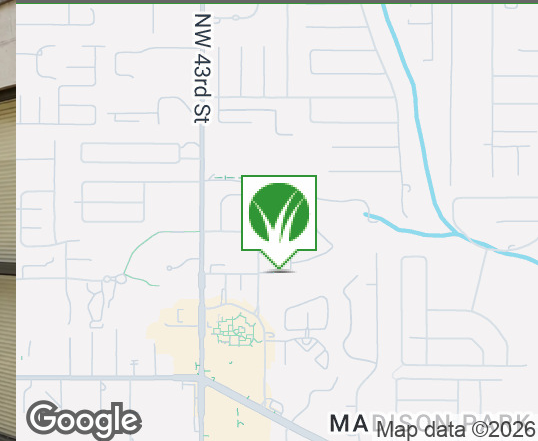


FOR SALE & LEASE
\$219,000

609 SF



PROPERTY HIGHLIGHTS

- A must see, this space has been meticulously updated with a new drop ceiling, new flooring, new lighting, and paint throughout.
- The suite has a private office with sink and storage, large open workspace and small reception area, restroom with shower, and storage.
- Perfect as an office, salon suite, and more. Contact the listing agent for more information.

CONTACT

GAVIN JOHNSON
352.665.1093
gavin@bhgrecommercialtg.com

Pebble Creek Office Condo

2731 Northwest 41 Street #B2, Gainesville, FL 32606



Office

For Sale & Lease

AERIAL HIGHLIGHTS

BHGREcommercialTG.com



HIGHLIGHTS



Description:
Renovated office
condo for sale and
lease.



Size:
609 SF



Key Details:
Private office, open
workspace,
restroom, reception
and storage.



Location:
Gainesville, FL
32606

GET IN TOUCH

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Office
For Sale & Lease

PROPERTY SUMMARY

[BHGREcommercialTG.com](https://www.BHGREcommercialTG.com)



OFFERING SUMMARY

Sale Price:	\$219,000
Lease Rate:	\$1,400 per month (Gross)
Number of Units:	1
Available SF:	609 SF
Lot Size:	0.01 Acres
Building Size:	609 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,542	12,269	30,977
Total Population	7,680	27,928	73,394



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Office

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ADDITIONAL PHOTOS

[BHGREcommercialTG.com](https://www.BHGREcommercialTG.com)



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Office

For Sale & Lease

DEMOGRAPHICS MAP & REPORT

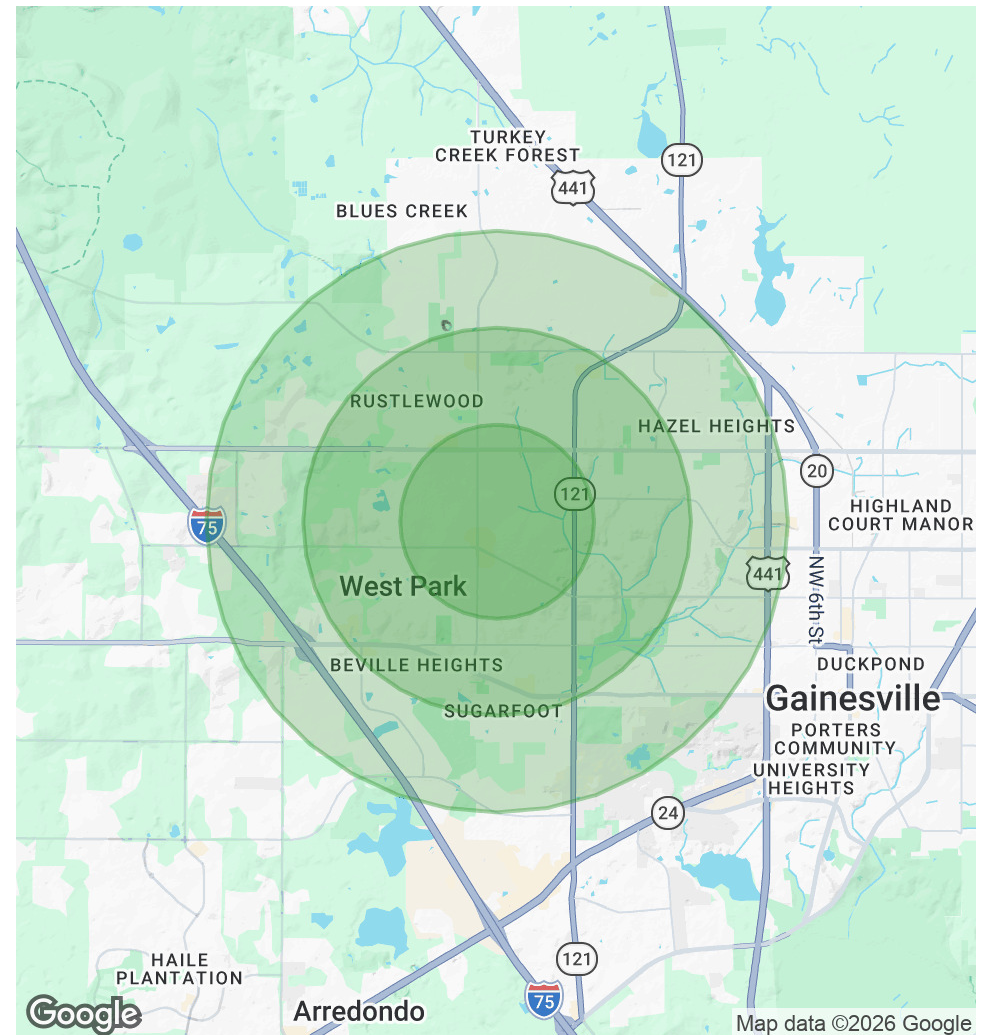
[BHGREcommercialTG.com](https://www.bhgrecommercialtg.com)



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,680	27,928	73,394
Average Age	51.0	43.1	36.4
Average Age (Male)	47.9	40.8	34.9
Average Age (Female)	53.7	46.3	38.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,542	12,269	30,977
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$120,935	\$115,311	\$94,294
Average House Value	\$298,886	\$294,715	\$276,857

2023 American Community Survey (ACS)



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ABOUT US

BHGREcommercialTG.com



LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

COMMERCIAL
SALES

LAND
DEVELOPEMNT

OUR MISSION

To consistently serve our clients as a team of committed, trusted real estate professionals who operate with the highest standards of ethics and integrity.

OUR VISION

To always prioritize our clients, community, and one another, while further elevating the markets we serve.

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