

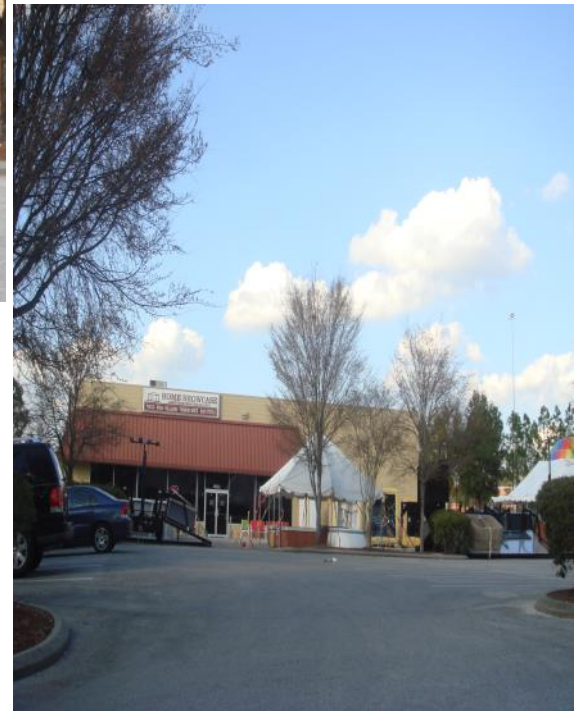
Gainesville Building For Lease

6933 NW 4th Boulevard

Gainesville, FL 32607



**10,050 SF
Stand-Alone
Building**



- Convenient location just west of I-75, off Newberry Road and NW 75th Drive, and across from The Oaks Mall.
- Nearby retailers include Home Depot, Bed, Bath & Beyond, Hobby Lobby, Toys R Us, Dillard's, Sears, Macy's, Beall's, TJ Maxx, and Rooms to Go.
- 50 Parking Spaces
- Size: 10,050 SF Stand Alone Building on 1.2 Acres
- Traffic Counts:
Newberry Rd. & I-75 - 51,000 VPD

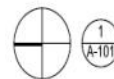
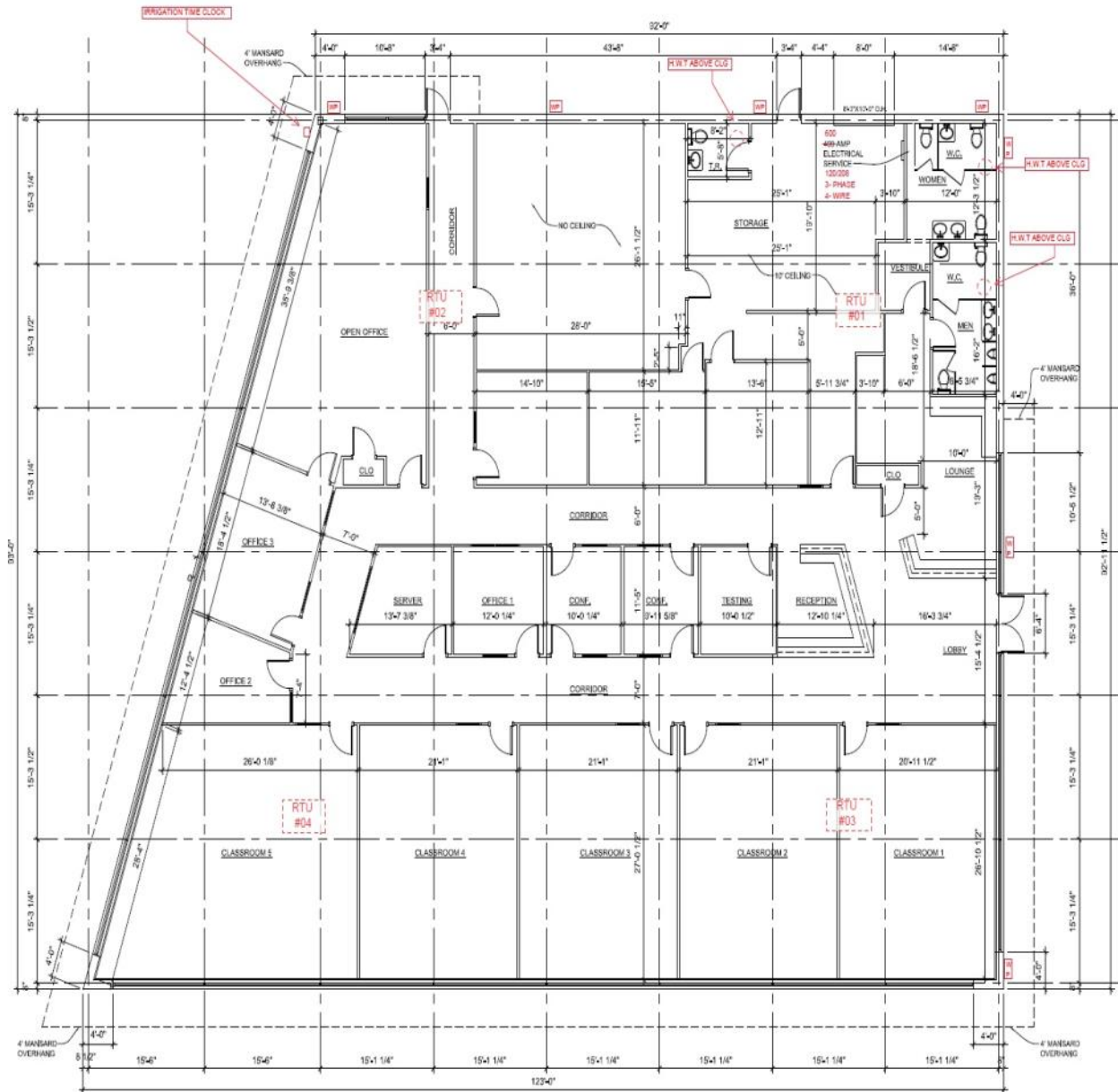
2022 Demographics

	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	66,363	170,021	214,009
Average HH Income	\$72,320	\$71,302	\$68,483
Households	28,085	68,943	87,957
Employment	28,128	60,185	89,850



332 South Plant Ave.
Tampa, FL 33606-2346
Phone: 813-835-7747
www.propertypro.com

FLOOR PLAN



EXISTING FLOOR PLAN

1/8" = 1'-0"

- * NO FIRE SUPPRESSION
- * NO GAS METER
- * 12" CLO'S THROUGHOUT
- * CAN LIGHTS & SURFACE MOUNTED DOME LIGHTS THROUGHOUT
- * MIXED FLOORING THROUGHOUT
- * EXTERIOR LIGHTING TIMER CONTROLLED



10,050 SF Building For Lease
6933 NW 4th Blvd.
Gainesville, FL 32607

CAINESVILLE, Florida

SECTION 4, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

LAND DESCRIPTION (OFFICIAL RECORD BOOK 2111, PAGE 174E)
PAGE 2

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

[illegible]

PAGE 1:
 PAYMENT MADE IN AND TO THAT CERTAIN RECIPROCAL EXCHANGING AGREEMENT DATED AUGUST 31, 1981, FILED FEBRUARY 17, 1981, AND RECORDED IN OFFICIAL RECORDS BOOK 1736, PAGE 2238, SUPPLEMENT FILED APRIL 27, 1981, IN OFFICIAL RECORDS BOOK 1735, PAGE 2074. ALL OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

PAGE 2:
 PAYMENT MADE IN AND TO THAT CERTAIN DECLARATION OF SUBORDINATION DATED NOVEMBER 13, 1981, FILED NOVEMBER 21, 1981, AND RECORDED IN OFFICIAL RECORDS BOOK 1822, PAGE 1482, SUPPLEMENT FILED JULY 27, 1984 IN OFFICIAL RECORDS BOOK 1875, PAGE 1472. ALL OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES

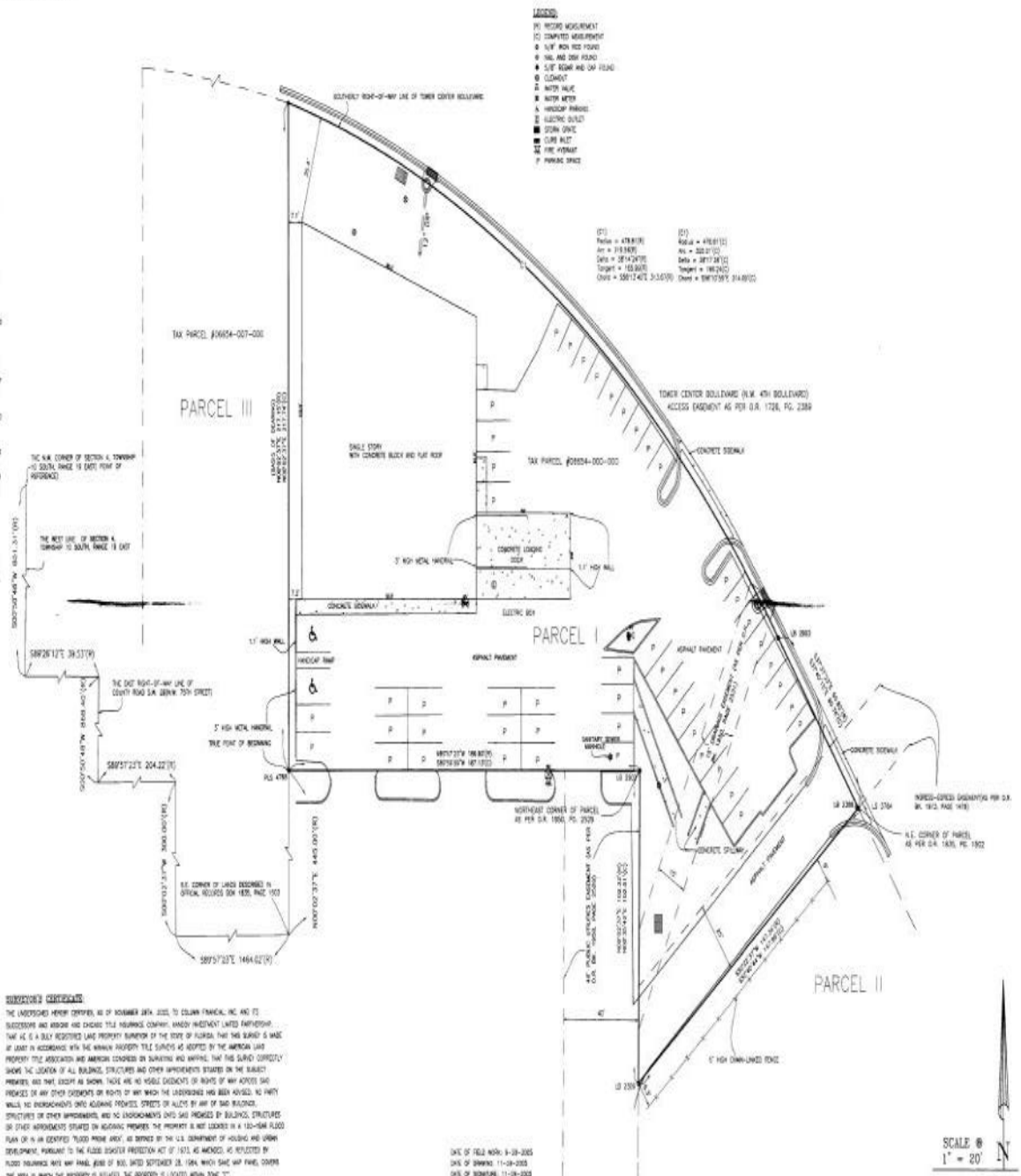
1. SURVEY RESULTS ON MONITORING PRACTICES ARE ACCEPTED AND IN ACCORD WITH THE RESEARCH OBJECTIVES OF THE STUDY.
2. MONITORING AND GUIDES ON THE RECORDS OF ALL MONITORING FOR THE BEST USE OF THE PROPERTY.
3. MONITORING OF THE SURVEY RESULTS ARE NOT USED FOR BARRIERS AND SOIL POLLUTION IN A RESPONSIBLE MANNER.
4. URBAN WASTE ON LANDSCAPE MONITORING AND IMPROVEMENTS WOULD BE CONSIDERED FOR THIS SURVEY.
5. URBAN WASTE, ZONE STRUCTURES SUCH AS BUILDINGS, UTILITIES, DEPOSITED, ARE WOULD NOT BE LARGELY USED FOR ONE OF THE SURVEY.
6. MONITORING OF THE SURVEY RESULTS, MONITORING OF THE SURVEY RESULTS AND URBAN WASTE ARE NOT LARGELY USED FOR ONE OF THE SURVEY.
7. ONLY ABOVE CONTACTED WOULD BE USED FOR THIS SURVEY.
8. CONTACTED IS RESPONSIBLE FOR FIELD EXPERTISE OF OPERATIONS AND ELABORATION OF URBAN WASTE TO CONSIDER IN THE "CONSTRUCTION".
9. THE MONITORING WOULD FOR THIS SURVEY, IS LIMITED TO THE ACTUAL SURVEY OF THE SURVEY.
10. MONITORING OF THE SURVEY RESULTS, MONITORING OF THE SURVEY RESULTS.
11. CONSTRUCTION IS NOT BEING STRUCTURE.
12. THE PURPOSE OF THE SURVEY IS TO PROVIDE BACKGROUND INFORMATION AND IMPROVEMENTS, IT IS NOT TO BE USED FOR EDUCATIONAL, PROFESSIONAL, DESIGN OR CONSTRUCTION PURPOSES.
13. THE PURPOSE OF THE SURVEY IS TO PROVIDE BACKGROUND INFORMATION, MONITORING AND IMPROVEMENTS, IT IS NOT TO BE USED FOR EDUCATIONAL, PROFESSIONAL, DESIGN OR CONSTRUCTION PURPOSES.

SURVIVORS CERTIFICATE

[illegible]

FLOOD INDEX:

IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.L.R.M. PAR. NO. 288 OF 800, COUNTY PAR. NO. "20001 2000 2" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "1". MAP EFFECTIVE DATE SEPTEMBER 28, 1984.



DATE OF FIELD WORK: 9-28-2005
DATE OF BLENDING: 11-28-2005
DATE OF REHEARSAL: 11-28-2005

SCALE @ N
1" = 20'

LOCATION MAP: NOT TO SCALE

SCALE: 1" = 20'

PAGE 3 OF 1

8025 N.W. 4TH BOULEVARD

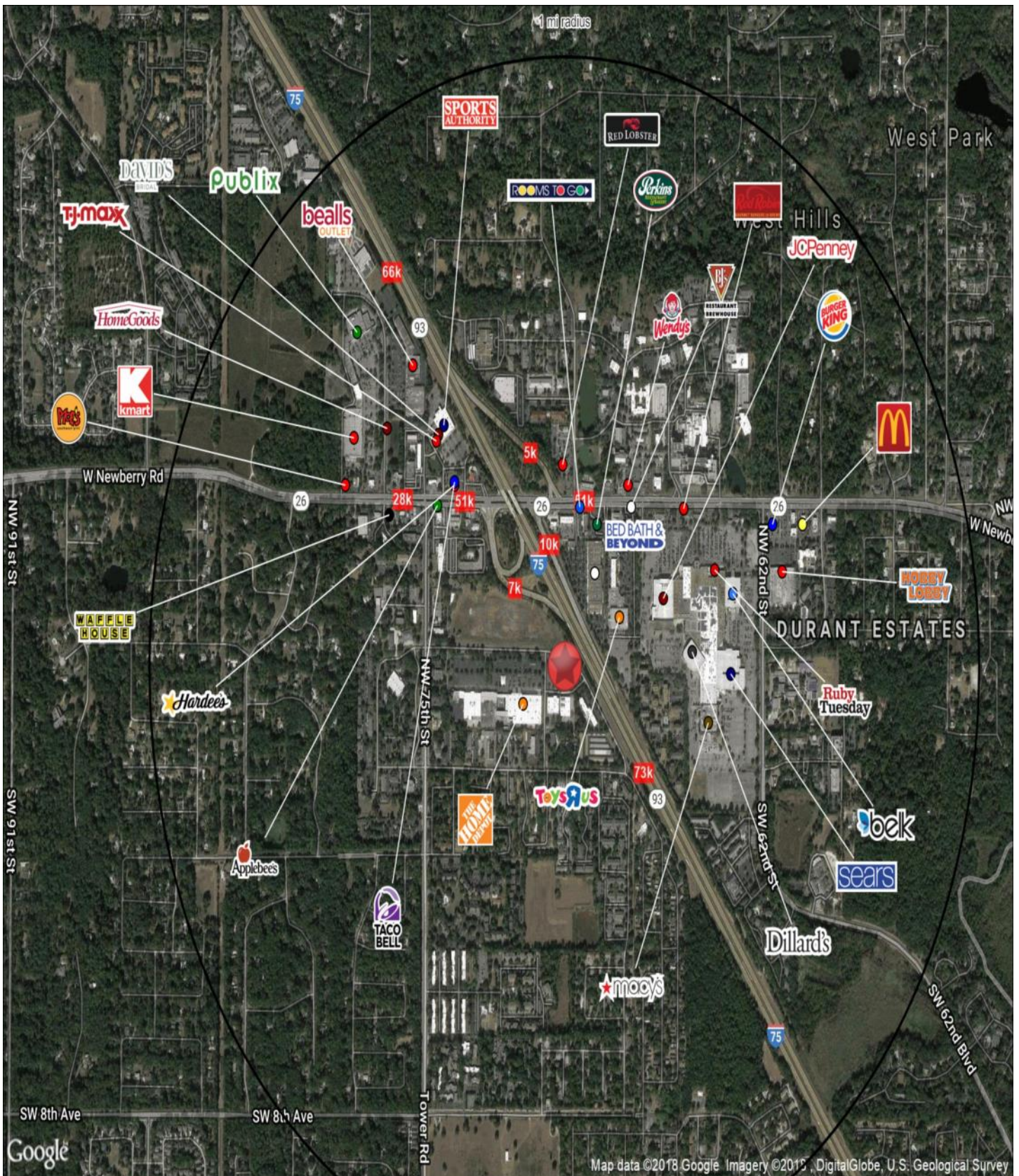
TERENCE J. HANNAN, P.L.S.
100 W UNIVERSITY AVE., SUITE 1
GAINESVILLE, FLORIDA 32607
PHONE: (352) 331-0010
FAX: (352) 331-4411

TERRENCE J.
BRANNAN
LAND SURVEYOR
INC.

PROPERTY PRO

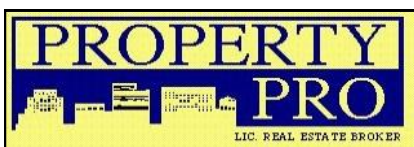
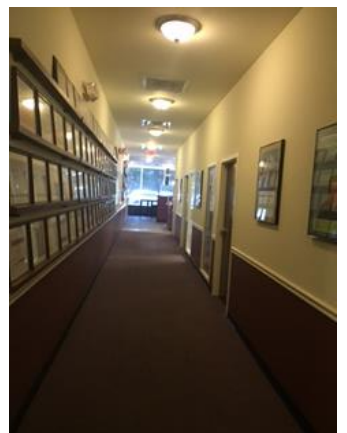
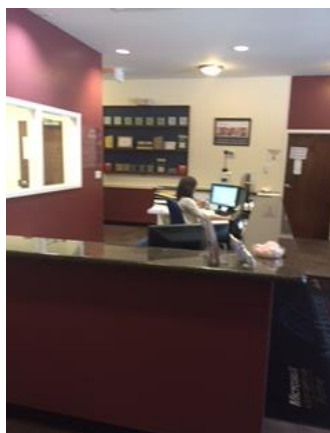
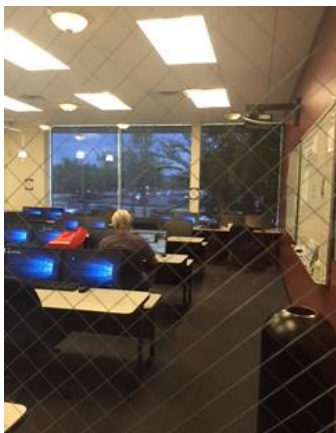
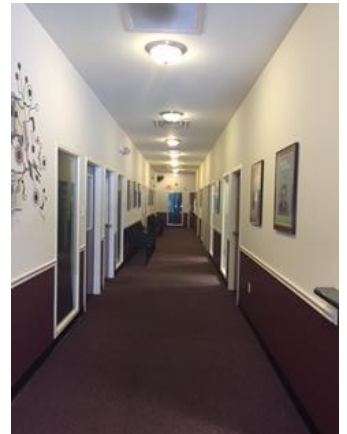
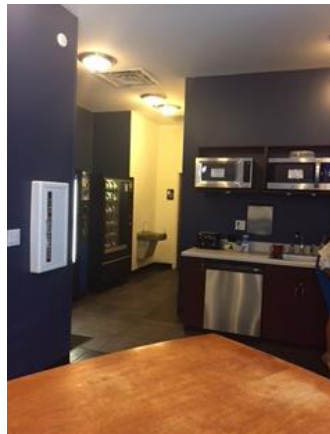
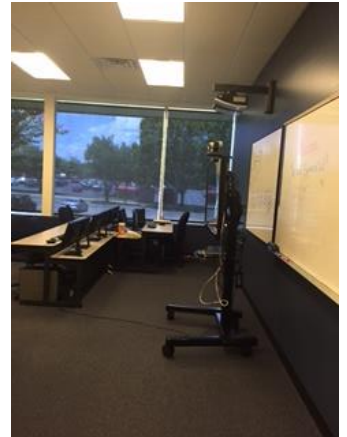
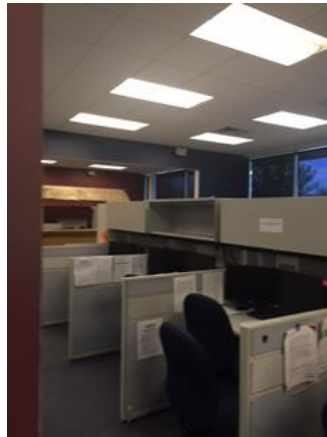
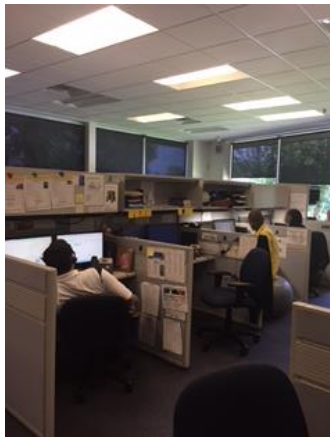
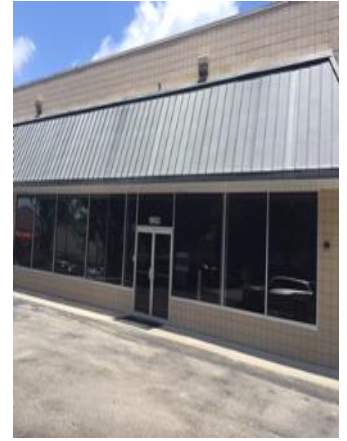
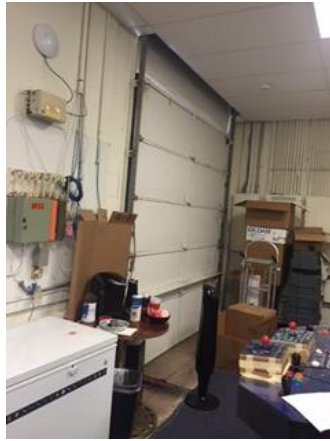
10,050 SF Building For Lease
6933 NW 4th Blvd.
Gainesville, FL 32607

AERIAL



10,050 SF Building For Lease
6933 NW 4th Blvd.
Gainesville, FL 32607

PICTURES



10,050 SF Building For Lease
6933 NW 4th Blvd.
Gainesville, FL 32607