

# FOR SALE | INVESTMENT OPPORTUNITY BRISTOL PARK



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# PROPERTY DETAILS

Well maintained Bristol Park office building conveniently located in the heart of NW Gainesville.



**3,173± SF**  
Total



**2**  
Offices Suites



**Ample**  
Parking



**Convenient**  
Access to NW  
Gainesville and I-75



**Adjacent**  
to Publix



**Within**  
walking distance  
of Starbucks  
and several  
restaurants

## AREA DEMOGRAPHICS

5 mi. radius Source: ESRI Business Analyst



Population  
(2020)  
**115,534**



Average Household Income  
(2020)  
**\$76,311**



Projected Population  
(2025)  
**120,663**



Projected Average  
Household Income  
(2025)  
**\$85,150**

- › 4723 NW 53rd Avenue, Suites A & B, Gainesville, FL 32653
- › Zoning – PD
- › Tax parcels – 06053-090-010 & 06053-090-100
- › 100% leased
- › Solid tenants
- › Strong history of low turnover
- › Price: \$565,000



## TENANT SUMMARY

### Suite A

Mach Charitable Trust  
1,239± SF  
Term: 24 months MG

### Suite B

Disability Rights Florida, Inc  
1,950± SF  
Term: 12 months MG

## FINANCIAL SUMMARY (2020)

Income: \$49,911

Expenses: \$7,533  
(taxes, insurance, HOA, repairs/  
maintenance, pest control, management  
expenses)

NOI: \$42,378





# SUITE A

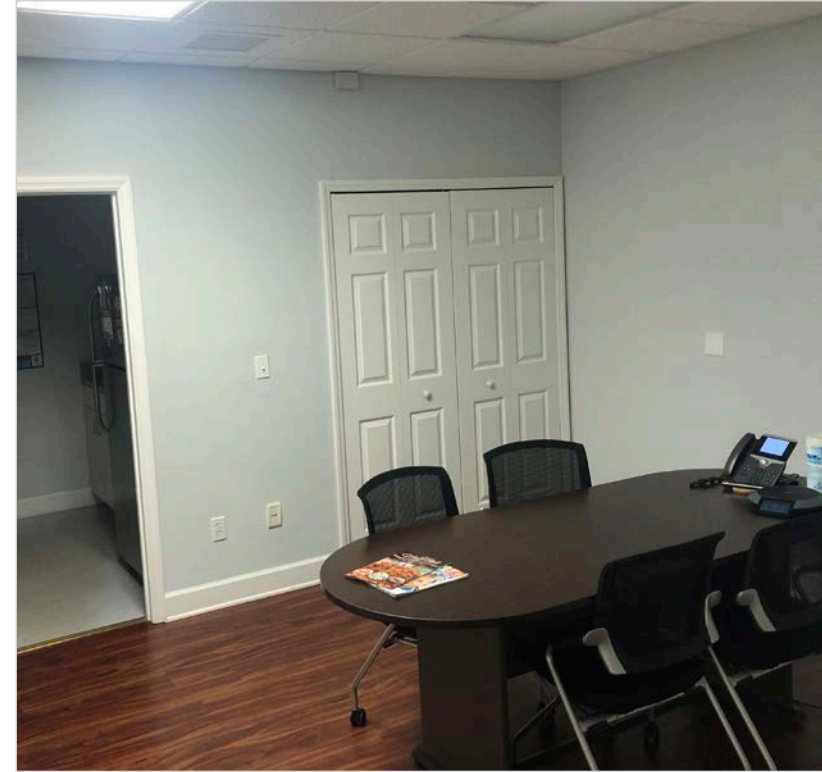
## SUITE A

- 3 offices
- 1 foyer
- 1 file room
- 1 employee lounge
- 1 conference room
- 1 bathroom



**SUITE B**

- 7 offices
- 1 reception area
- 2 ADA bathrooms
- 1 copier area
- 1 employee lounge
- 1 conference room





# AREA OVERVIEW

Gainesville is centrally located (midway between the Gulf of Mexico and the Atlantic Ocean) between the three major Florida cities of Jacksonville, Orlando and Tampa. Situated at the heart of North Central Florida, the city of Gainesville serves as one of Florida's major centers of culture, education, medicine, sports, and commerce. Gainesville is home to Florida's largest and oldest university, the University of Florida, as well as Santa Fe College, City College, UF Health, and North Florida Regional Medical Center. Gainesville has frequently been recognized as one of the nation's "best cities to live in" due to its unique intersection of urban life with surrounding abundance of natural parks, springs, lakes, and untouched landscapes. The climate consists of mild winters, warm summers, with an average of 28,000 hour of sunshine annually. The average high temperature in June is 89 degrees, while the average high in January is 65F degrees, and we have a 255-day growing season.

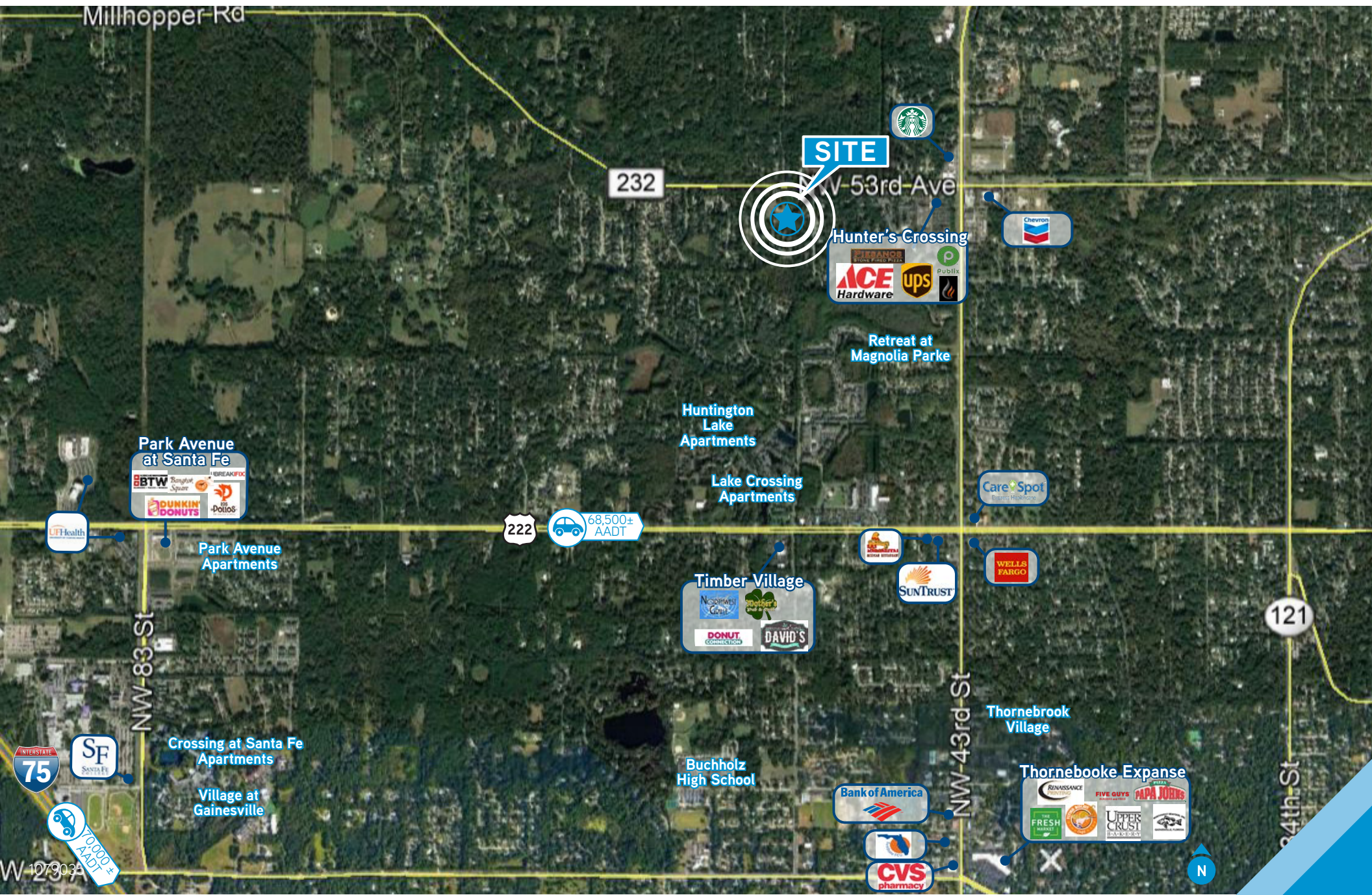


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# LOCATION AERIAL





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