

# LEASE

## THE CREEKSIDE MALL

3501 SW 2nd AVE, Suite 2400 Gainesville, FL 32607



### PROPERTY DESCRIPTION

The Creekside Mall is located blocks from Downtown, the University of Florida and within walking distance of many apartment complexes. The plaza currently houses a mix of retail and office spaces, as well as the highly popular Las Carretas Mexican Restaurant. Lease rates are based upon 5 year terms.

Suite 2400 is a second story suite featuring common area bathrooms and entry, large open workspace, 4 private offices, and a storage room. RATE INCLUDES UTILITIES!!!

### PROPERTY HIGHLIGHTS

- Prime location in Gainesville, FL
- Well-maintained building
- Ample parking for tenants and visitors
- Versatile space suitable for various businesses
- Beautiful landscaping and outdoor areas
- Close to many amenities

### OFFERING SUMMARY

Lease Rate:	\$14.90 SF/yr NNN (\$4.16/SF)
Available SF:	1,600 SF
Lot Size:	4.32 Acres
Building Size:	47,769 SF
Zoning:	U6
Traffic Count:	14000 AADT

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	634	1,354	4,142
Total Population	1,176	2,980	10,033
Average HH Income	\$94,496	\$83,350	\$62,164

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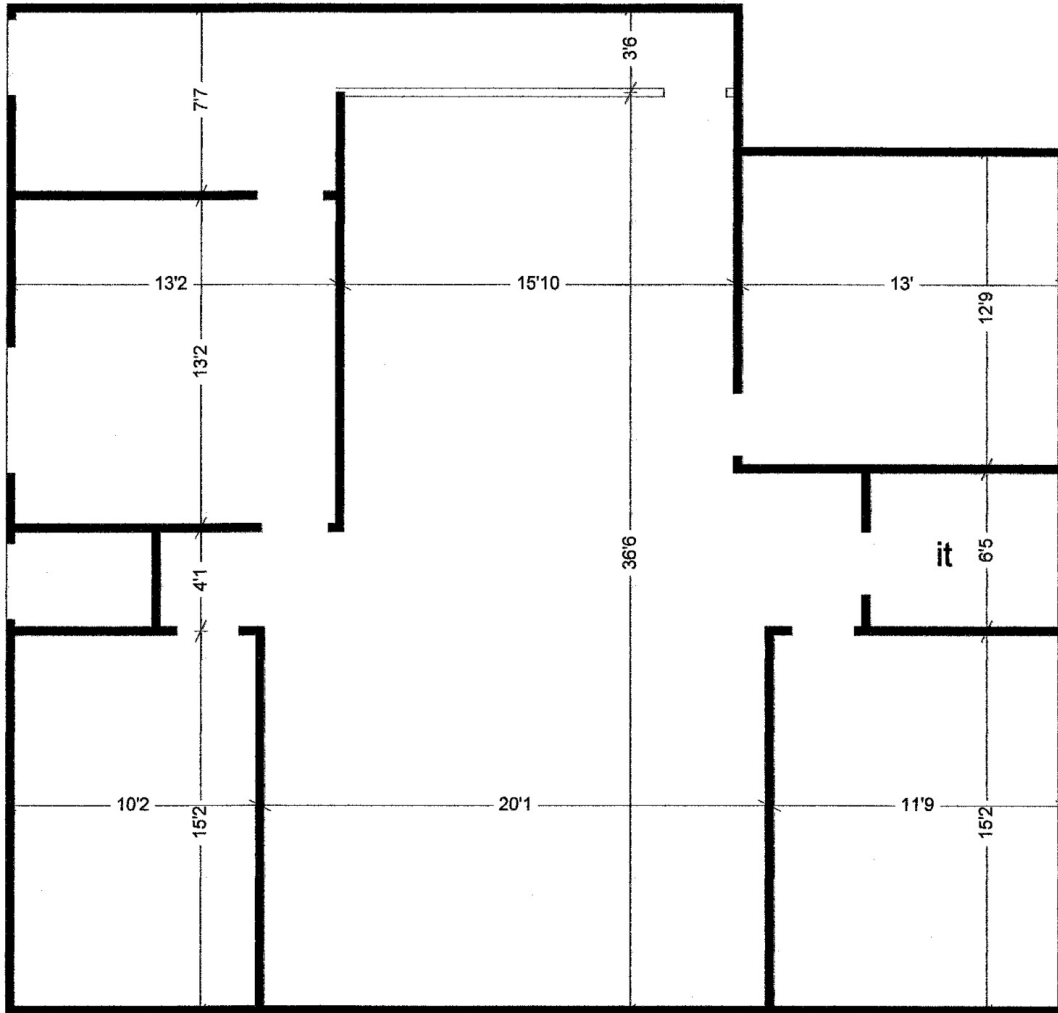
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## Suite 2400



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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County for many years, which gives them insight into local laws and code requirements, relationships with folks within the industry, and a deep understanding of the needs of businesses and investors.

- **Highly Specialized:** 100% of their focus is commercial real estate.
- **Consistent Producers:** Awarded “Top Two” status for being in the top 2% of Coldwell Banker Commercial Realtors nationwide in 2023, with multi-million-dollar production year after year.
- **Global Resources:** The Team has the backing and longevity (since 1906) of Coldwell Banker Commercial agents and database assets around the U.S. and the world. Their brokerage, M.M. Parrish Realtors, who have been in our community since 1911, gives the CRE Pro Team local knowledge and global influence to make them a force in the commercial real estate market.
- **In-the-Know:** As members of the largest MLS in the state of Florida, the Team deploys listings on all the major commercial sites, including Loopnet/Costar, Crexi, CBC Worldwide, and more. Their strength in networking and regional relationships can bring off-market deals to their clients.
- **Anticipating Needs and Fixing Problems:** The Team identifies potential roadblocks before they become your problem and harnesses their resources to bring your deal to completion.

**Call to see what the CRE Pro Team can do for you!**

