

FLEX SPACE FOR LEASE

3707 SW 42nd Avenue, Gainesville, FL 32608

2,400± SF | \$12/SF NNN



LAUREN VAZQUEZ, SIOR

Vice President

📞 352.420.9889

✉ 352.222.4590

lvazquez@lee-associates.com

BRIAN OEN

Senior Vice President

📞 352.420.9889

✉ 352.494.2100

boen@lee-associates.com



COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW & DEMOGRAPHICS

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Available for lease, this 2,400±SF conditioned flex space offers a versatile layout ideal for showroom, light manufacturing, assembly, distribution, service, or creative workspace users.

The suite features a spacious open work area, complemented by a private office, dedicated storage room, one restroom, and one grade-level overhead roll-up door for convenient loading and unloading.

Additional access is provided by two front pedestrian entrances and one rear pedestrian door, offering excellent functionality for employees, customers, and deliveries.

Its adaptable layout allows a variety of businesses to tailor the space to their operational needs.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,910	58,471	135,263
Average Age	26.7	28.6	31.9
Average Age (Male)	26.4	29.4	31.9
Average Age (Female)	26.9	28.1	32.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,458	23,206	54,449
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$55,565	\$64,748	\$80,768
Average House Value	\$229,347	\$258,777	\$311,883

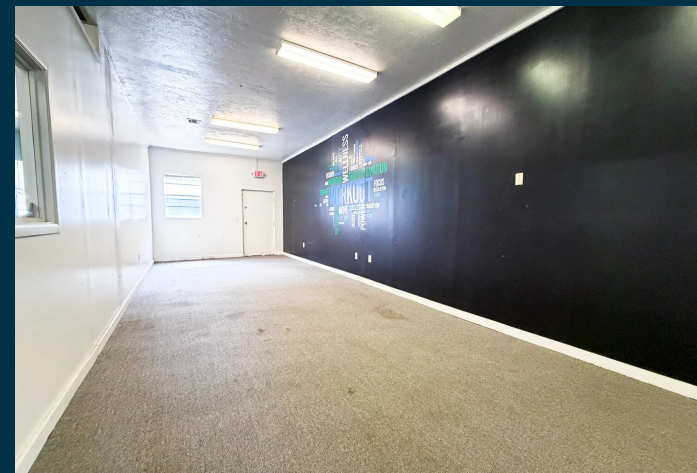
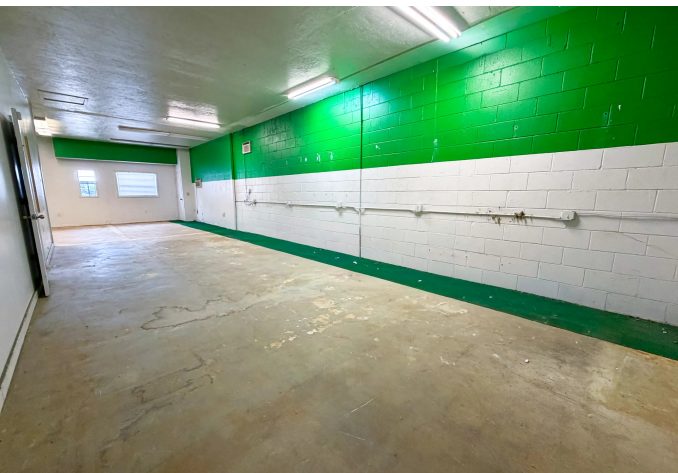


PROPERTY HIGHLIGHTS

- Conditioned Flex Space
- Open Floor Plan with Minimal Build-Out
- Grade-Level Roll-Up Door
- Private Office & Storage Room
- Interior Improvements Underway

PHOTO GALLERY

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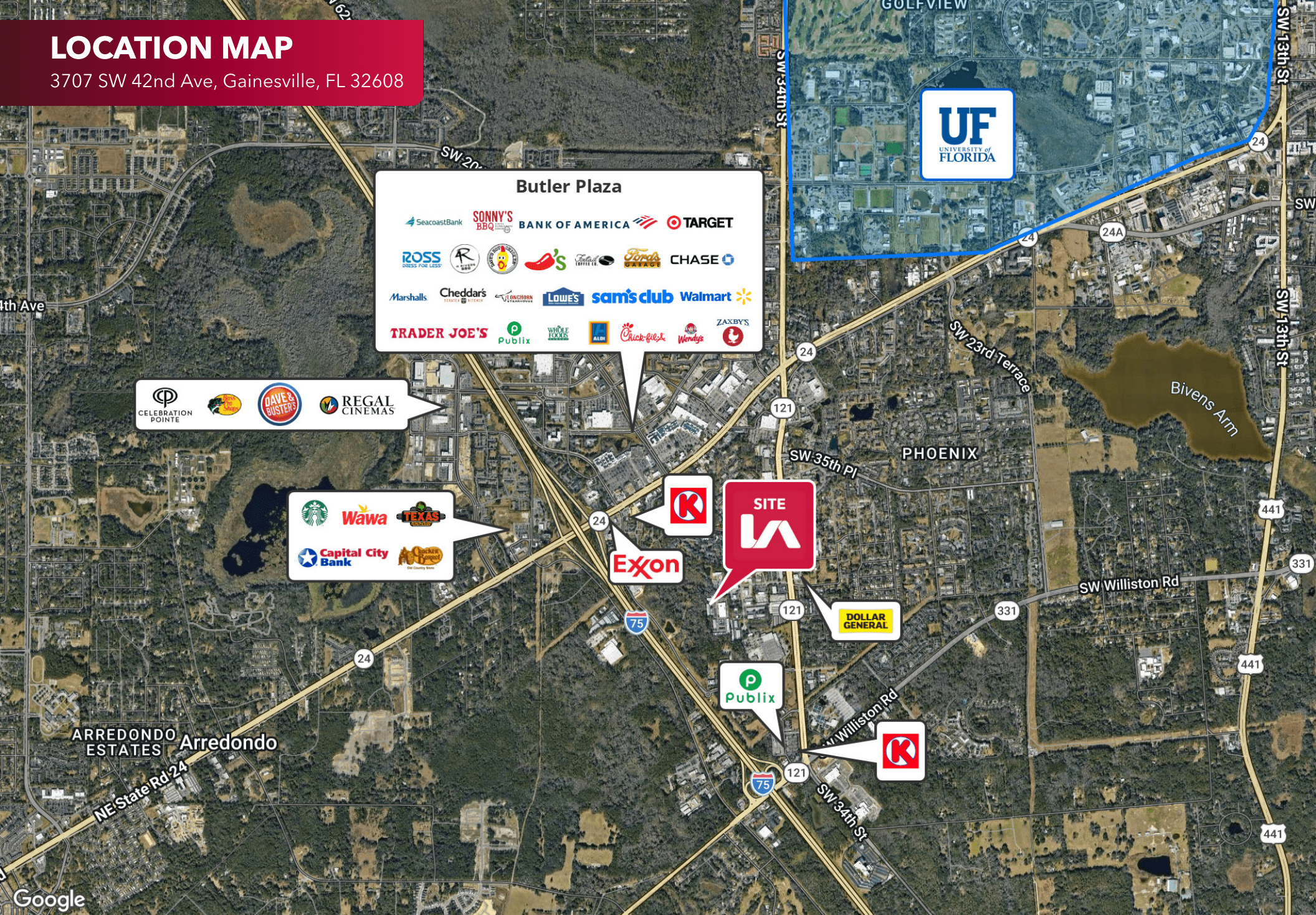
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LOCATION MAP

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