

# LEASE

**4611 NW 53RD AVE**  
4611 NW 53rd Ave Gainesville, FL 32653



## PROPERTY DESCRIPTION

Medical office for lease in Bristol Park - the beautiful NW 53rd Ave business corridor by Hunter's Crossing Publix plaza. Beautiful brick facade, lovely landscaping, plenty of parking. Suite consists of large reception area, 15 offices, 3 restrooms and kitchenette.

Landlord will demise into two units (1250 SF and 2434 SF) for a strong tenant.

## PROPERTY HIGHLIGHTS

- Ample parking space
- Close to major roadway
- Versatile layout
- Natural light throughout
- ADA compliant

## OFFERING SUMMARY

|                |                   |
|----------------|-------------------|
| Lease Rate:    | \$15.00 SF/yr NNN |
| Available SF:  | 1,250 - 3,685 SF  |
| Lot Size:      | 0.23 Acres        |
| Building Size: | 3,684 SF          |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE    |
|-------------------|-----------|-----------|-----------|
| Total Households  | 321       | 686       | 3,059     |
| Total Population  | 730       | 1,572     | 6,832     |
| Average HH Income | \$133,242 | \$129,532 | \$121,001 |

**Craig Carter**  
(352) 339-4038  
ccarter@mmparrish.com

**Dean R. Cheshire**  
(352) 745-1883  
Dean@mmparrish.com

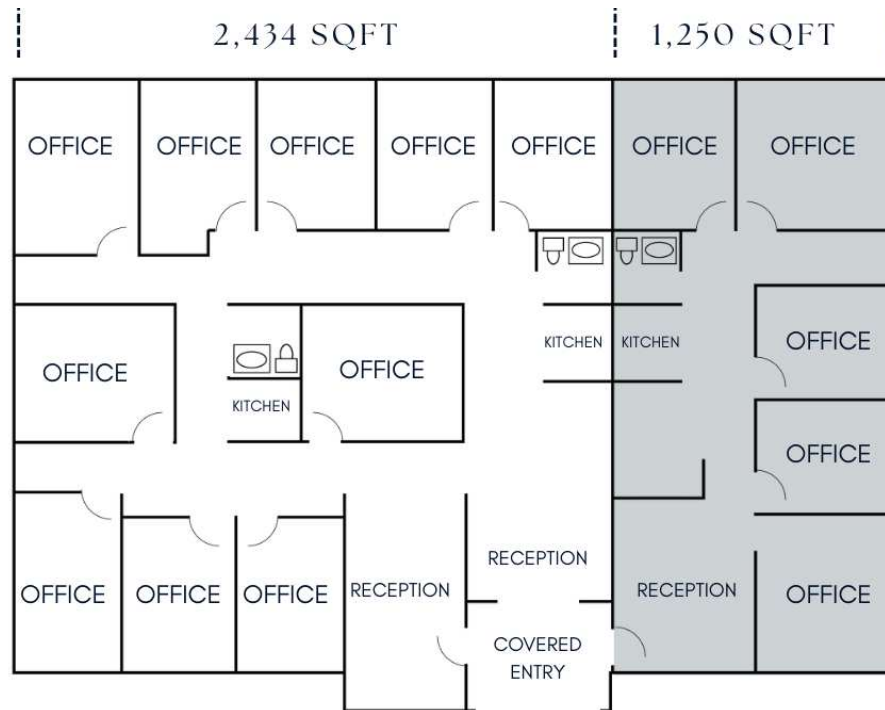
**Michelle Carter**  
(352) 339-5734  
mcarter@mmparrish.com



**COLDWELL BANKER  
COMMERCIAL**  
M.M. PARRISH REALTORS

# LEASE

**4611 NW 53RD AVE**  
4611 NW 53rd Ave Gainesville, FL 32653



## LEASE INFORMATION

|              |                  |             |                         |
|--------------|------------------|-------------|-------------------------|
| Lease Type:  | NNN @ \$5.06/SF  | Lease Term: | Negotiable              |
| Total Space: | 1,250 - 3,685 SF | Lease Rate: | \$15.00 - \$17.00 SF/yr |

## AVAILABLE SPACES

| SUITE            | SIZE (SF) | LEASE RATE    | DESCRIPTION   |
|------------------|-----------|---------------|---|
| 4611 NW 53rd Ave | 3,685 SF  | \$15.00 SF/yr | Suite consists of large reception area, 15 offices, 3 restrooms and kitchenette.                                  |
| Suite A          | 2,434 SF  | \$17.00 SF/yr | Demised unit; would consist of large reception area, 9 offices, open work/file area, 2 restrooms and kitchenette. |
| Suite B          | 1,250 SF  | \$17.00 SF/yr | Demised unit; would consist of reception area, 5 offices, file/storage room, restroom and kitchenette.            |

**Craig Carter**  
(352) 339-4038  
ccarter@mmparrish.com

**Dean R. Cheshire**  
(352) 745-1883  
Dean@mmparrish.com

**Michelle Carter**  
(352) 339-5734  
mcarter@mmparrish.com



**COLDWELL BANKER  
COMMERCIAL**  
M.M. PARRISH REALTORS

# LEASE

**4611 NW 53RD AVE**  
4611 NW 53rd Ave Gainesville, FL 32653



**Craig Carter**  
(352) 339-4038  
ccarter@mmparrish.com

**Dean R. Cheshire**  
(352) 745-1883  
Dean@mmparrish.com

**Michelle Carter**  
(352) 339-5734  
mcarter@mmparrish.com

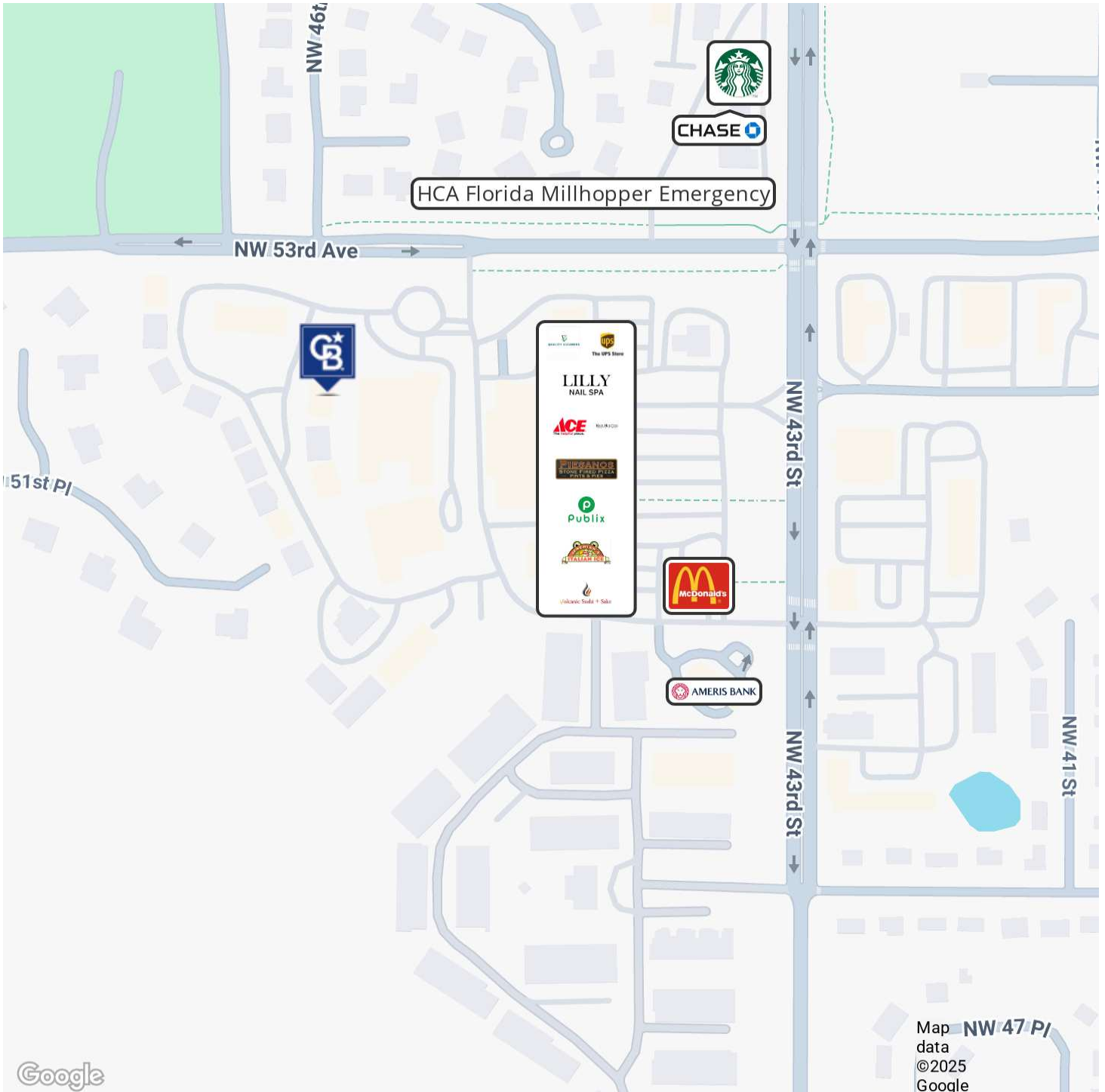


**COLDWELL BANKER  
COMMERCIAL**  
M.M. PARRISH REALTORS

# LEASE

4611 NW 53RD AVE

4611 NW 53rd Ave Gainesville, FL 32653



**Craig Carter**  
(352) 339-4038  
ccarter@mmparrish.com

**Dean R. Cheshire**  
(352) 745-1883  
Dean@mmparrish.com

**Michelle Carter**  
(352) 339-5734  
mcarter@mmparrish.com



**COLDWELL BANKER  
COMMERCIAL**  
M.M. PARRISH REALTORS



352.745.1883

dean@mmparrish.com

352.339.5734

mcarter@mmparrish.com

352.339.4038

ccarter@mmparrish.com

Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County for many years, which gives them insight into local laws and code requirements, relationships with folks within the industry, and a deep understanding of the needs of businesses and investors.

- **Highly Specialized:** 100% of their focus is commercial real estate.
- **Consistent Producers:** Awarded “Top Two” status for being in the top 2% of Coldwell Banker Commercial Realtors nationwide in 2023, with multi-million-dollar production year after year.
- **Global Resources:** The Team has the backing and longevity (since 1906) of Coldwell Banker Commercial agents and database assets around the U.S. and the world. Their brokerage, M.M. Parrish Realtors, who have been in our community since 1911, gives the CRE Pro Team local knowledge and global influence to make them a force in the commercial real estate market.
- **In-the-Know:** As members of the largest MLS in the state of Florida, the Team deploys listings on all the major commercial sites, including Loopnet/Costar, Crexi, CBC Worldwide, and more. Their strength in networking and regional relationships can bring off-market deals to their clients.
- **Anticipating Needs and Fixing Problems:** The Team identifies potential roadblocks before they become your problem and harnesses their resources to bring your deal to completion.

**Call to see what the CRE Pro Team can do for you!**

