

Suite 104

\$435,300

FOR SALE

5800 NW 39th Avenue | Unit 104 | Gainesville, FL 32606

Extremely nice office space located on NW 39th Avenue in Robinshore Office Park. This is a very well maintained unit in the back of the complex with privacy and a serene setting.

Association Dues 2017: \$4,750

- Extremely well maintained office in the Robinshore Office Park
- > Great NW location
- > New Roof
- > Tenant Lease Ends: August/2019

DAN DROTOS

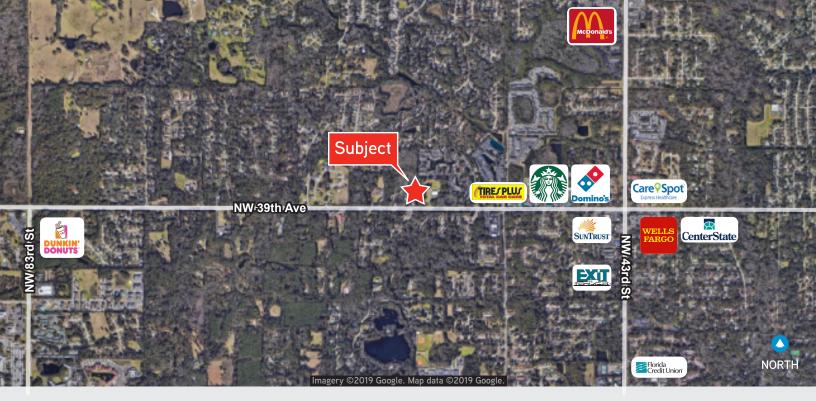
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RORY CAUSSEAUX

Associate Director +1 352 317 6341 rory.causseaux@colliers.com



COLLIERS INTERNATIONAL NORTHEAST FLORIDA 3620 NW 43rd Street, Unit B Gainesville, FL 32606



LOCATION AERIAL



INTERIOR PHOTOS

Contact us:

DAN DROTOS

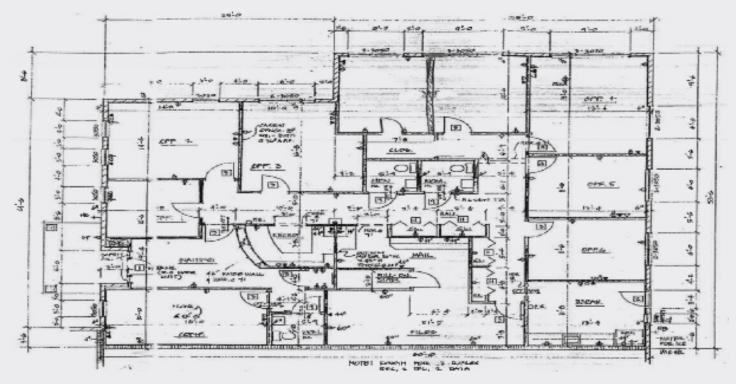
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FLOOR PLAN

Property Summary

Sale Price	\$435,300
Lot Size	0.066± Acres
Building Size	2,902± SF
Building Class	В
Ceiling Height	10.0 FT
Year Built	1997
Zoning	PD
Market	Gainesville
Submarket	NW 39th Avenue/Springhill
Traffic Count	31,000



2018 TOTAL POPULATION

1 Mile: **7,886** 3 Mile: **52,289** 5 Mile: **126,445**



2023 PROJECTED POPULATION

1 Mile: **8,188** 3 Mile: **54,737** 5 Mile: **132,430**



2018 AVERAGE HH INCOME

1 Mile: \$92,394 3 Mile: \$85,496 5 Mile: \$72,953

2023 PROJECTED HH INCOME

1 Mile: \$111,493 3 Mile: \$99,794 5 Mile: \$84,777

Source: Esri Business Analyst Online

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