

FOR LEASE

490 SE 3rd Ave, Lake Butler, FL 32054

2,718± SF | \$15/SF NNN



Brent Line

352.420.9889

bline@lee-associates.com

Brian Oen

352.420.9889

boen@lee-associates.com

Kylie Lavallee

352.420.9889

klavallee@lee-associates.com

 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

PROPERTY SUMMARY

490 SE 3rd Ave, Lake Butler, FL 32054



PROPERTY DESCRIPTION

This 2,718-square-foot Class B office building features a high-efficiency layout comprised of spacious executive offices designed to maximize natural light. The asset has undergone recent renovations and is available with high-quality furnishings, providing a turnkey solution for immediate professional occupancy. The interior reflects a clean, modern aesthetic suitable for a variety of administrative or professional services. With updated finishes and a versatile floor plan, the property offers a premium environment for tenants seeking move-in-ready, mid-sized office space.

LOCATION DESCRIPTION

Located in the heart of Lake Butler, the Union County seat, this property benefits from strategic proximity to State Road 100 and State Road 121, providing efficient logistical access to Gainesville and Lake City. The immediate area is anchored by essential traffic drivers, including the Union County Courthouse, Lake Butler Hospital, and major regional employers in the agriculture, timber, and correctional sectors. Positioned within a stable, growing submarket characterized by a tight inventory environment, the site offers excellent visibility and accessibility for local and regional commerce. This location serves as a central hub for North Central Florida, maintaining steady appreciation and a favorable business climate within a pro-growth county.

OFFERING SUMMARY

Lease Rate:

\$15 SF/yr (NNN)

Available SF:

2,718 SF

Lot Size:

17,402 SF

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COMPLETE HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- **Turnkey Office Space:** Fully furnished, 2,718-square-foot Class B office building featuring a high-efficiency layout, modern executive offices, and recent interior renovations.
- **Move-in Ready Condition:** Features updated finishes and a versatile floor plan designed to maximize natural light, allowing for immediate professional occupancy.
- **Strategic Central Location:** Situated in the heart of Lake Butler (the Union County seat), providing a central hub and efficient access to Gainesville and Lake City via State Road 100 and State Road 121.
- **High-Visibility Anchor Area:** Located close to major local drivers, including the Union County Courthouse, Lake Butler Hospital, and prominent regional employers in the agriculture, timber, and correctional sectors.
- **Strong Market Fundamentals:** Positioned in a stable, growing submarket with tight inventory and a favorable, pro-growth business climate.

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LOCATION

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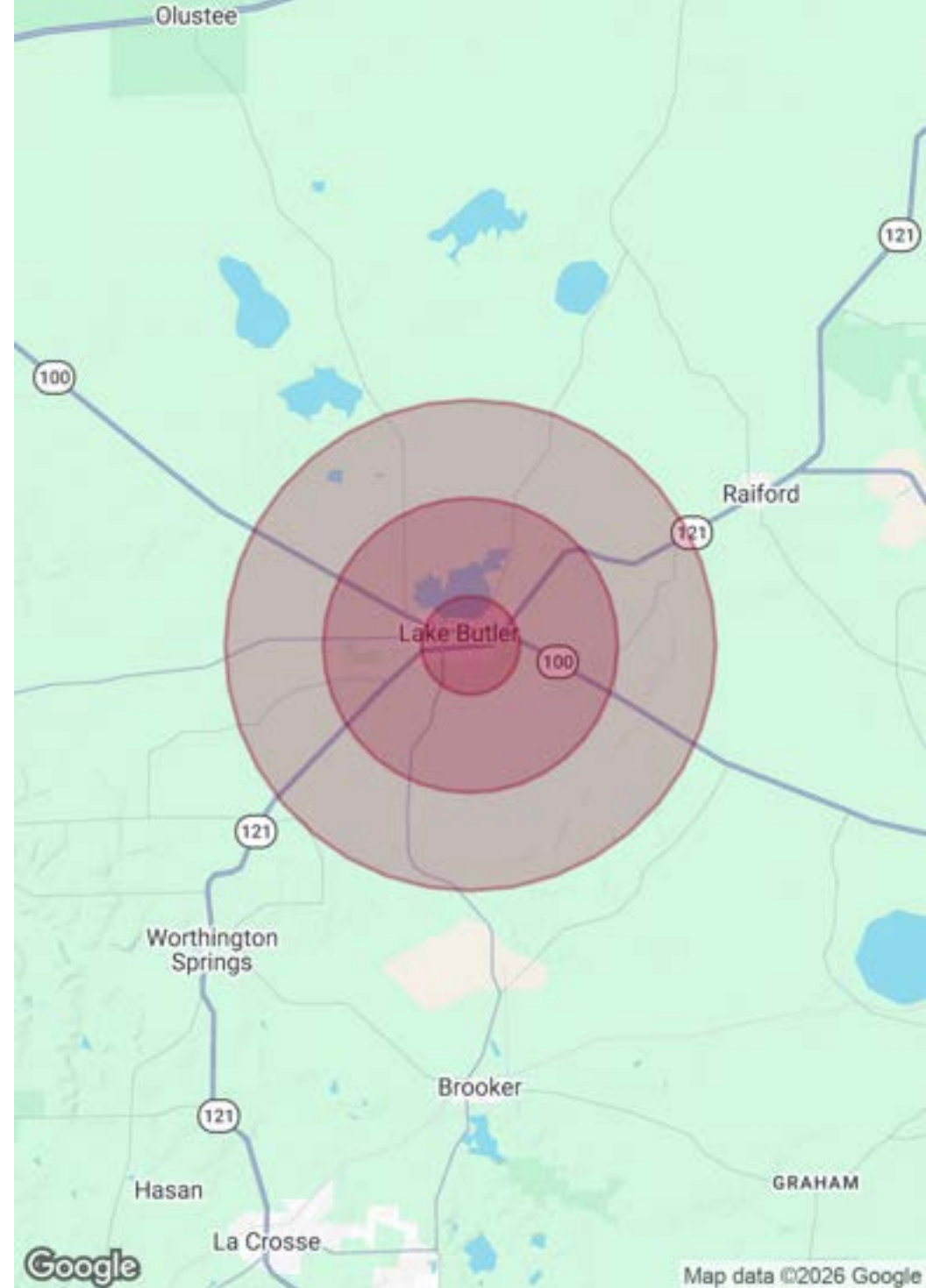
DEMOGRAPHICS MAP & REPORT

490 SE 3rd Ave, Lake Butler, FL 32054

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	434	3,160	7,056
Average Age	40.8	40.1	38.9
Average Age (Male)	36.5	36.8	35.9
Average Age (Female)	42.0	41.3	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	147	872	1,781
# of Persons per HH	3.0	3.6	4.0
Average HH Income	\$69,916	\$75,192	\$80,715
Average House Value	\$179,677	\$184,860	\$186,145

2023 American Community Survey (ACS)



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