



2406 NW 43rd St
Gainesville, Fl
32606

Office for lease

#GROWGNV

Executive Summary



OFFERING SUMMARY

Available SF: 1,500 SF

Lease Rate: \$1,500 per month (MG)

Shared Parking: 12 Spaces

Building Size: 1,500 SF

PROPERTY OVERVIEW

Great location, well-organized office space, especially good for a business that would benefit from location near thriving garden center! Retail and other services also possible uses. Two-story building nestled among plants and garden decor provides tranquil setting. Top floor currently configured with 6 desk spaces; bottom floor includes entry area, spiral staircase, office with 2 desk spaces, unisex bathroom, storage/tech area, and conference room. Great natural light, unique setting -- a must-see! Terms: \$1500 base rent, plus sales tax, and tenant must pay separately-metered electricity. Shared parking spaces (12) with adjacent CVS property and other spaces available first-come with no restrictions.



Additional Photos

BETSY PEPINE
Broker Owner
352.226.8474
pepinecommercial.com



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Retailer Map



BETSY PEPINE

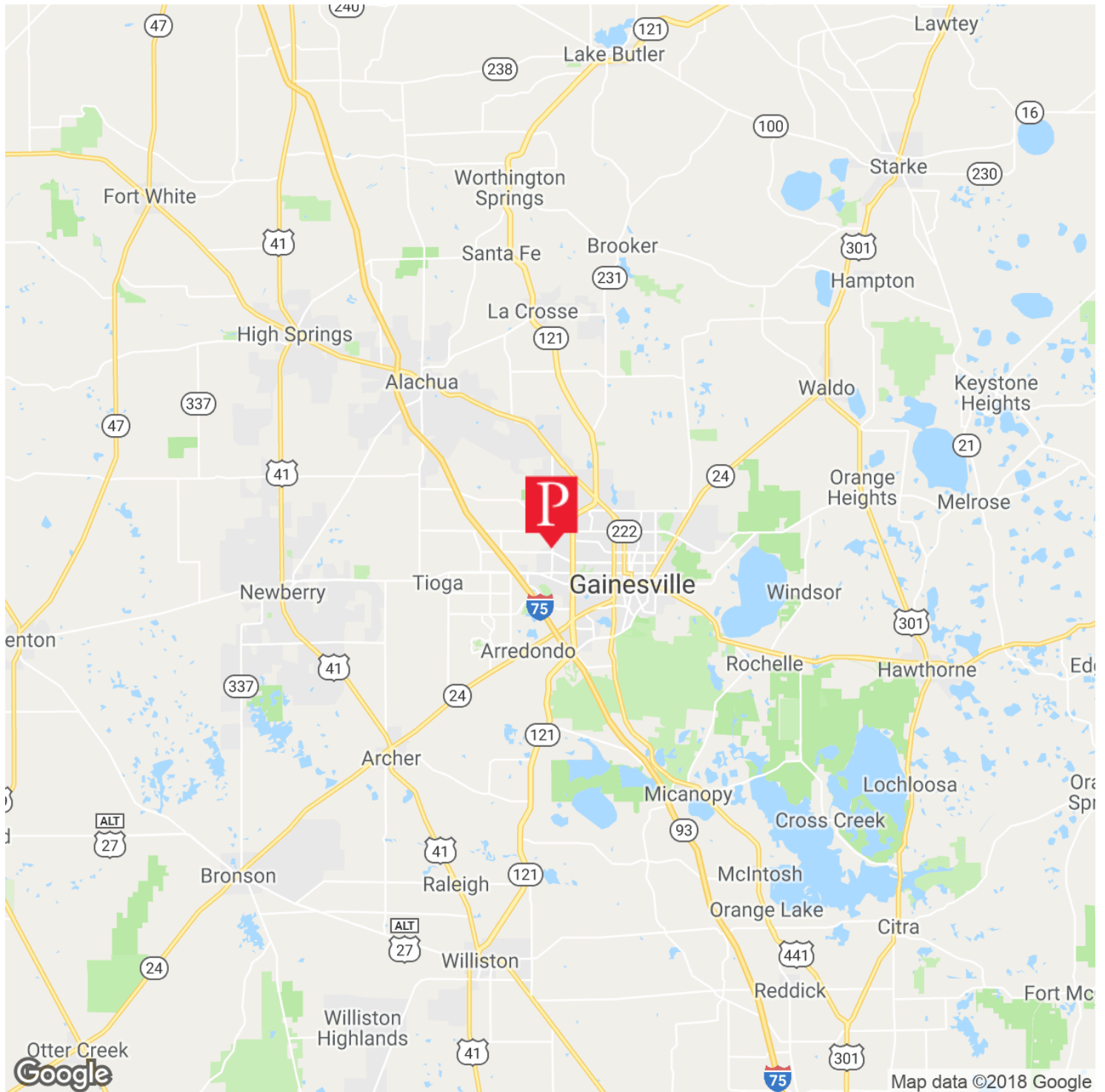
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Location Maps



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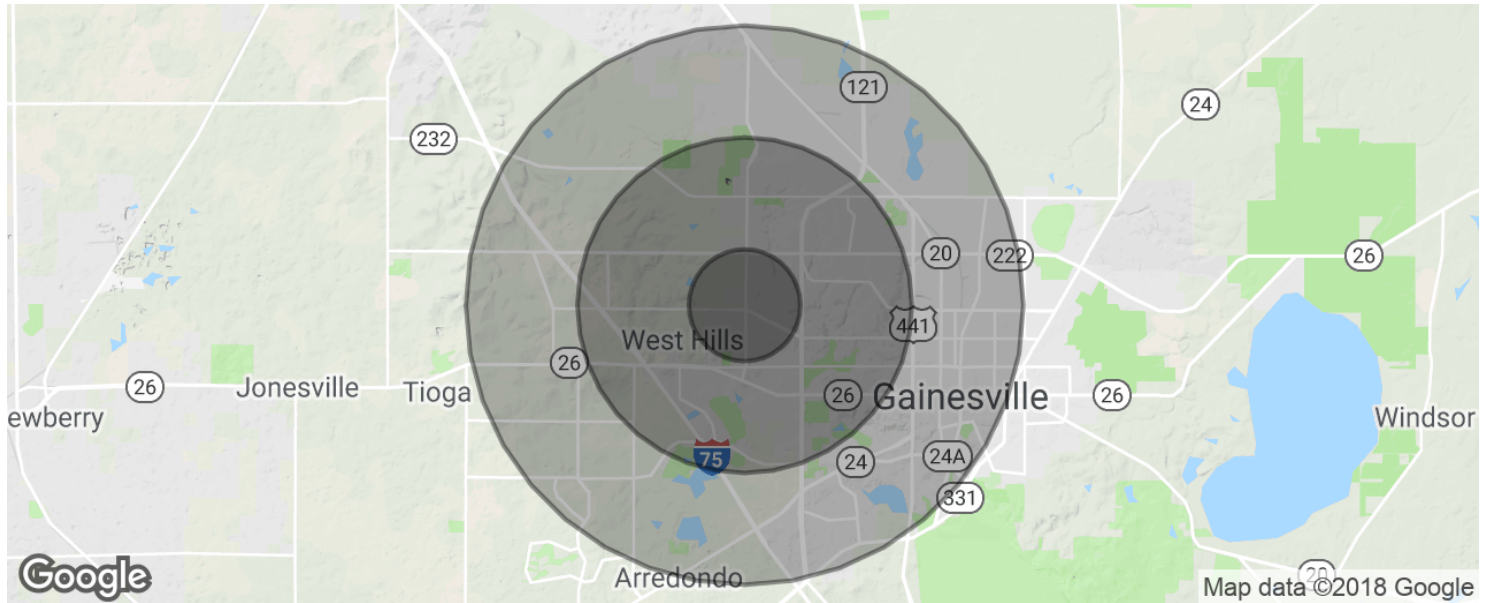
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,699	62,645	154,520
Median age	45.4	33.2	30.4
Median age (Male)	41.3	31.8	29.6
Median age (Female)	47.5	34.0	30.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,554	27,062	63,327
# of persons per HH	2.2	2.3	2.4
Average HH income	\$86,404	\$61,962	\$53,574
Average house value	\$255,065	\$224,190	\$226,372

** Demographic data derived from 2010 US Census*

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