

# Office/Retail on Archer Road

3300 SW Archer Road, Gainesville, FL



FOR LEASE: 2,034 SF Available



➤ Suite 110: 2,034 SF

➤ Monthly Lease Price: \$2,373

➤ Modified Gross

➤ Alachua Co. Parcel: 06784-000-000



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3300 SW Archer Road, Gainesville, FL



*Coldwell Banker Commercial M.M. Parrish Realtors  
7515 W. University Avenue, Suite 201, Gainesville, FL 32607  
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## Suite 110:

This is a former dispensary for Walgreen Drugs and has multiple offices. The 2,034 ground-floor SF doesn't include the restrooms which are in a commons area. It can remain office or be converted to retail. The owner will provide some TI for the right tenant.



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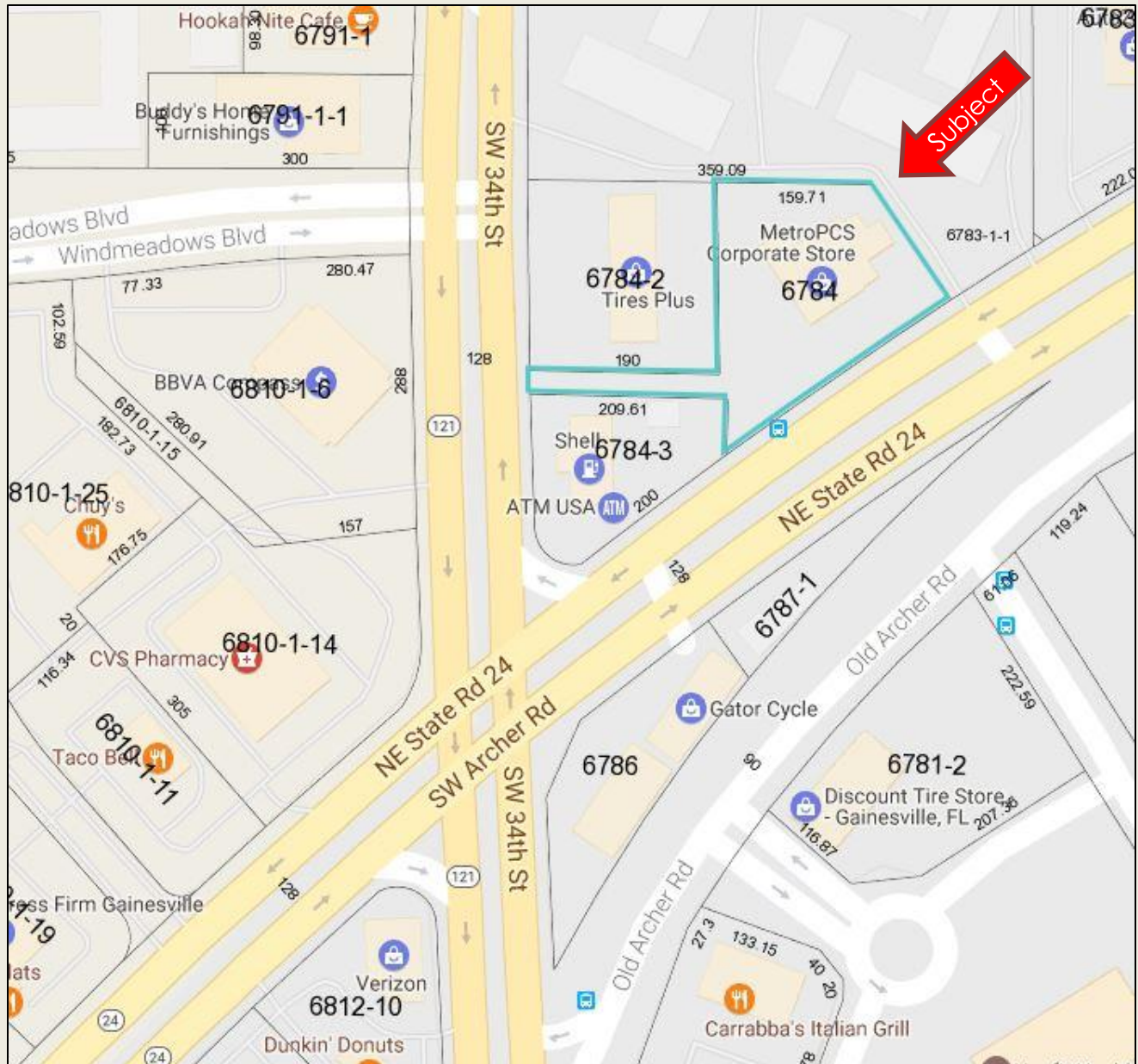
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Great visibility on Archer Road and off of SW 34<sup>th</sup> Street

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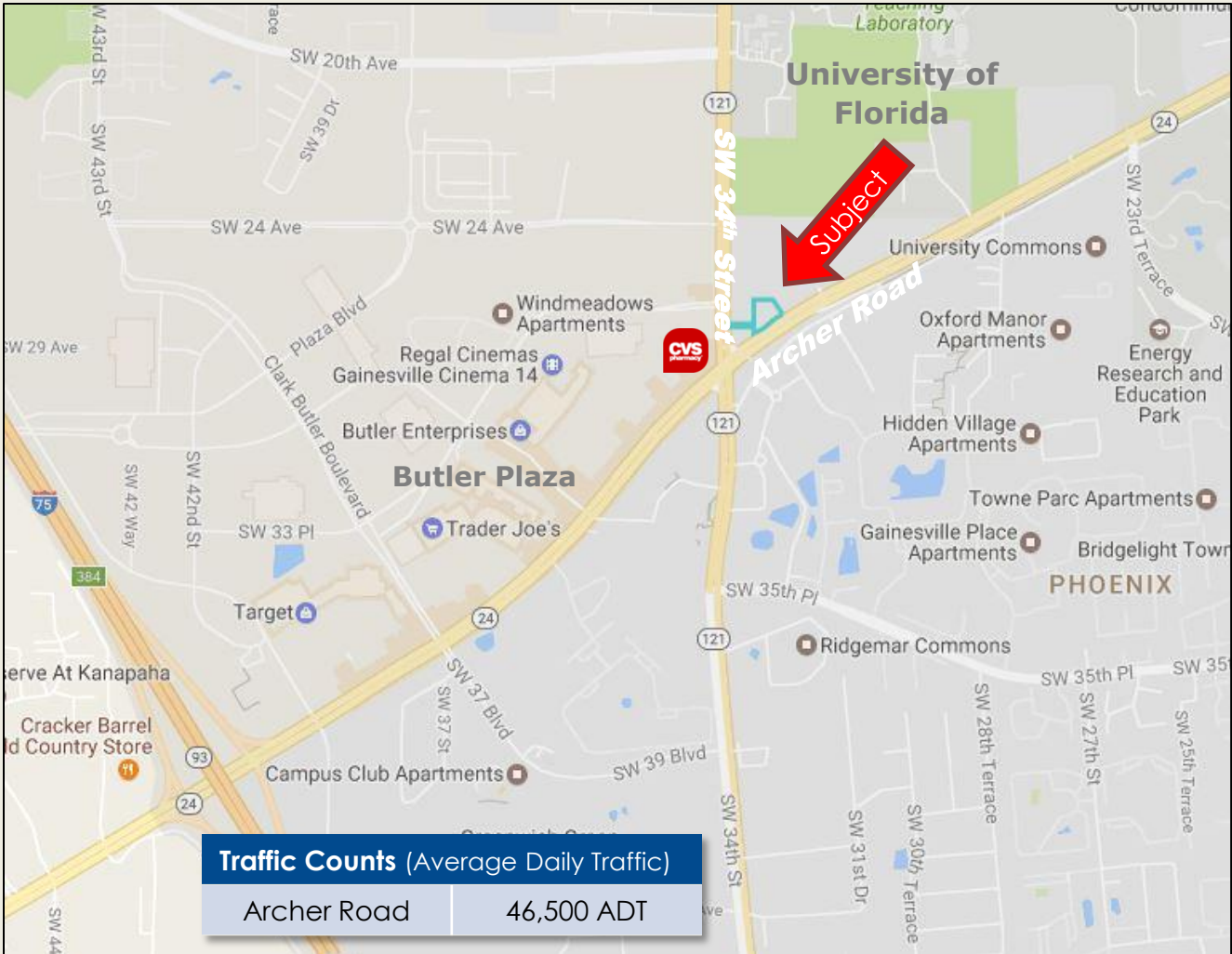
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## 2016 Demographics

	1 mile	3 miles	5 miles
Total Population	18,730	77,538	151,017
Households	8,587	31,313	63,483
Median Income	\$18,891	\$23,428	\$35,241
Average Income	\$30,402	\$40,408	\$58,128

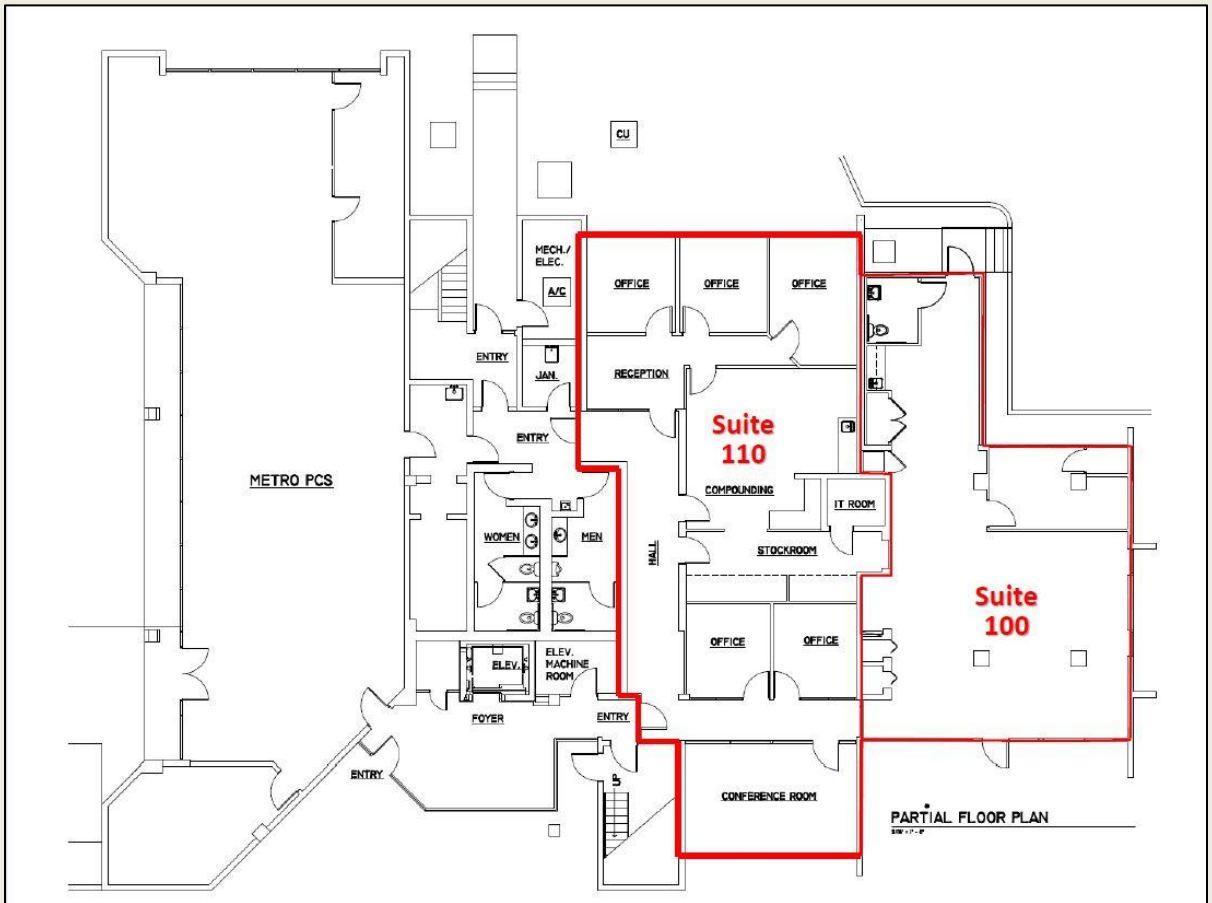
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