

FOR LEASE

4432 NW 23rd Avenue | Suites 7 & 9 | Gainesville, FL 32606

1,613± SF | \$18.50/SF GROSS



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

4432 NW 23rd Avenue | Suites 7 & 9

Discover an exceptional opportunity to lease 1,613± SF of office space at 4432 NW 23rd Avenue, Suites 7 & 9 in Gainesville, FL. Situated just one parcel away from the bustling intersection of NW 23rd Avenue and NW 43rd Street, this prime location boasts an impressive combined average daily traffic count of more than 43,800.

- Convenient location with easy access to major city corridors in both east-west and north-south directions
- Just 2.6 miles to I-75, ensuring effortless transportation connections
- A mere 3.5 miles to the prestigious University of Florida
- Situated in the popular Millhopper shopping area, attracting a steady flow of visitors
- Within comfortable walking distance to a variety of dining and shopping options
- Enjoy the benefits of monument signage, enhancing your business's visibility
- Abundant parking available to accommodate both employees and clients
- Water and wastewater utilities included in lease rate

1,613± SF AVAILABLE

\$18.50/SF GROSS

BP (BUSINESS & PROFESSIONAL) ZONING

BUILDING EXTERIOR



SHARED COURTYARD



REAR ENTRANCE TO BUILDING



PROPERTY DETAILS

4432 NW 23rd Avenue | Suites 7 & 9



This property offers a prime location and versatile suites, ideal for a range of business needs. With an efficient and flexible floor plan that includes two entrances, private offices, large workrooms that can be used as conference rooms or creative spaces, a central room with built-in cabinetry perfect for a copier and/or file storage, kitchen with a full refrigerator and two restrooms, this space is designed to meet your evolving requirements.

The building itself is meticulously maintained and within walking distance to an array of amenities including restaurants, shopping centers, banking facilities and personal services. Monument signage is available, ensuring excellent visibility for your business, and ample parking is provided for both employees and clients. Seize this exceptional opportunity to secure a spot in this highly-desirable location.

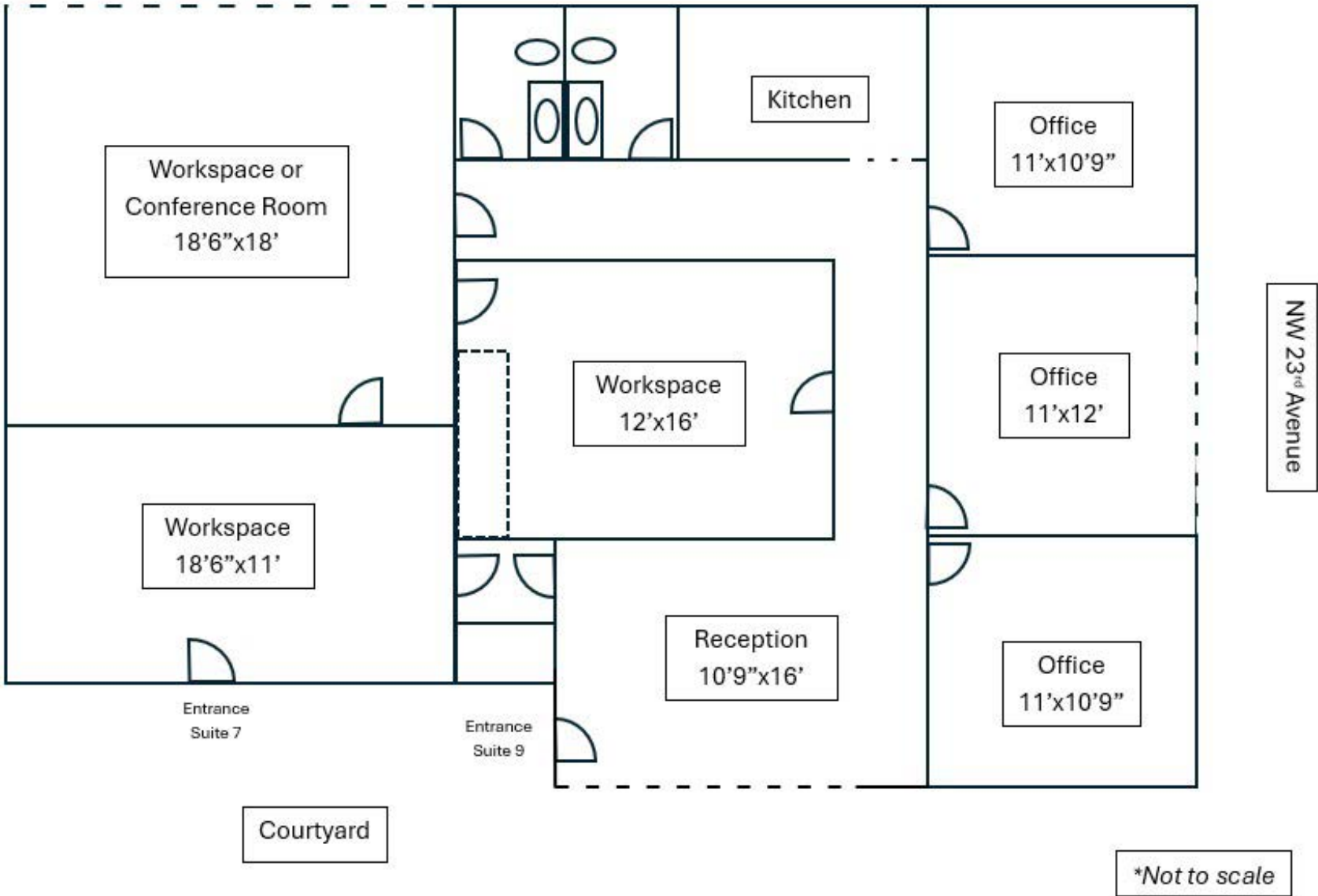
SIGNAGE OPPORTUNITY



SUITE LAYOUT

4432 NW 23rd Avenue | Suites 7 & 9

SUITES 7 & 9



SPACE PHOTOS

4432 NW 23rd Avenue | Suites 7 & 9



NEARBY AMENITIES AERIAL

4432 NW 23rd Avenue | Suites 7 & 9



SITE

NW 23RD AVE (19,300 AADT)



NW 43RD ST (24,500 AADT)

NW 16TH BLVD (19,700 AADT)



LOCATION DETAILS

4432 NW 23rd Avenue | Suites 7 & 9

The building is located in the Millhopper area of the City of Gainesville, and more specifically on the northern side of NW 23 Avenue and 600 feet west of NW 43rd Street.



LOCAL DEMOGRAPHICS

Source: ESRI Business Analyst



Population
(2025)



Population
Projection (2030)



Average Household
Income (2025)



Projected Average
Household Income (2030)

	Population (2025)	Population Projection (2030)	Average Household Income (2025)	Projected Average Household Income (2030)
1 MILE	7,361	7,313	\$131,368	\$144,640
3 MILE	80,546	81,373	\$98,370	\$108,838
5 MILE	181,318	183,943	\$88,762	\$98,999

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