

2 Office Buildings – Prime Location

4440 NW 25th Place & 2614 NW 43rd Street – Gainesville, FL 32606



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Commercial Real Estate
THE BEERY RAINSBERGER GROUP



Executive Summary

These side-by-side two-story buildings can be leased or purchased separately or together. Also, individual floors can be leased. The individual floors do not lend themselves to being subdivided. Both buildings have been used by US Government agencies since they were built. Their basic configuration is an open area surrounded by offices. Both have secured entrances, are served by elevators, and ADA compliant restrooms. They are owned by an experienced landlord/developer who will not hesitate to provide strong tenant improvements to a qualified tenant. The buildings are undergoing a complete exterior remodel which will make them two of the most striking offices in the area.

The general vicinity where they are located is in the 43rd Street corridor in Gainesville. This is the number one office locale in the area and is served by multiple restaurants, grocery stores, pharmacies, and all support vendors you may require. Most all are within walking distance. At the same time the buildings are a block off of the main road in a quiet area with generous dedicated parking.

[Click Here To See Drone Footage](#)



Building Photo – 4440 NW 25th Place



Architect rendition of update to façade taking place Jan. 2020

352.318.2009

Dean@mmparrish.com

Toddr@mmparrish.com



Building Photo – 2614 NW 43rd Street



Architect rendition of update to façade taking place Jan. 2020

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Gainesville Area Map





Trade Area Map

Northwest Quadrant

CVS Sunstate Federal CU Sum Total Systems	Zaxby's Harbor Bank The Barr Systems
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Francesca's Italian Blue Agave Mexican Floral Expressions	Ameris Bank Ichiban Sushi 43rd St Deli
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Northeast Quadrant

Fresh Market Five Guys Renaissance Print	Bank of America Regions Bank Capital City Bank
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Alliance CU Hand & Stone GHFC	Florida Credit Union Supercuts Atrium at Gainesville
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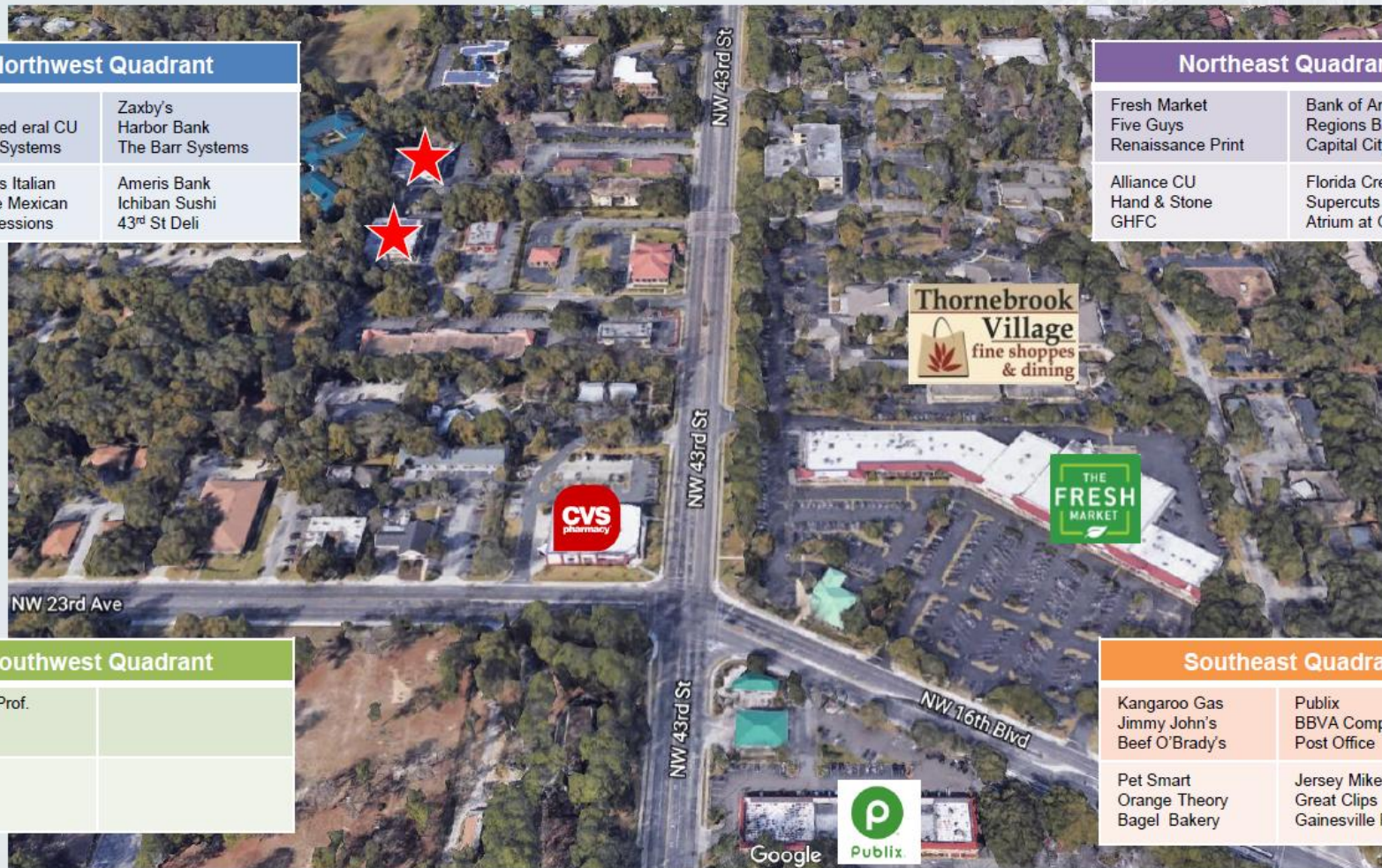
Southwest Quadrant

Suburban Prof. Center	
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Southeast Quadrant

Kangaroo Gas Jimmy John's Beef O'Brady's	Publix BBVA Compass Post Office
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Pet Smart Orange Theory Bagel Bakery	Jersey Mike's Great Clips Gainesville Playhouse
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Options

BLDG 1: 4440 NW 25th PL

SALE PRICE: \$2,419,200

TOTAL SF: 16,128 +/-

Lease Options

Entire Bldg \$22,848/Mo. Gross

1st FL (8,064 +/- SF) \$11,424/Mo. Gross

2nd FL (8,064 +/- SF) \$11,424/Mo. Gross

BLDG 2: 2614 NW 43rd ST

SALE PRICE: \$2,291,700

TOTAL SF: 15,278 +/-

Lease Options

Entire Bldg \$21,645/Mo. Gross

1st FL (7,634 +/- SF) \$10,815/Mo. Gross

2nd FL (7,644 +/- SF) \$10,829/Mo. Gross

BLDGS 1 & 2: 4440 & 2614

SALE PRICE: \$4,710,900

TOTAL SF: 31,406 +/-

Lease Options

Entire Bldg \$44,495/Mo. Gross

Property Details

SUBJECT LOCATION

Property Name	USDA South
Street Address	4440 NW 25 th Place
City	Gainesville
State	FL
Zip	32606
County	Alachua

SUBJECT SITE

Parcel Numbers	06179-005-000
Parcel Size	1.2
Flood Zone	X
Zoning	BUS
Date	January 2020

SUMMARY

Style	Multi-Story Office
Year Built/Renovated	1991
No. of Buildings	1
No. of Stories	2
Total Area	16,128 SF Heated/Cooled

TAXING AUTHORITY

Jurisdiction	City of Gainesville
Real Estate ID #	06179-005-000
Assessed Value	\$1,311,600
Millage Rate	22.6382
Tax Obligation	\$29,692.27
Tax Year	2019

CONSTRUCTION DETAILS

Construction Type	Tile/Stucco
Roof	Tar & Gravel
Plumbing	Unknown
Electric	Unknown
HVAC	Central
Flooring	Carpet, VCT
Fixtures	Varies

UTILITIES

Electric	Tenant
Water & Sewer	Tenant
Natural Gas	N/A

Property Details

SUBJECT LOCATION

Property Name	USDA North
Street Address	2614 NW 43 rd Street
City	Gainesville
State	FL
Zip	32606
County	Alachua

SUBJECT SITE

Parcel Numbers	06160-000-000
Parcel Size	1.01
Flood Zone	X
Zoning	BUS
Date	January 2020

SUMMARY

Style	Multi-Story Office
Year Built/Renovated	1994
No. of Buildings	1
No. of Stories	2
Total Area	15,278 SF Heated/Cooled

TAXING AUTHORITY

Jurisdiction	City of Gainesville
Real Estate ID #	06160-000-000
Assessed Value	\$1,242,300
Millage Rate	22.6382
Tax Obligation	\$28,123.43
Tax Year	2019

CONSTRUCTION DETAILS

Construction Type	Tile/Stucco
Roof	Tar & Gravel
Plumbing	Unknown
Electric	Unknown
HVAC	Central
Flooring	Carpet, VCT
Fixtures	Varies

UTILITIES

Electric	Tenant
Water & Sewer	Tenant
Natural Gas	N/A

Property Overview

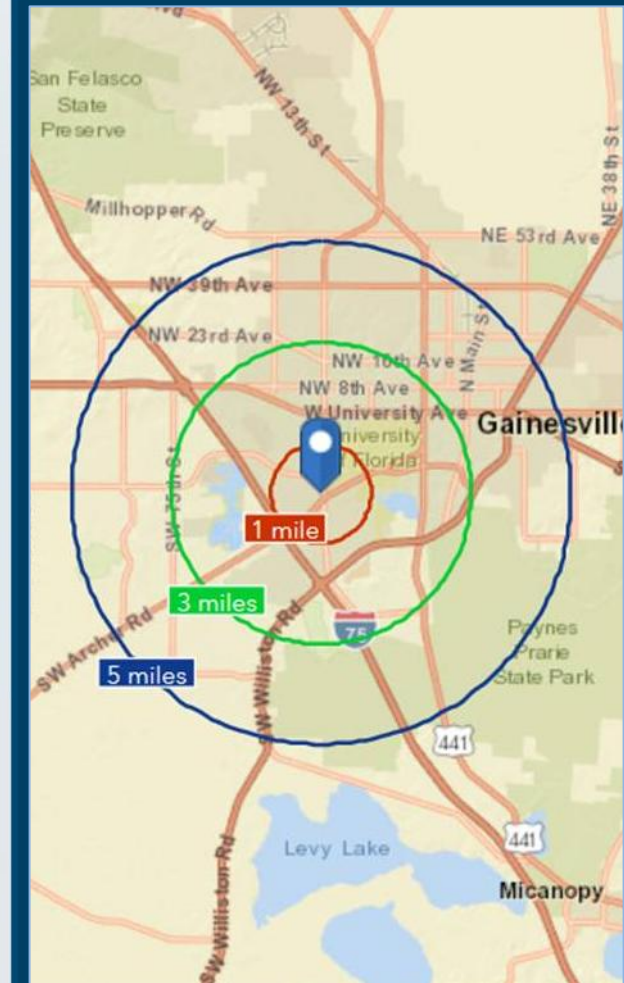
Demographic Snapshot

DEMOGRAPHIC SNAPSHOT

Population	1-Mile	3-Mile	5-Mile
2019 Total Number	7,352	72,747	165,021
2024 Projection	7,560	75,453	172,177
2010 Census Population	7,021	67,779	152,807
Growth 2010-2019	4.7%	7.3%	7.9%
Growth 2019-2024 Estimated	2.8%	3.7%	4.3%
2019 Median Age	48.8	32.2	27.6
2024 Estimated Median Age	49.5	33.3	28.1

HOUSEHOLDS

Household	1-Mile	3-Mile	5-Mile
2019 Total Number	3,411	31,328	68,693
2024 Projection	3,505	32,485	71,760
2010 Census Households	3,258	29,297	63,978
Avg. Household Income	\$99,015	\$72,518	\$63,563
Avg. Household Size	2.10	2.25	2.23
Household Size Annual Rate	0.55%	0.73%	0.88%
Occupied Housing Units	3,577	34,131	76,566
Owner Occupied	75.4%	46.4%	38.3%
Renter Occupied	20.0%	45.4%	51.4%





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