

GAINESVILLE REGIONAL AIRPORT - HANGAR - FOR LEASE

4383 NE 48th Ave, Gainesville, FL 32609

Marcus & Millichap



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Florida, Inc. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Activity ID #ZAG0250236

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

4383 NE 48TH AVE

EXCLUSIVELY
LISTED BY

GABRIEL PATERSON

Associate Investments

Tampa

Direct: 813.387.4823

Gabe.Paterson@marcusmillichap.com

FL #SL3591954


Marcus & Millichap


4383 NE 48TH AVE

TABLE OF CONTENTS

5 EXECUTIVE SUMMARY

12 MARKET OVERVIEW


Marcus & Millichap



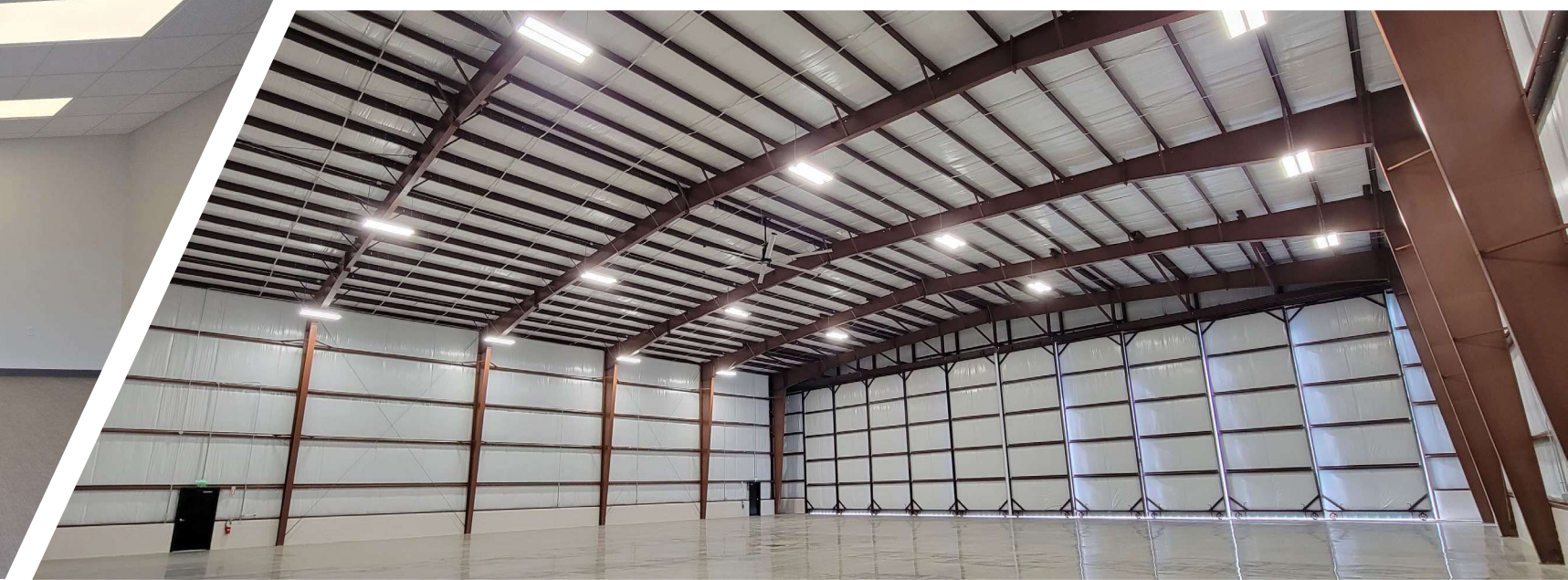
01



EXECUTIVE SUMMARY

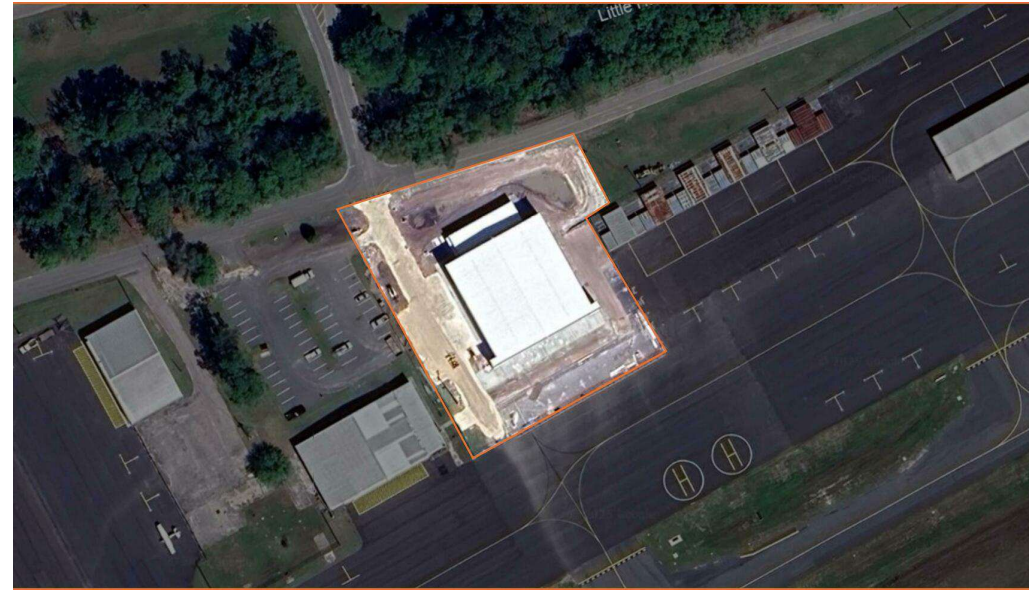
Photos
Property Summary
Space Florida
Regional Map
Local Map
Parcel Map

Marcus & Millichap



GAINESVILLE REGIONAL AIRPORT HANGAR

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Now available for immediate lease, this brand-new 13,840-square-foot private hangar and office facility is located at Gainesville Regional Airport (GNV), just 20 minutes from the University of Florida. The property includes 11,990 square feet of hangar space—capable of accommodating a Gulfstream G5—along with 1,850 square feet of office space and 20 dedicated parking spots. This is the only private hangar space currently available for lease at GNV. With hangar availability across Central Florida often subject to multi-year waiting lists, this offering presents a rare opportunity for immediate occupancy in a high-demand market.

PROPERTY HIGHLIGHTS

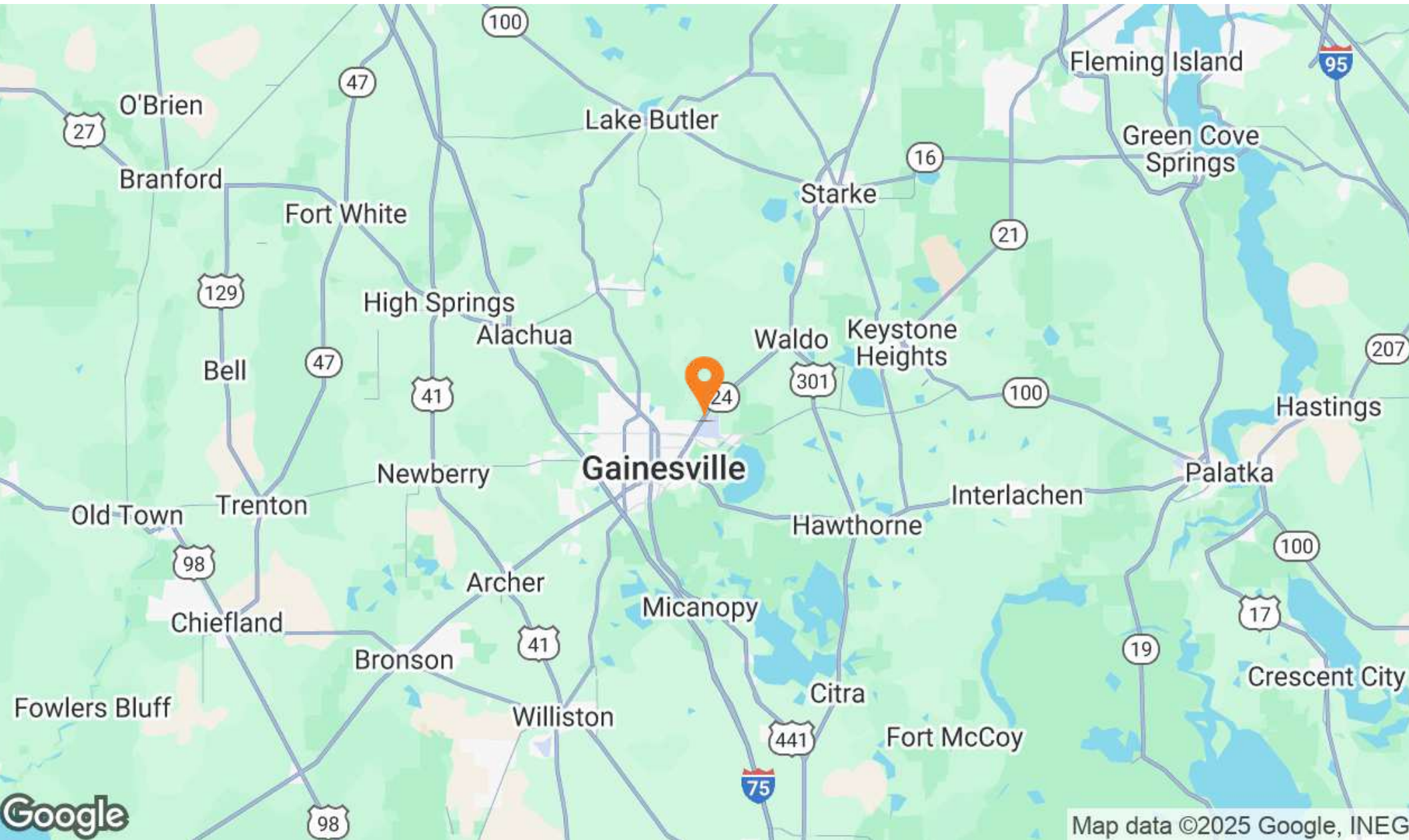
- 13,840 SF hangar and office located at Gainesville Regional Airport (GNV)
- Brand new construction - 11,990 SF hangar, 1,850 SF office, 20 parking spots
- 100' wide x 28' high door (able to hangar G5)

OFFERING SUMMARY

Rent:	Negotiable/Contact Agent
Term:	5 Years
Building Size:	13,840 SF
Hangar Space:	11,990 SF
Hangar Dimensions:	110' wide x 109' deep
Office Space:	4 offices (1,850 SF)
Ground Lease:	30 Years

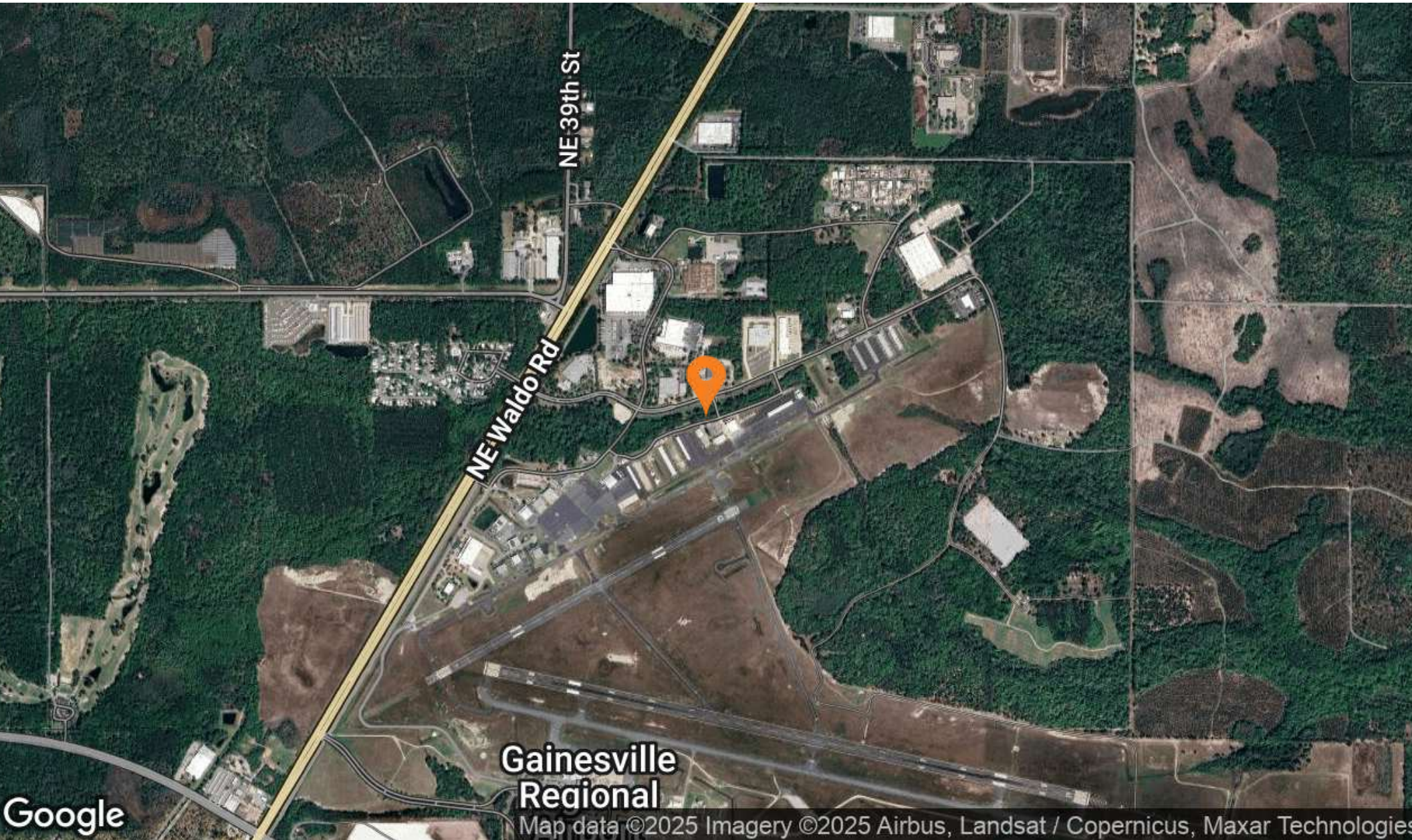
GAINESVILLE REGIONAL AIRPORT HANGAR

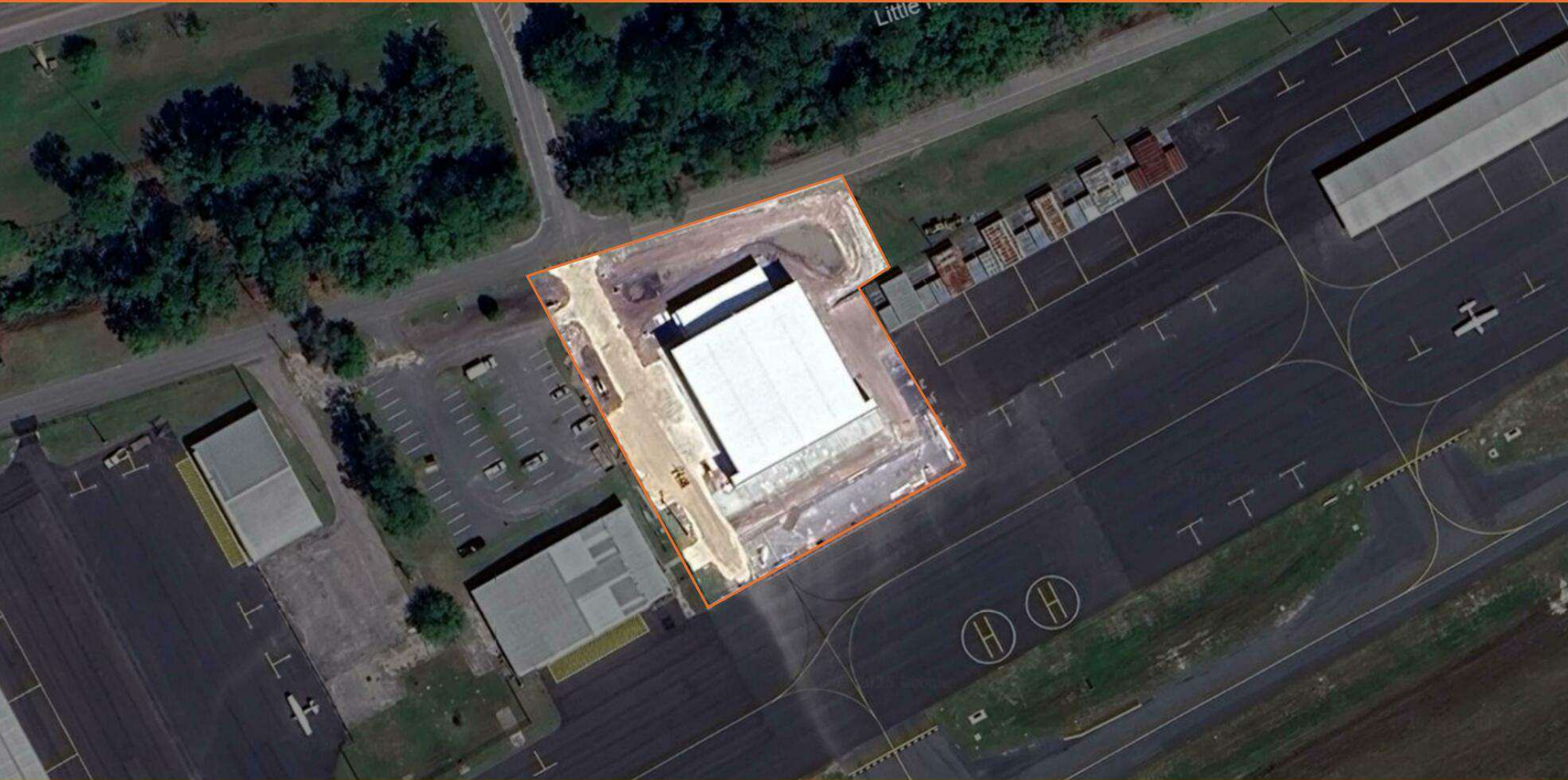
REGIONAL MAP



GAINESVILLE REGIONAL AIRPORT HANGAR

LOCAL MAP





SECTION 2

02

MARKET OVERVIEW

Market Overview
Demographics
Broker of Record

Marcus & Millichap

GAINESVILLE REGIONAL AIRPORT HANGAR

MARKET OVERVIEW

GAINESVILLE

Home to the University of Florida, the Gainesville metro is in north central Florida — right in between Miami and Atlanta — and encompasses Alachua and Gilchrist counties. The city of Gainesville is 70 miles southwest of Jacksonville and 115 miles north of Orlando. The Council for Economic Outreach, along with the City of Gainesville, has established an Innovation District between midtown and downtown. The area is currently home to startups and tech companies, highlighted by the presence of Eventplicity and Parisleaf.

ECONOMY

- Major Gainesville employment sectors include education, health care, government and food service.
- The University of Florida employs approximately 19,500 individuals, serves over 55,000 students and contributes more than \$16 billion to the state economy, making it the largest employer here.
- UF Health is the metro's second-largest employer with a workforce of 33,000 individuals.
- The IT/software sector is growing in Greater Gainesville, with businesses ranging from human engagement to game development. Companies include SharpSpring, Optym and Infotech.

QUICK FACTS



POPULATION
310K
Growth 2024-2029*
4.1%



HOUSEHOLDS
127K
Growth 2024-2029*
4.3%

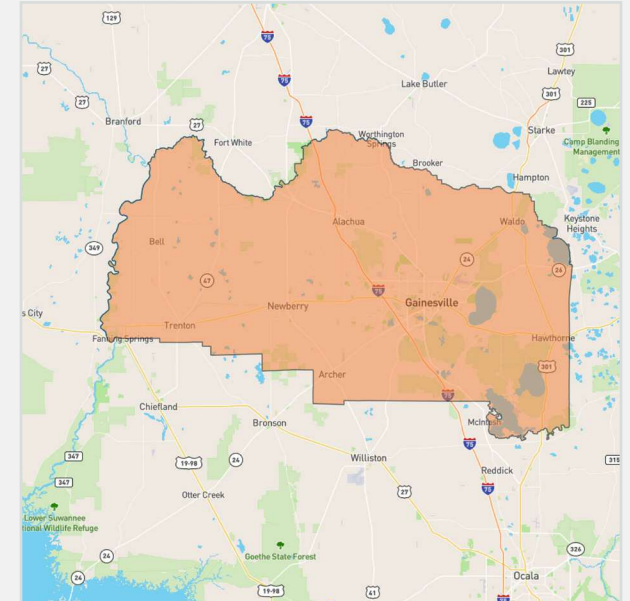


MEDIAN AGE
36.0
U.S. Median:
39.0



MEDIAN HOUSEHOLD INCOME
\$69,200
U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS



HIGHER EDUCATION

Gainesville is home to the University of Florida and Santa Fe College, marking a combined student enrollment of more than 75,000.



SKILLED WORKFORCE

Graduates of local higher education institutions provide skilled labor, as 41 percent of the population has a bachelor's degree or higher, which is above the national rate.



HEALTH CARE

UF Health, HCA Florida North Florida Hospital and Veterans Affairs Medical Center are among the area's many health care providers.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

GAINESVILLE REGIONAL AIRPORT HANGAR

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	2,051	21,419	73,578
2024 Estimate			
Total Population	2,009	21,046	71,720
2020 Census			
Total Population	1,936	20,344	69,316
2010 Census			
Total Population	2,182	21,096	63,940
Daytime Population			
2024 Estimate	2,544	21,185	142,967
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	330	7,835	29,683
2024 Estimate			
Total Households	320	7,626	28,781
Average (Mean) Household Size	2.7	2.5	2.2
2020 Census			
Total Households	306	7,339	27,550
2010 Census			
Total Households	274	7,099	24,320

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	0.0%	2.4%	3.4%
\$150,000-\$199,999	0.3%	2.4%	3.7%
\$100,000-\$149,999	9.2%	9.6%	9.7%
\$75,000-\$99,999	8.1%	15.1%	12.2%
\$50,000-\$74,999	17.1%	17.7%	14.3%
\$35,000-\$49,999	13.1%	14.3%	14.0%
\$25,000-\$34,999	14.3%	10.8%	10.6%
\$15,000-\$24,999	10.6%	11.0%	10.2%
Under \$15,000	27.3%	16.8%	22.1%
Average Household Income	\$47,608	\$58,845	\$58,977
Median Household Income	\$41,239	\$49,140	\$44,443
Per Capita Income	\$15,612	\$23,569	\$26,350
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	2,009	21,046	71,720
Under 20	21.0%	25.9%	24.0%
20 to 34 Years	19.5%	21.8%	37.4%
35 to 39 Years	7.3%	7.3%	5.6%
40 to 49 Years	12.0%	12.5%	8.9%
50 to 64 Years	22.1%	17.3%	12.6%
Age 65+	18.0%	15.2%	11.6%
Median Age	43.0	36.0	31.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	1,472	14,266	38,988
Elementary (0-8)	19.7%	5.7%	3.6%
Some High School (9-11)	14.6%	9.8%	6.2%
High School Graduate (12)	29.1%	29.6%	21.9%
Some College (13-15)	23.3%	21.0%	18.7%
Associate Degree Only	4.4%	8.9%	10.2%
Bachelor's Degree Only	4.7%	15.4%	21.9%
Graduate Degree	4.2%	9.7%	17.5%
Travel Time to Work			
Average Travel Time to Work in Minutes	24.0	22.0	20.0

GAINESVILLE REGIONAL AIRPORT HANGAR

DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 71,720. The population has changed by 12.17 percent since 2010. It is estimated that the population in your area will be 73,578 five years from now, which represents a change of 2.6 percent from the current year. The current population is 52.0 percent male and 48.0 percent female. The median age of the population in your area is 31.0, compared with the U.S. average, which is 39.0. The population density in your area is 914 people per square mile.



HOUSEHOLDS

There are currently 28,781 households in your selected geography. The number of households has changed by 18.34 percent since 2010. It is estimated that the number of households in your area will be 29,683 five years from now, which represents a change of 3.1 percent from the current year. The average household size in your area is 2.2 people.



INCOME

In 2024, the median household income for your selected geography is \$44,443, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 60.84 percent since 2010. It is estimated that the median household income in your area will be \$49,281 five years from now, which represents a change of 10.9 percent from the current year.

The current year per capita income in your area is \$26,350, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$58,977, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 34,451 people in your selected area were employed. The 2010 Census revealed that 60.1 percent of employees are in white-collar occupations in this geography, and 13 percent are in blue-collar occupations. In 2024, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 18.00 minutes.



HOUSING

The median housing value in your area was \$178,081 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 10,370.00 owner-occupied housing units and 13,951.00 renter-occupied housing units in your area.



EDUCATION

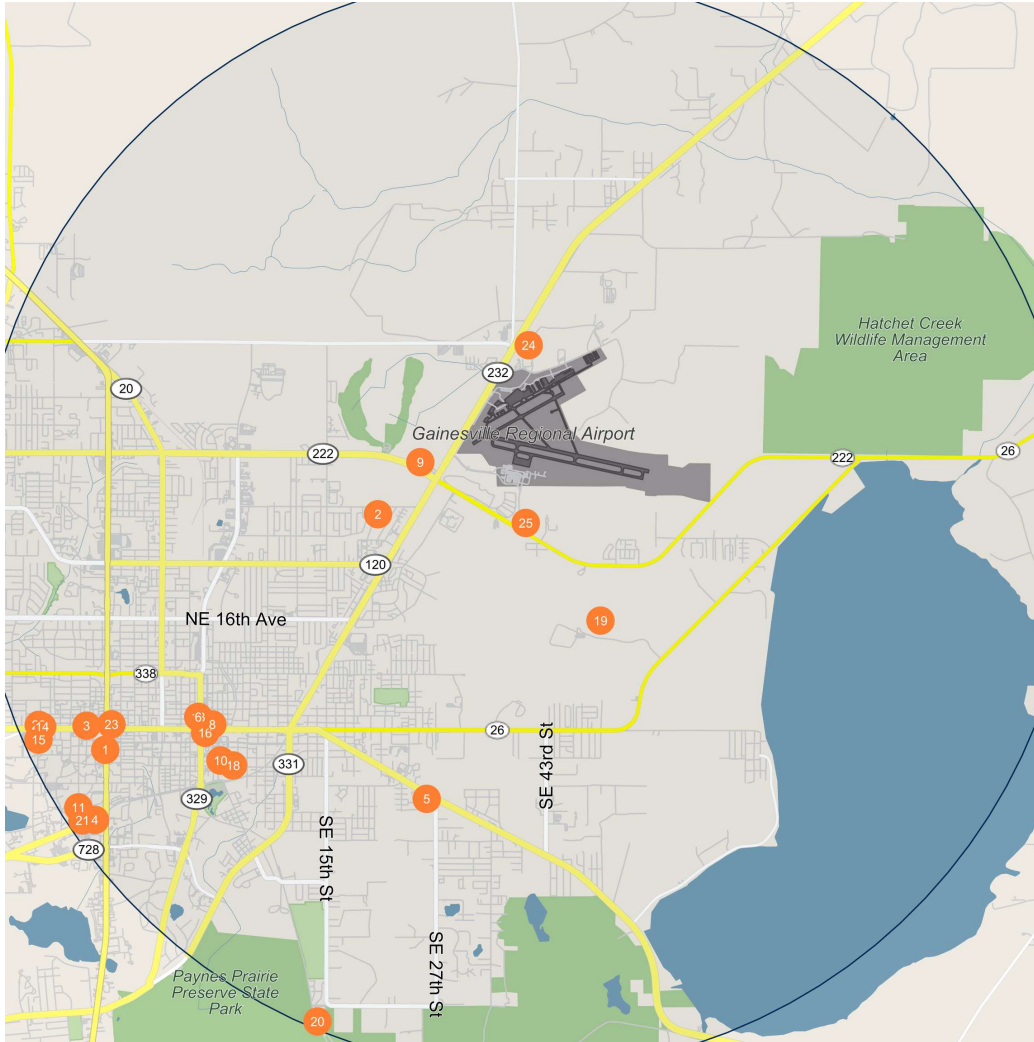
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 35.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 10.2 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 13.3 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.4 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 27.3 percent in the selected area compared with the 19.7 percent in the U.S.

GAINESVILLE REGIONAL AIRPORT HANGAR

DEMOGRAPHICS



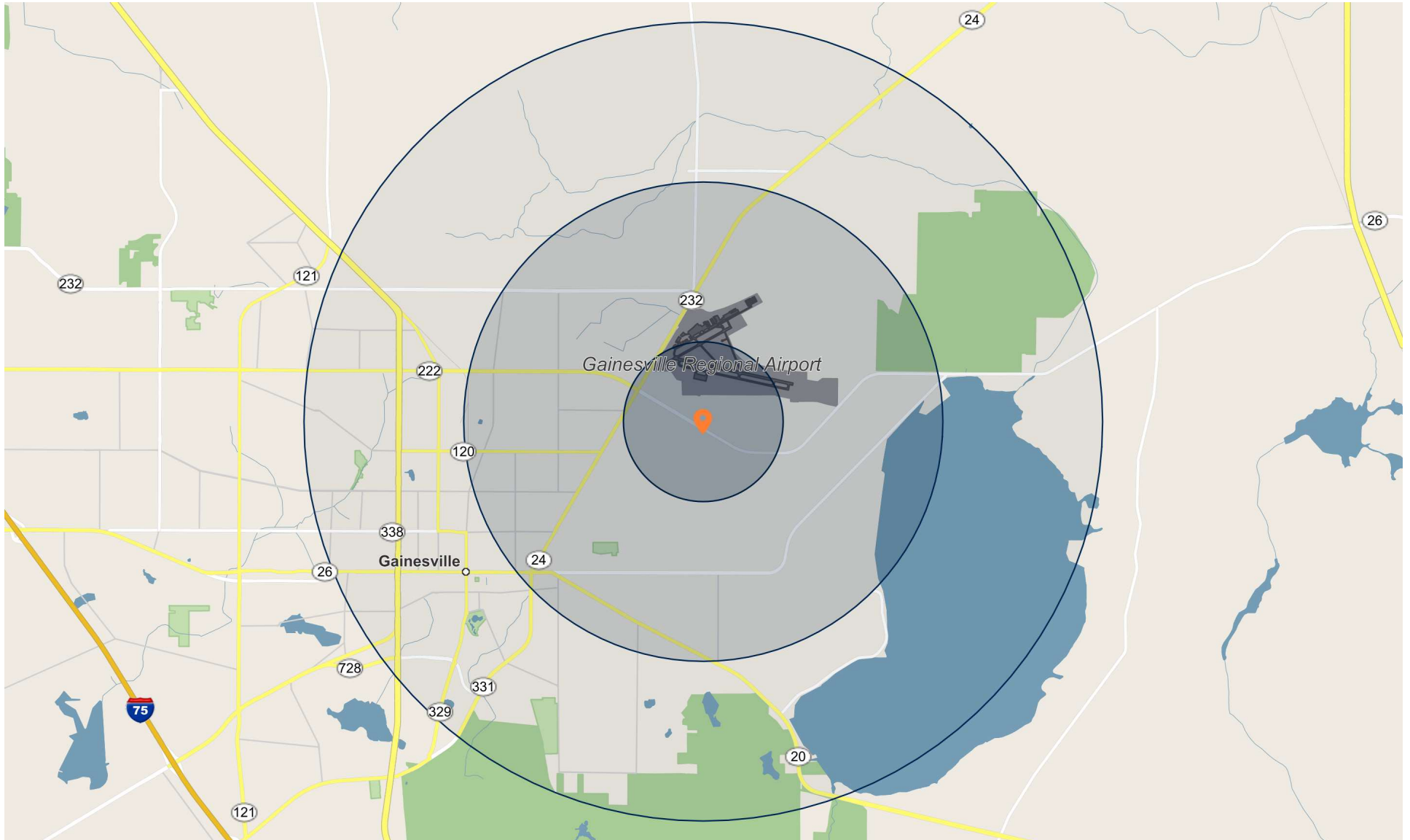
Major Employers

Employees

1	University of Florida-Engineering Indus Eqp Stn W U F	4,792
2	Compass Group Usa Inc-Canteen	2,117
3	Board of Governors State Unive	1,366
4	Board of Gvmors State Univ Sy-Uf Health Heart Vascular Hosp	980
5	County of Alachua-Alachua County Sheriffs Office	899
6	Collier Companies Inc	674
7	Board of Gvmors State Univ Sy-Uf Health Neurosurgery	564
8	City of Gainesville-Gainesville Regional Utilities	400
9	Double Envelope Corporation-BSC Ventures	315
10	Gainesville Regional Utilities	300
11	University of Florida-McKnight Brain Institute	300
12	University of Florida-McKnight Brain Institute	300
13	Collier Entps Gainesville Inc	250
14	University Fla Foundation Inc	250
15	University Athletic Assn Inc-University of Florida	250
16	County of Alachua	230
17	Gainesville Regional Utilities-Springhill Service Center	217
18	Gainesville Regional Utilities-Water Department	217
19	Florida Ste	209
20	Meridian Bhvral Healthcare Inc	206
21	Shands Tching Hosp Clinics Inc-Shands At The University Fla	205
22	University Fla Foundation Inc	200
23	HI Development Corp-Holiday Inn	198
24	Kenneth O Lester Company Inc-Pfg Customized - Florida	192
25	Unifi Aviation LLC-Unifi Gnv	179

GAINESVILLE REGIONAL AIRPORT HANGAR

DEMOGRAPHICS



4383 NE 48TH AVE

BROKER OF RECORD

RYAN NEE

Florida

(954) 245-3400

License: FLBK3154667


Marcus & Millichap