

Lease

808 Professional Office

808 NW 23RD AVE Gainesville, FL 32609



OFFERING SUMMARY

Lease Rate:	\$1,340 per month (NNN)
Available SF:	1,148 SF
Lot Size:	0.28 Acres
Year Built:	1900
Zoning:	U4

PROPERTY OVERVIEW

1,148 SF office available. The space includes four private offices, a reception area, two restrooms, and storage. The offices have good natural light and a practical layout for a small business or professional office. The property is zoned U4, and exterior updates are currently underway. Convenient Gainesville location with easy access to downtown and nearby business corridors.

Shasta Schoellhorn
(352) 922-0048

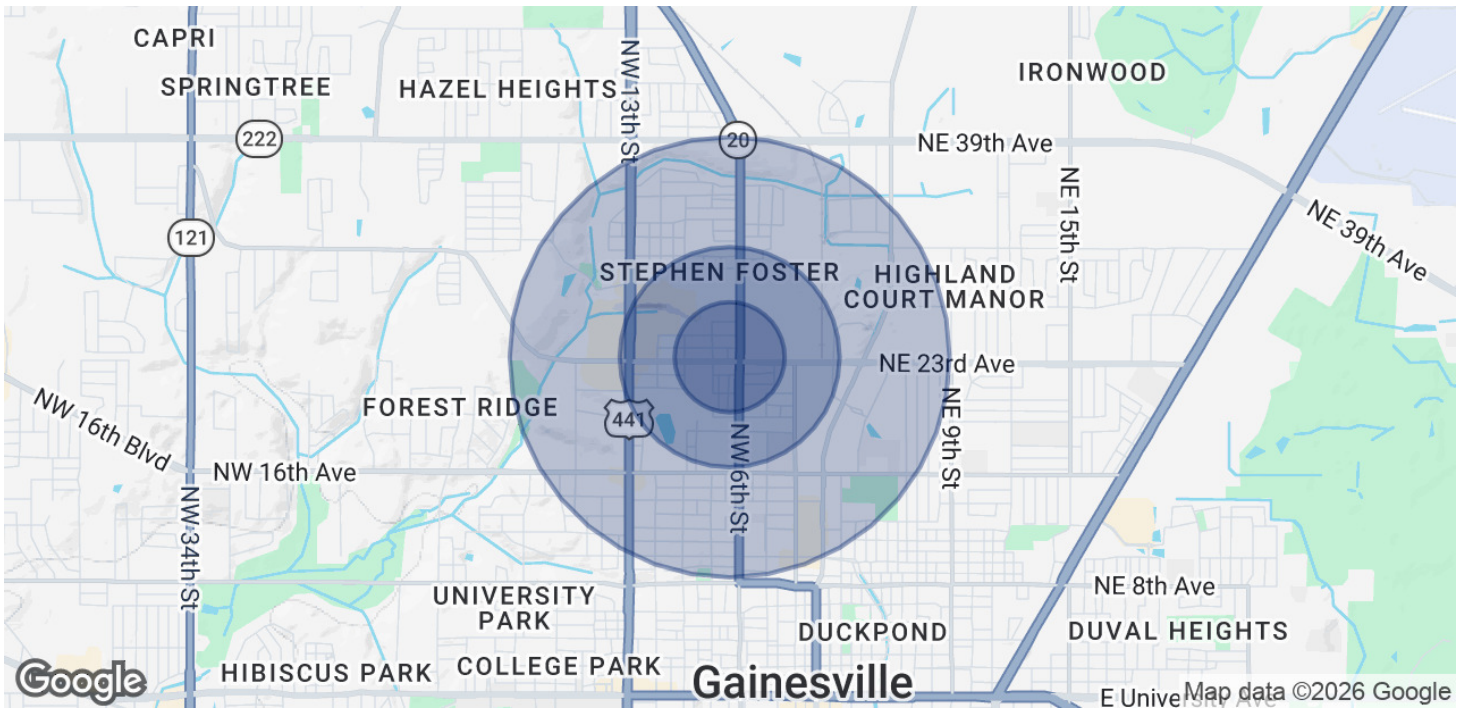


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	560	2,232	8,366
Average Age	36.6	35.3	38.6
Average Age (Male)	29.2	28.9	35.9
Average Age (Female)	42.6	41.1	42.5

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	284	1,130	4,083
# of Persons per HH	2	2	2
Average HH Income	\$55,803	\$55,660	\$67,618
Average House Value	\$177,002	\$177,827	\$226,571

2023 American Community Survey (ACS)

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