

# TOWER HILL OFFICE PARK INVESTMENT OPPORTUNITY

7540 & 7550 W. University Avenue, Gainesville, FL 32607

7540 W. University Avenue  
7,050± SF | **\$1,410,000**



7550 W. University Avenue  
6,185± SF | **\$1,144,225**



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# OVERVIEW & HIGHLIGHTS

7540 & 7550 W. University Avenue, Gainesville, FL 32607

## PROPERTY OVERVIEW

Tower Hill Office Park Investment Opportunity - 2 buildings available, offered separately or together.

The property is strategically located within the Tower Hill Office Park near the intersection of Tower Road (NW 75th Street) and Newberry Road, offering convenient access to I-75 and the greater Gainesville market. Both buildings are fully leased, providing reliable in-place income and immediate cash flow from established tenancy. This offering presents a compelling opportunity to acquire a stabilized, income-producing asset in a well-established office park environment, with strong long-term fundamentals and minimal near-term leasing risk.

## HIGHLIGHTS

- Two-Property Investment Offering (Available Individually) - Opportunity to acquire one or both assets based on investor strategy
- Fully Leased Assets - Both buildings are 100% occupied, providing strong, in-place income and immediate cash flow
- Single-Tenant & Multi-Tenant Mix - Includes one single-tenant building (7540) for predictable income and one multi-tenant building (7550) with diversified tenancy
- Located in Tower Hill Office Park - Established and professionally maintained office park off NW 75th Street (Tower Road)



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# 7540 FINANCIAL OVERVIEW

7540 W. University Avenue, Gainesville, FL 32607

## 7540 W UNIVERSITY AVENUE

TENANT	SIZE	LEASE TYPE	LEASE EXPIRY
Orthopaedic Solutions Management LLC	7,050 SF	Gross	05/31/2027

TOTAL OPERATING INCOME: \$123,398.88

EXPENSES: \$36,630.55

NOI: \$86,768.33



- Building Size: 7,050± SF
- Lot Size: 0.35 Acres
- Zoning: PD
- Tax Parcel #: 06656-057-015
- Building Class: A

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# 7540 PHOTOS

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# 7550 FINANCIAL OVERVIEW

7550 W. University Avenue, Gainesville, FL 32607

## 7550 W UNIVERSITY AVENUE

SUITE #	TENANT	SIZE	LEASE TYPE	LEASE EXPIRY
A	Solis Mammography of Miami	3,092 SF	Gross	04/30/2029
B	Kumon of Gainesville-West	1,758 SF	Gross	10/31/2030
C	Acrisure Mortgage	1,334 SF	NNN	06/30/2031

TOTAL OPERATING INCOME: \$110,368.72

EXPENSES: \$28,145.61

NOI: \$82,223.11



- Building Size: 6,185± SF
- Lot Size: 0.17 Acres
- Zoning: PD
- Tax Parcel #: 06656-057-014
- Building Class: A

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# 7550 PHOTOS

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# AERIAL MAP

7540 & 7550 W. University Avenue, Gainesville, FL 32607



NW 75th Street AADT: 21,000±

7540 W. UNIVERSITY AVENUE

7550 W. UNIVERSITY AVENUE

West University Avenue

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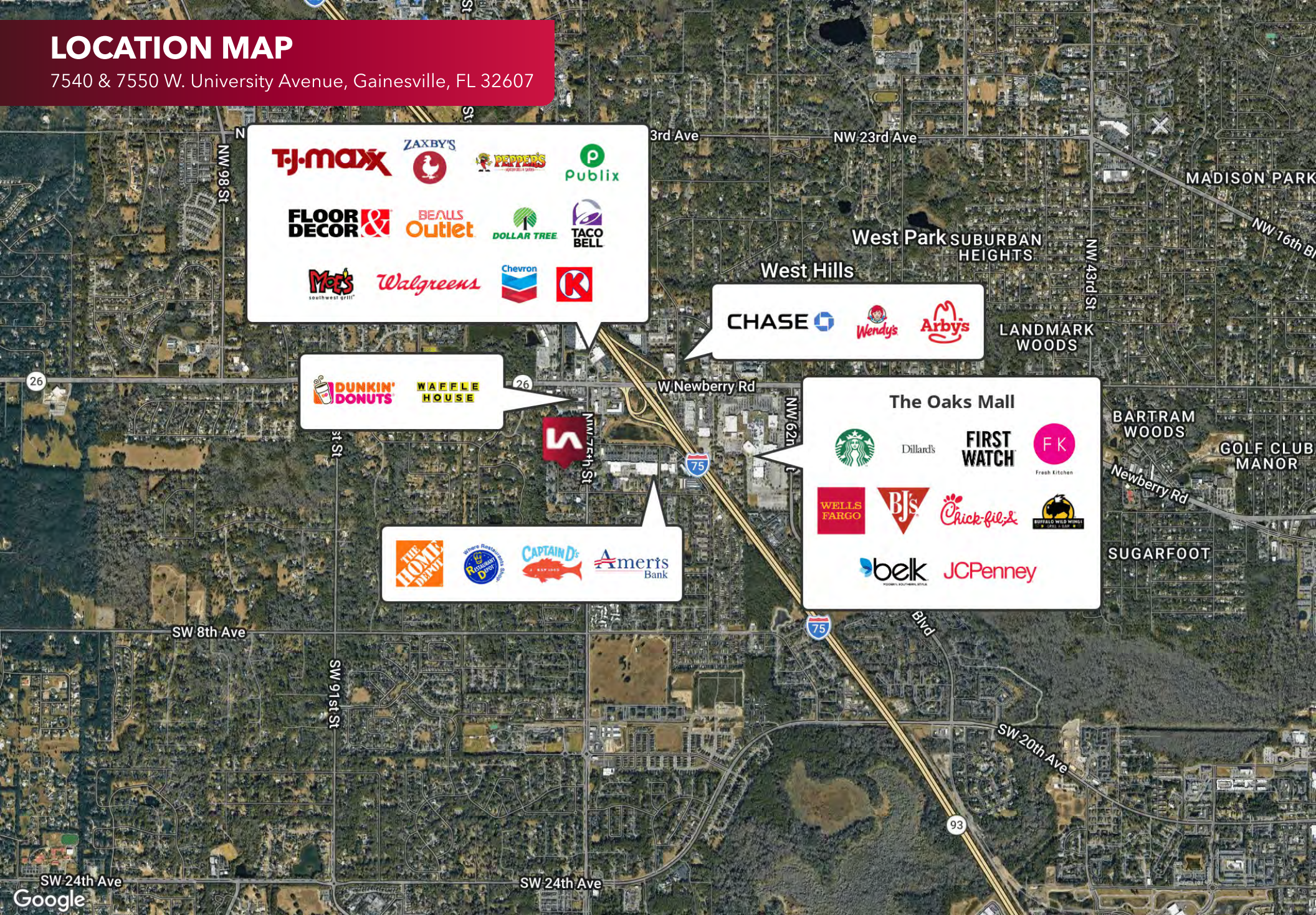
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# LOCATION MAP

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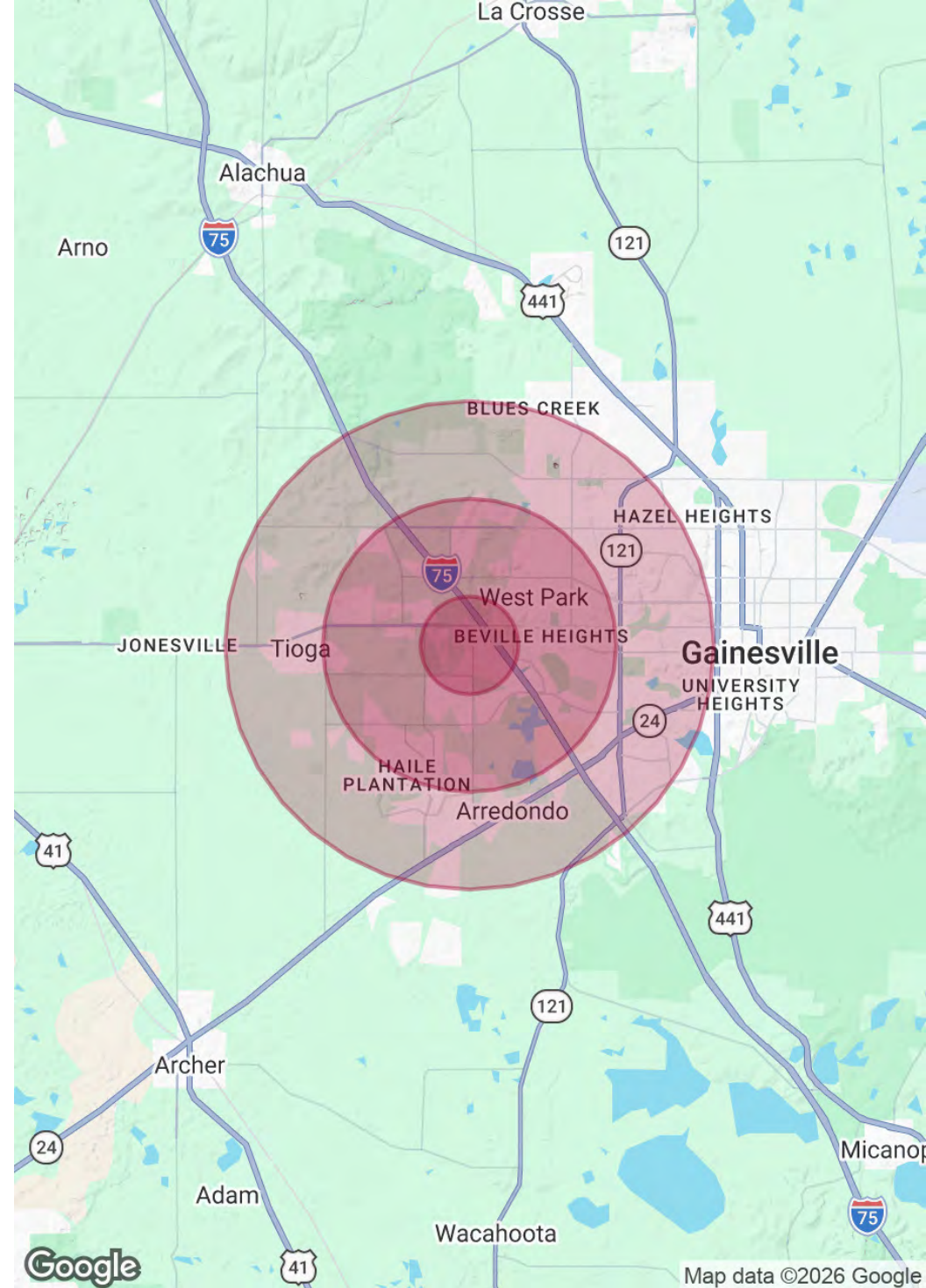
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# DEMOGRAPHICS MAP & REPORT

7540 & 7550 W. University Avenue, Gainesville, FL 32607

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,670	55,629	141,178
Average Age	33.4	37.4	35.0
Average Age (Male)	31.9	36.8	34.5
Average Age (Female)	34.9	38.3	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,394	24,532	57,631
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$68,953	\$98,652	\$98,095
Average House Value	\$221,072	\$325,789	\$336,015



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