

LEASE

6400 W NEWBERRY RD SUITE #110

6400 W Newberry Rd Suite #110 Gainesville, FL 32605



LEASE RATE

\$2,086.58 per month

Shasta Schoellhorn

352 922 0048

Perry Pursell

352 665 9731

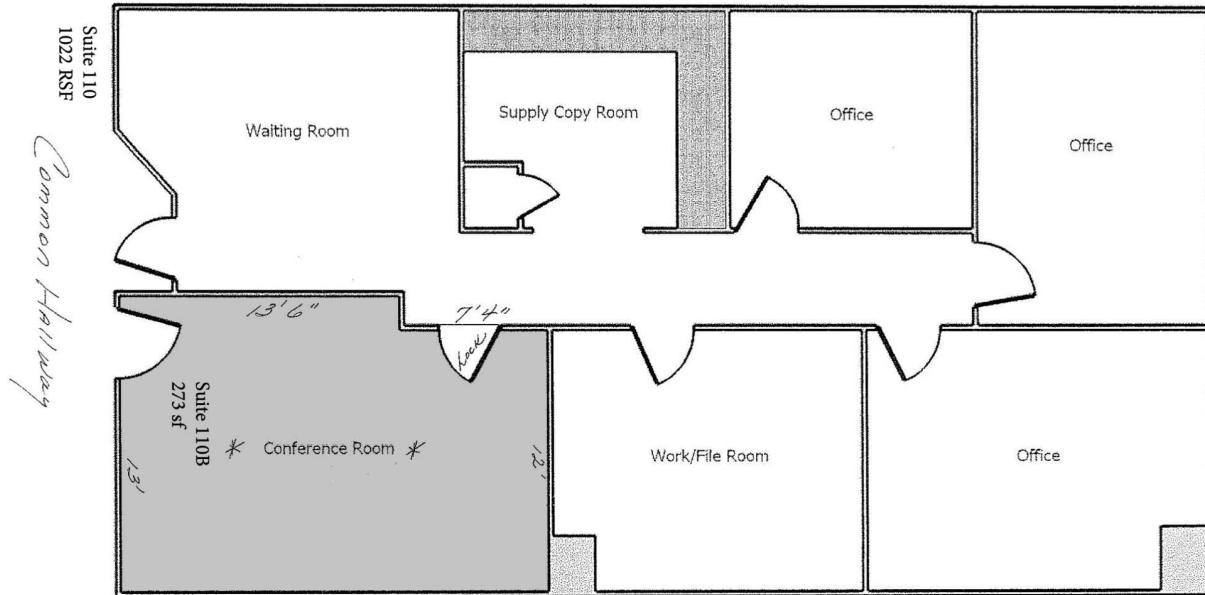
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Medical Arts Building
6400 West Newberry Road, Suite 110, Gainesville, FL., 32605



PROPERTY DESCRIPTION

LOCATION! Close to I-75 and on Newberry Road. Professional Office in North Florida Medical Arts Building. There are 4 private offices/exam rooms, a copy room, and a waiting room (see floor plan in attachments). Suite 110B is not included in lease. Parking in nearby parking garage.

OFFERING SUMMARY

Lease Rate:	\$2,086.58 per month (MG)
Available SF:	1,022 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,315	15,803	30,376
Total Population	6,885	30,588	61,981
Average HH Income	\$54,694	\$59,153	\$64,750
Daily Traffic	45,000		

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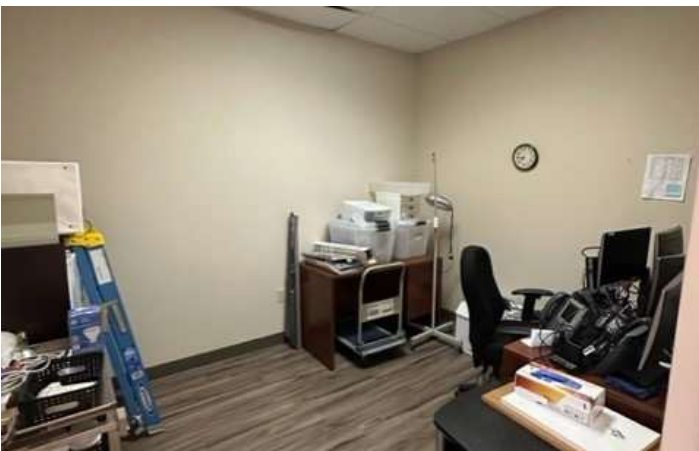
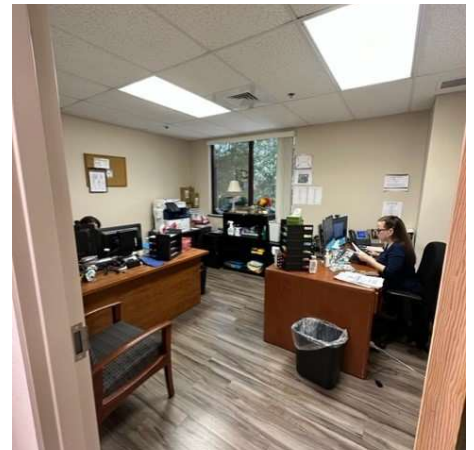
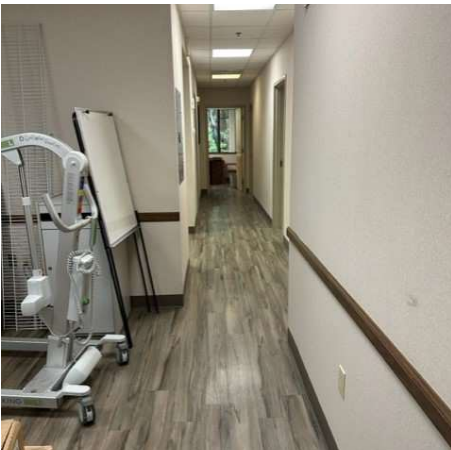
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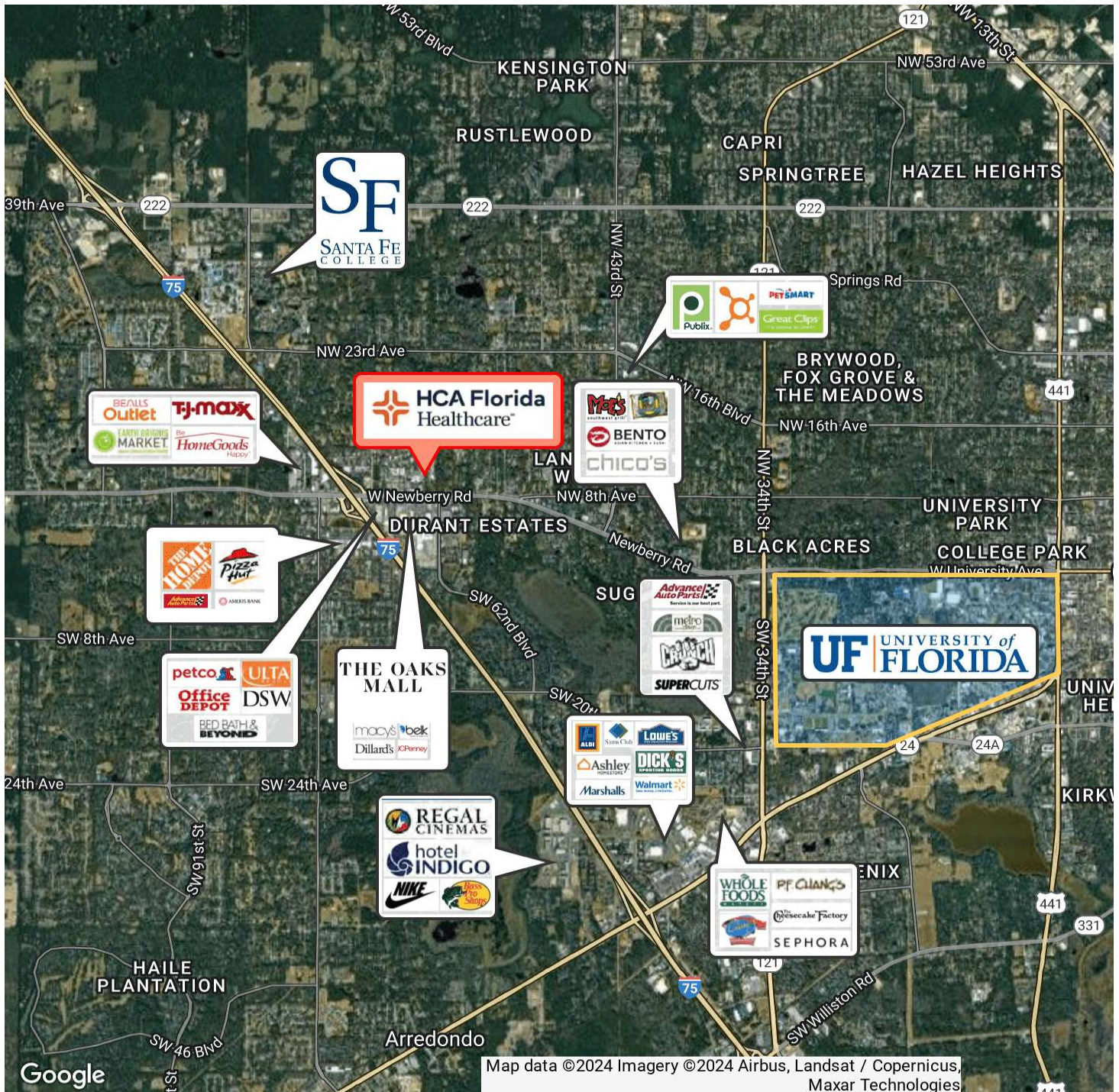


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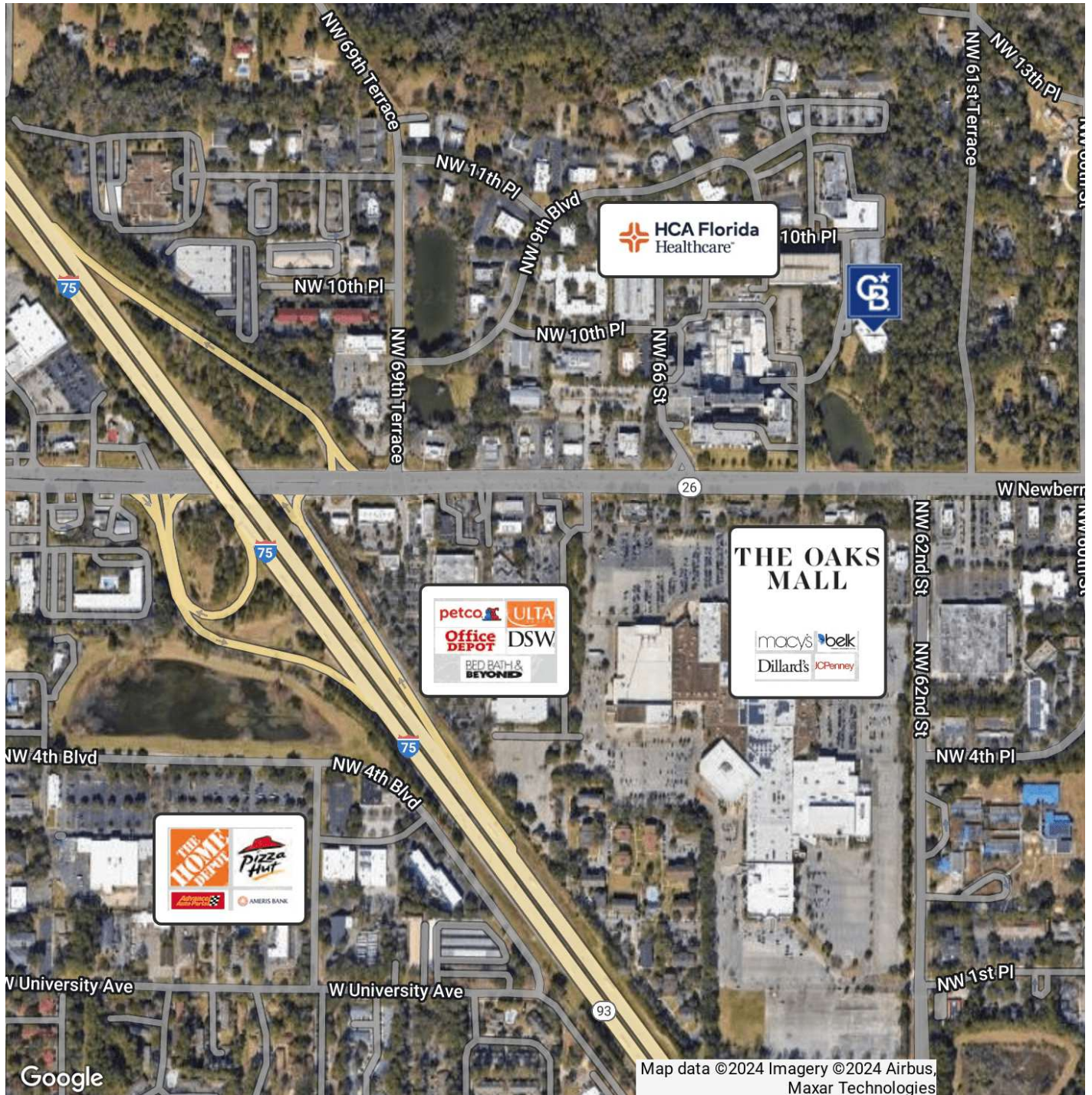
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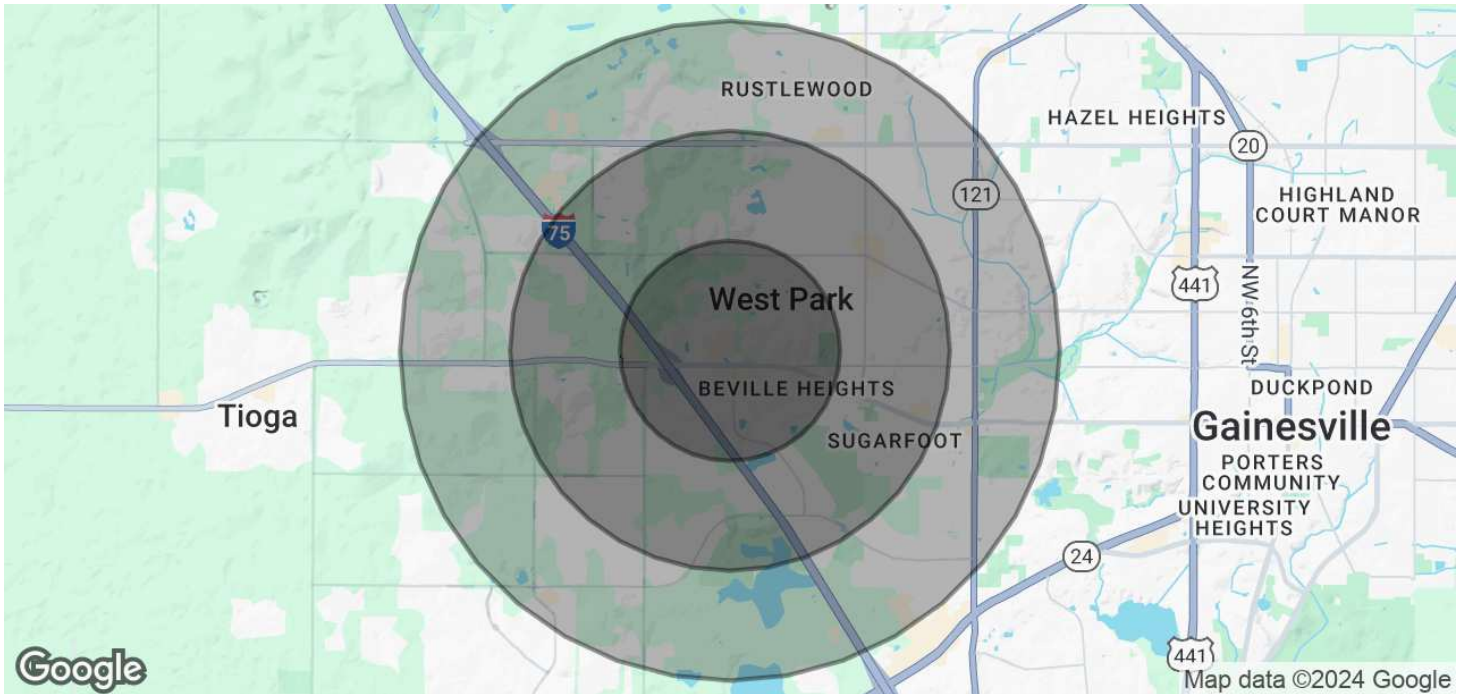
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,885	30,588	61,981
Average Age	33.6	37.2	36.3
Average Age (Male)	35.1	35.8	35.2
Average Age (Female)	32.3	38.2	37.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,315	15,803	30,376
# of Persons per HH	2.1	1.9	2
Average HH Income	\$54,694	\$59,153	\$64,750
Average House Value	\$109,577	\$162,796	\$176,311

* Demographic data derived from 2020 ACS - US Census

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