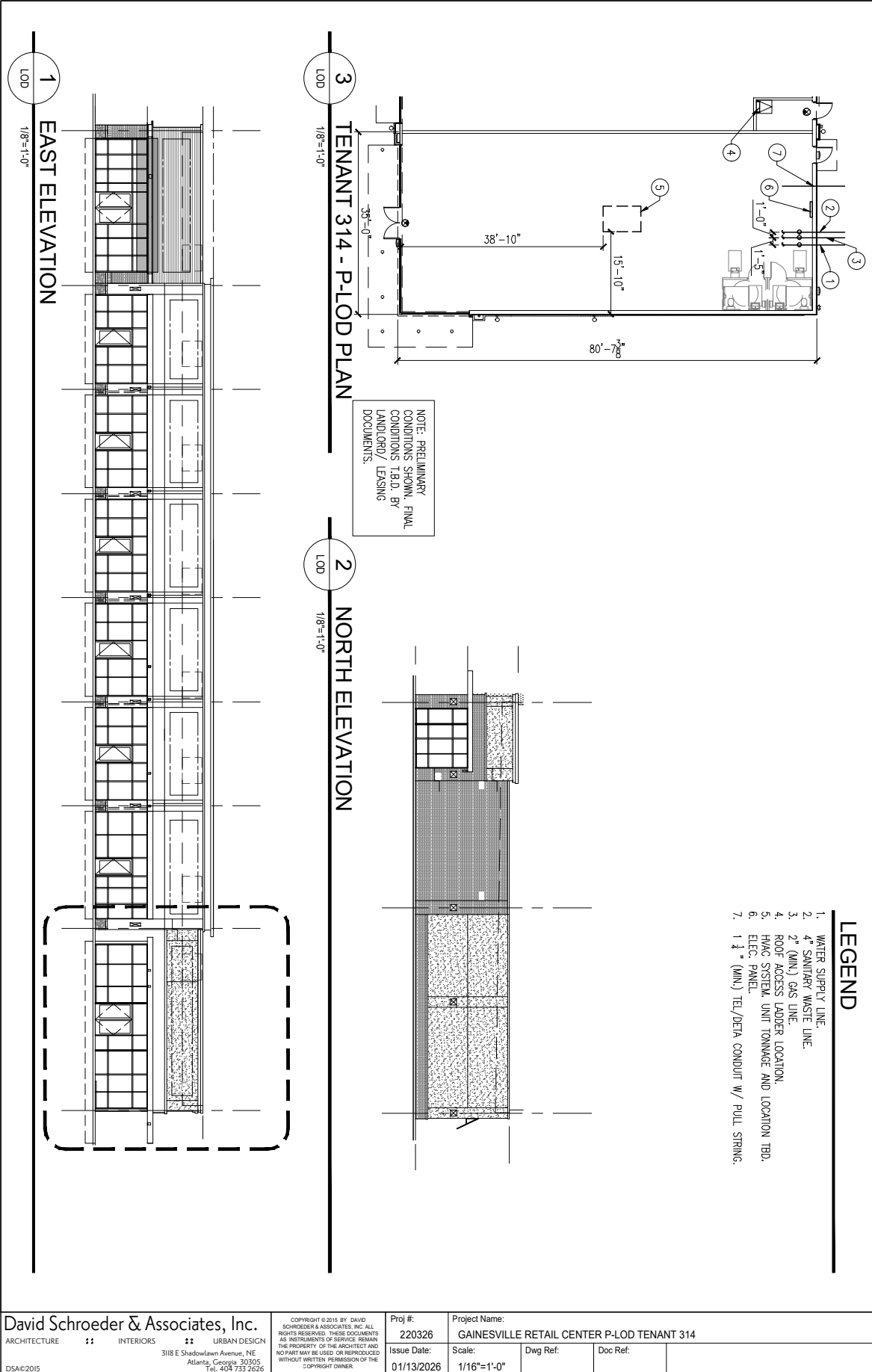
Property Details

- Size: From 1,000± SF up to 8,200± SF of first-generation, mixed-use space.
- Cotenancy: Join Cox Media Group, Kids Street Urgent Care, and The Learning Care Group.
- Access: Conveniently located at a lighted intersection with three access points.
- Daytime Population: A bustling community of 136,042 residents and workers within a five-mile radius.
- Proximity to University: Just 3.5 miles from the University of Florida, home to 55,000± students annually.
- Prime Location: Situated in Gainesville's vibrant office corridor, boasting approximately 370,000± SF of office space.
- Retail Scene: Nearby retailers include Publix, Fresh Market, PetSmart, Orange Theory Fitness, Charles Schwab, Zaxby's, Arby's, Five Guys, and more.
- Top Zip Code: The 32606 area code ranks #10 (out of 794) for the best places to live in Florida, according to Niche.com.
- Millhopper Neighborhood: Known for its affluence and dense population, Millhopper is a sought-after area in Alachua County.
- Ideal Uses: Perfect for medical practices, financial services, personal care services, veterinary clinics, and business offices.

Site Plan



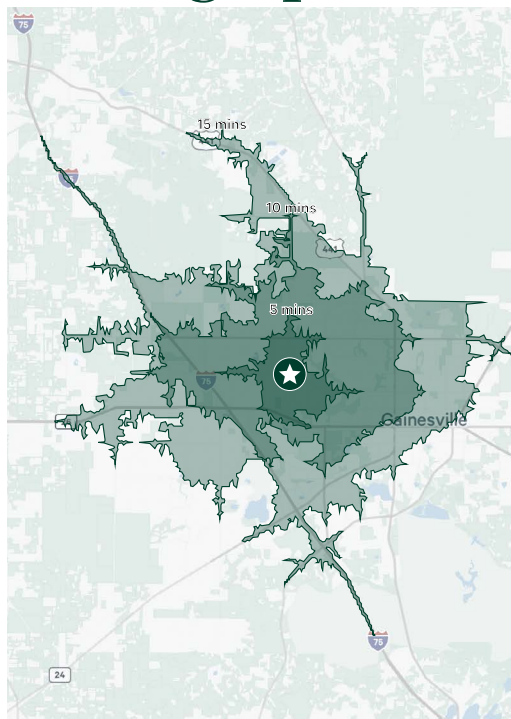
Elevation Plan



Area Retail



Demographics



	5 Minutes	10 Minutes	15 Minutes
2023 Population	18,852	104,655	200,799
2028 Population	18,660	104,443	202,991
2023-2028 Annual Population Growth Rate	-0.20%	-0.04%	0.22%
2023 Daytime Population	23,950	107,727	230,239
2023 Households	8,621	43,621	82,096
2028 Households	8,608	43,872	83,683
2023 Average Household Income	\$118,794	\$86,745	\$85,880
2028 Average Household Income	\$137,999	\$102,429	\$101,818
2023 Median Age	41	30	30
Bachelor`s Degree	4,259	18,347	33,192
Graduate or Professional Degree	4,964	17,790	32,293
2023 Median Value of Owner Occ. Housing Units	\$360,698	\$317,315	\$329,199
2023 Average Value of Owner Occ. Housing Units	\$390,353	\$351,354	\$361,046

About Gainesville



Gainesville is the largest city in Alachua County, Florida, serving as the region's cultural, educational, and commercial hub. It offers various municipal services and owns several facilities like a transit system, airport, and golf course. It is home to the University of Florida and UF Health Hospital, the city's primary employers. Gainesville is known for its historic buildings, natural beauty, and numerous recreational spots, making it one of Florida's most attractive cities. Gainesville is highly recognized as one of the best places to live, launch businesses, and for careers. It is also considered one of the smartest cities in America and the top tech city in Florida. The 32606 area code ranks #10 (out of 794) for the best places to live in Florida, according to Niche.com.

Contact Us

Jason J. Hurst, MBA

Senior Associate | Retail

jason.hurst@cbre.com

T +1 904 596 2940 C +1 352 256 6714

Damaris Arroyo

Associate | Retail

damaris.arroyo@cbre.com

T +1 904 596 2952

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