

**FOR SALE OR LEASE**  
**21,360 SF FREESTANDING BUILDING**

**7001**

NW 4th  
Boulevard

Gainesville, FL

**CBRE**

## **AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT**

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



# PROPERTY DETAILS

## INVESTMENT DETAILS

Address 7001 NW 4th Boulevard  
Gainesville, FL 32607

|                        |                     |
|------------------------|---------------------|
| Year Built             | 1992                |
| Year Renovated         | 2014                |
| Building Size (RBA)    | 21,360 SF           |
| Asking Price for Sale  | Market to Determine |
| Asking Price for Lease | \$15.00 PSF NNN     |
| Estimated NNN's        | \$3.12 PSF          |
| Number of Buildings    | One (1)             |
| Occupancy              | Vacant              |
| County                 | Alachua             |

## CONSTRUCTION DETAILS

|                |   |
|----------------|---|
| Roofs          | Tar and Gravel with New TPO Installed in 2020   |
| Exterior Walls | Concrete Block / Stucco                         |
| Ceiling Height | 12 ft to drop ceiling                           |
| Doors          | Two (2) rear bay doors and One (1) loading dock |
| HVAC           | Roof Top  |

## SITE DETAILS

|                  |   |
|------------------|---|
| Parcel ID        | 06654-007-000                               |
| Lot Size         | 2.74 Acres                                  |
| Zoning           | BR - Businesses, Retail Sales, and Services |
| Type of Building | Free Standing Big Box                       |
| Parking          | 136 dedicated spaces                        |

7001 NW 4TH BLVD

# PROPERTY HIGHLIGHTS

- Property includes 21,360 SF free standing building on 2.74 acres
- Parking lot includes 136 dedicated parking spaces plus two rear bay doors and one loading dock
- Current interior buildout includes 31 rooms previously occupied by an educational tenant
- New TPO roof installed in 2020 on top of tar and gravel
- Excellent location off of I-75 and Newberry Rd less than 5 miles from University of Florida's main campus
- Directly adjacent to Home Depot, Summit Salon Academy, Restaurant Depot, Blue Pearl, and Advance Auto Parts
- Close Proximity to Publix, TJ Maxx, Home Goods, Bealls, Floor & Decor, Ulta Beauty, Petco, ABC Fine Wine & Spirits, The Oaks Mall, Hobby Lobby, HCA Florida - North Florida Hospital



7001 NW 4TH BLVD

# MARKET AERIAL



7001 NW 4TH BLVD

# PROPERTY PHOTOS



7001 NW 4TH BLVD

PROPERTY PHOTOS



7001 NW 4TH BLVD

# LOCATION OVERVIEW

## ABOUT GAINESVILLE

Gainesville, Florida is a vibrant city located in Alachua County in the northern part of the state. Known for its rich history, cultural attractions, and educational institutions, it offers a unique blend of urban amenities and natural beauty.

Gainesville is home to UF, one of the largest and most prestigious universities in the United States. Santa Fe College is another local important educational institute, offering a range of associate and bachelor degree programs.

Florida Museum of Natural History: Located on the UF campus, featuring exhibits on Florida's natural history, including the Butterfly Rainforest.

Harn Museum of Art: Also on the UF campus, houses an extensive collection of art from around the world.

Hippodrome State Theatre: A historic theatre offering plays, films, and art exhibits.

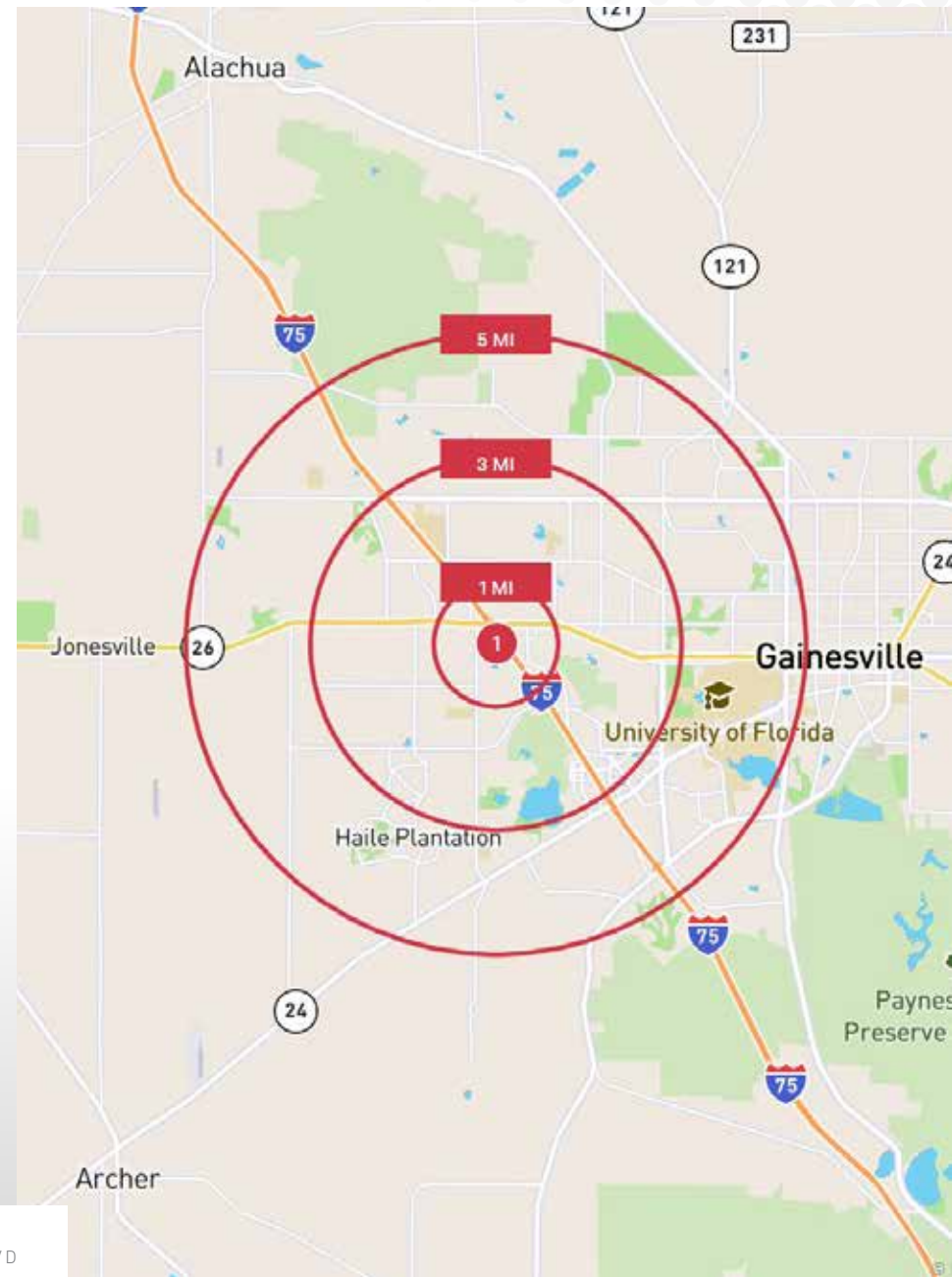
Devil Millhopper Geological State Park: Explore this unique natural sinkhole with a boardwalk leading to the bottom.

Paynes Prairie Preserve State Park: Discover a diverse ecosystem with opportunities with hiking, wildlife viewing (including bison and wild horses), and bird watching.



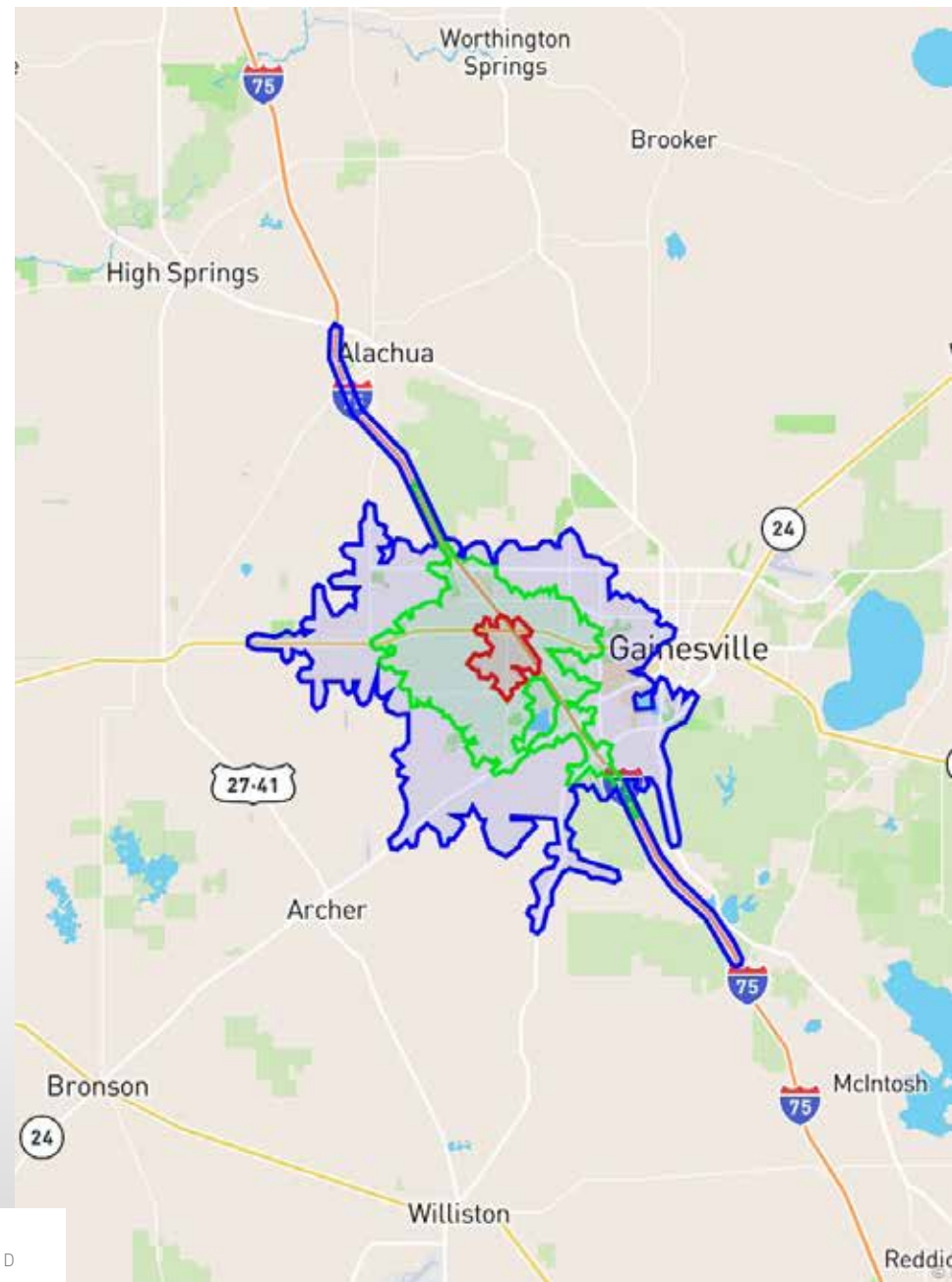
# 1 - 3 - 5 MILE DEMOGRAPHICS

|                             | 1 MILE    | 3 MILE    | 5 MILE    |
|-----------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>           |           |           |           |
| Estimated Population (2025) | 8,775     | 71,455    | 173,276   |
| Median Age                  | 30.6      | 32.3      | 29.3      |
| Census Population (2020)    | 8,616     | 68,283    | 143,895   |
| <b>HOUSEHOLDS</b>           |           |           |           |
| Total Households            | 3,715     | 30,493    | 70,456    |
| # of person per HH          | 2.35      | 2.23      | 2.23      |
| <b>HOUSEHOLD INCOME</b>     |           |           |           |
| Avg. HH Income (2025)       | \$63,879  | \$100,117 | \$102,969 |
| Avg. HH Value (2025)        | \$345,615 | \$426,759 | \$428,409 |



# 5 - 10 - 15 MINUTE DEMOGRAPHICS

|  | 5 MINUTE | 10 MINUTE | 15 MINUTE |
|--|----------|-----------|-----------|
| <b>POPULATION</b>                        |          |           |           |
| Estimated Population (2025)              | 13,375   | 65,060    | 152,863   |
| Projected Population (2030)              | 14,214   | 67,936    | 157,939   |
| Census Population (2020)                 | 12,112   | 60,762    | 143,895   |
| <b>HOUSEHOLDS</b>                        |          |           |           |
| Estimated Households (2025)              | 5,475    | 26,910    | 62,942    |
| Projected Households (2030)              | 5,881    | 28,347    | 65,600    |
| Census Households (2020)                 | 4,951    | 24,924    | 58,809    |
| <b>HOUSEHOLD INCOME</b>                  |          |           |           |
| Estimated Avg. Household Income (2025)   | \$78,735 | \$107,261 | \$106,187 |
| Estimated Median Household Income (2025) | \$52,184 | \$70,544  | \$68,534  |



7001 NW 4TH BLVD

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## NW 4TH BOULEVARD

GAINESVILLE, FL

### CONTACT US

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