

REDEVELOPMENT SITE

7305-7349 W Newberry Road | Gainesville, FL 32605



FOR SALE

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT

REALTY SERVICES

COMMERCIAL & LAND DIVISION

REDEVELOPMENT SITE

EXECUTIVE SUMMARY

7305-7349 W Newberry Road | Gainesville, FL 32605



OFFERING SUMMARY

Offering Price 3,150,000

Lot Size: 1.17 Acres

Activity Center Oaks Mall

Zoning: BH

Future Land Use Tourist/Entertainment

PROPERTY OVERVIEW

Located on the S.E quadrant of I-75 and Newberry Rd. interchange.

PROPERTY HIGHLIGHTS

- Located on the heavily traveled W Newberry Road next to the I-75 exit.
- Traffic count 49,500-50,000 daily
- Alachua County but can be annexed into the City of Gainesville
- 175' of Newberry Road Frontage
- 200' depth +/-

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GAINESVILLE OVERVIEW

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GAINESVILLE, FL.

Located in the heart of North Central Florida, the city of Gainesville is home to Florida's oldest and largest university, the beloved University of Florida. Gainesville is the educational, cultural, and economic center for the rapidly growing population of Alachua County and its surrounding 12 counties within North Central Florida. Centrally located between the Gulf of Mexico and the Atlantic Ocean, Gainesville is easily accessible with less than 2 hours of travel time to the three major Florida cities of Jacksonville, Orlando and Tampa. The local climate consists of mild winters and warm to hot summers, with an average of 2,800 hours of sunshine annually and a 255 day growing season. Over time, Gainesville has progressively transformed into a melting pot of arts and culture, sports, education, technological innovation, and historic preservation. With over 20 hotels, highly-rated medical and research facilities, sporting venues, historic districts, new developments, cultural support, and a strong sense of community, Alachua County continues to annually rank among the top ten places to live within the United States.

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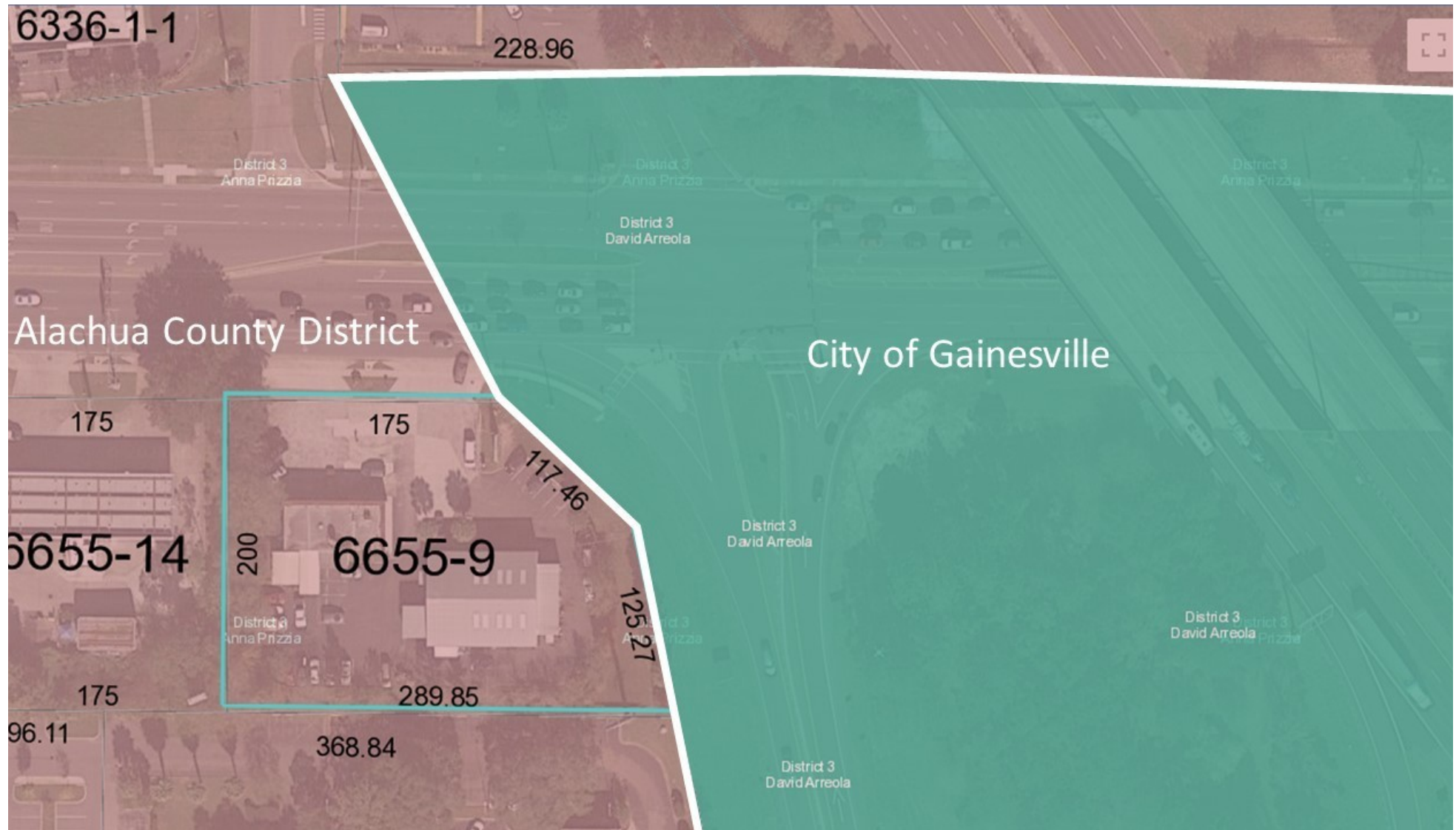
BOSSHARDT
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REDEVELOPMENT SITE

DISTRICT

7305-7349 W Newberry Road | Gainesville, FL 32605



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REALTY SERVICES

COMMERCIAL & LAND DIVISION

Article II. Use Table																										
Use Categories	Specific Uses	A	A-RB	C-1	RE, RE-1	R1-aa, R-1a	R-1b	R-1c	R-2, R-2a, R-3	RM	RM-1	RP	AP	HM	BP	BR	BR-1	BH	BA, BA-1	BW	ML	MS, MP	MB	TOD/TND	Standards	
Key: P = Permitted Use L = Limited Use SE = Special Exception SU = Special Use A = Accessory Use NA = Not Applicable																										
	Soup kitchen, principal use				SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	section 404.40	
	Soup kitchen, accessory	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	section 404.41	
	Civic organizations and places of worship	L	P	SE	L	L	L	L	L	L	L	P	P	P	P	P	P	P	P	P	P	P	P	P	section 404.42	
	Museum	L	L		L	L	L	L	L			L	L		L	P	P	P	P	L	L	L	L	P	section 404.43	
	Commercial animal boarding or training facility		SE															SE	SE		SE	SE			section 404.44	
	Pet rescue organization	L														L	L	L	L					L	section 404.44.5	
Health and Medical Facilities	Hospital													P												
	Medical clinic or lab	SE	P									P	P	P	P	P	P	P	P	P	P	P		P		

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	Medical marijuana dispensary													L		L	L	L	L						section 404.45
	Veterinary clinic or hospital	SE	L										L		L	L	L	L	L	L		L		L	section 404.46
	Massage therapist														L	L	L	L	L	L				L	section 404.47
Transportation Terminals	Bus or train station																	SE	SE	SE	SE	SE		P	
	Airport																				SE	SE			
	Helicopter landing pad													SE							SE	SE			section 404.48
	Private landing strip	SE																							
Utilities	Major utilities, except as listed below	SE	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		
	Minor utilities, except as listed below	P	P		L	L	L	L	L	L	L	P	P	P	P	P	P	P	P	P	P	P	P	P	section 404.49
	Broadcasting or communications tower	SE																SE	SE	SE	SE	SE		SE	section 404.50

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Business and Professional Services	Business and professional services, except as listed below											P	P	P	P	P	P	P	P	P	P	P		P	
	Bank or financial institution														P	P	P	P	P					L	section 404.107
	Radio or television station, excluding towers																	P	P	P	P	P		P	
Personal Services	Personal services, except as listed below														P	P	P	P	P	P				P	
	Gym or fitness center														P	P		P	P	P	SE			P	
	Indoor sports training facility															P	P	P	P	P	L	L		P	section 404.106
	Dance, art or simular studio											P			P	P				P	SE			P	
Overnight Accommodations	Hotel or motel													P		P	P	P	P				SE	L	section 404.69.5

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	Bed and breakfast	L			L	L	L					L												L	section 404.70
	Rooming house								P			P		P											
	RV Park/ Campground										L														section 404.71
Retail Sales and Services	Retail sales and service, except as listed below	L														P	P	P	P					P	section 404.71.5
	Neighborhood convenience center															L	L	L	L		L	L			section 404.72
	Convenience store															L	L	L	L	L			L	P	section 404.73
	Pharmacy													L		L	L	L	L					L	section 404.74
	Dry cleaners																							L	section 404.74.5
	Furniture store															P	P	P	P	P				P	
	Media sales and rental															L	L	L	L					L	section 404.75
	Large scale retail																		L	L	L			P	section 404.75.5

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Use Categories	Specific Uses	A	A-RB	C-1	RE, RE-1	R1-aa, R-1a	R-1b	R-1c	R-2, R-2a, R-3	RM	RM-1	RP	AP	HM	BP	BR	BR-1	BH	BA, BA-1	BW	ML	MS, MP	MB	TOD/TND	Standards
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	Flea Market																		SE						
	Media, sexually oriented																	L	L						
	Sex shop																		L						
Commercial Animal Raising	Commercial animal raising	SE																							
Self-Service Storage Facilities	Self-service storage facilities																	L		L	L	L		L	section 404.76
Vehicle Sales and Service	Vehicle sales and service																		P	SE		P	L	L	section 404.77
	Vehicle and trailer rental																	A	P			P			section 404.78
	Service station																	P	P	SE				L	section 404.78.5
	Vehicle repair																		L			P			section 404.79
	Fuel sales		A													SE	A	A	A	SE			A		section 404.80
Outdoor Storage and Display	Outdoor storage		A											A				A	A	A		A	A		section 404.81

Article II. Use Table																									
Use Categories	Specific Uses	A	A-RB	C-1	RE, RE-1	R1-aa, R-1a	R-1b	R-1c	R-2, R-2a, R-3	RM	RM-1	RP	AP	HM	BP	BR	BR-1	BH	BA, BA-1	BW	ML	MS, MP	MB	TOD/TND	Standards
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	Outdoor display		A													A	A	A	A	A		A	A		section 404.82
	Remote Parking																	L	L	L		L			\$404.82.3
INDUSTRIAL USES																									
>Wholesaling, Warehousing, Storage and Distribution	Wholesaling, warehousing, storage and distribution, except as listed below	SE	SE																	P	P	P			section 404.82.1
	Building supply and lumber sales																		P	P		P			
	Manufactured and mobile home sales																					P			
	Parking of trucks, recreational vehicles and trailers	A	A		A	A	A	A	A	A	A														section 404.82.5
	Storage yard																					L SE			

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Light Industrial	Light industrial, except as listed below																				P	P		L	section 404.83.5
	Research, development or experimental lab													L							P	P		P	
	Heavy machinery and equipment sales and repair																		SE			P			
	Cab company or limousine service																			P	P	P			
Heavy Industrial	Heavy industrial, except as listed below																					P			
	Asphalt or concrete batching plant																						SE		
Waste-Related Service	Waste-related service, except as listed below																						SE		

Article II. Use Table

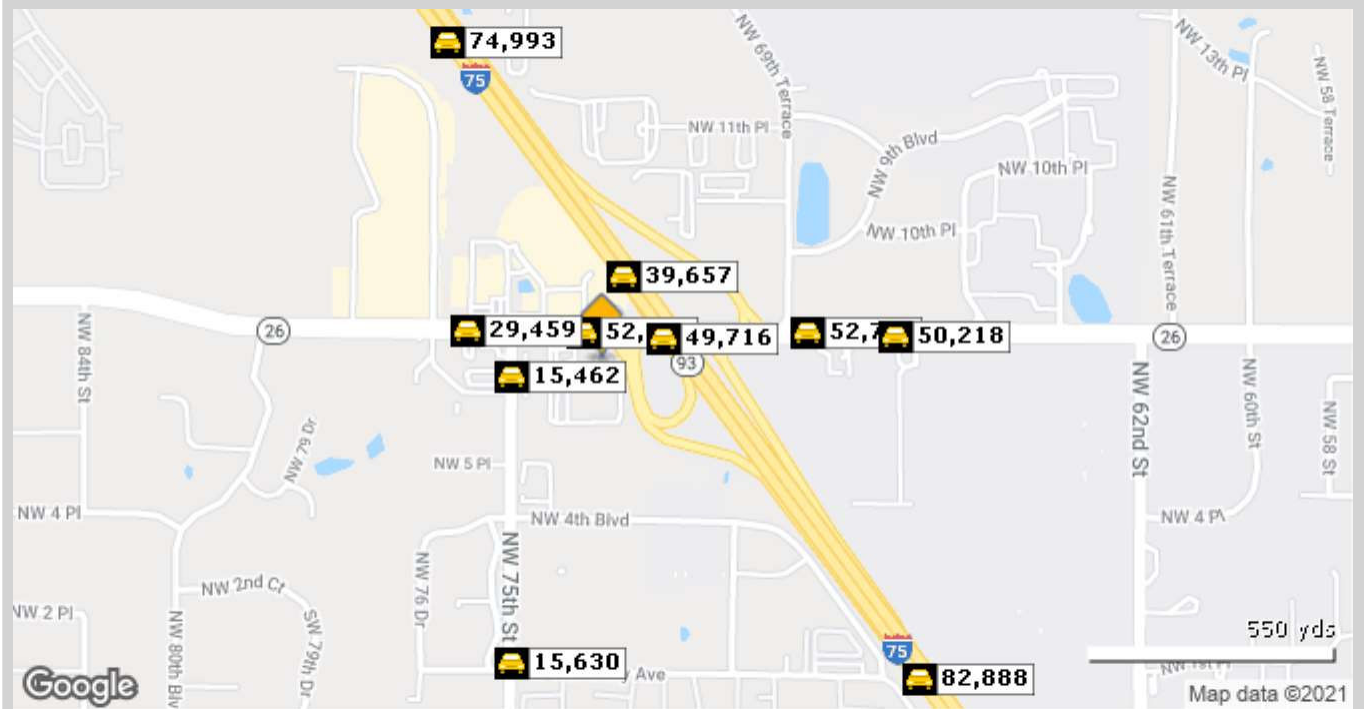
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Public Fairground	Public Fairground																					L			Article XXV

Traffic Count Report

Quick Stop Restaurant with Drive-Thru

7305 W Newberry Rd, Gainesville, FL 32605

Building Type: **General Retail**
 Secondary: **Convenience Store**
 GLA: **1,856 SF**
 Year Built: **1975**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W Newberry Rd	NW 75th St	0.09 W	2020	52,716	MPSI	.04
2	West Newberry Road	W Newberry Rd	0.01 N	2020	49,716	MPSI	.09
3	NW 75th St	W Newberry Rd	0.06 N	2018	15,462	MPSI	.11
4	I-75	W Newberry Rd	0.09 SE	2018	39,657	MPSI	.12
5	W Newberry Rd	NW 76th Blvd	0.05 W	2020	29,459	MPSI	.17
6	W Newberry Rd	NW 69th St	0.02 W	2020	52,716	MPSI	.27
7	West Newberry Road	NW 66 St	0.11 E	2020	50,218	MPSI	.38
8	NW 75th St	W University Ave	0.01 S	2018	15,630	MPSI	.40
9	I-75	W Newberry Rd	0.47 SE	2020	74,993	MPSI	.46
10	I-75	W Newberry Rd	0.54 NW	2020	82,888	MPSI	.58



Demographic Detail Report

Quick Stop Restaurant with Drive-Thru

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Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Convenience Store** % Leased: **100%**
 GLA: **1,856 SF** Rent/SF/Yr: **-**
 Year Built: **1975**



Radius	2 Mile		5 Mile		10 Mile	
Population						
2025 Projection	31,942		157,735		248,116	
2020 Estimate	30,445		149,726		234,798	
2010 Census	28,487		135,009		208,207	
Growth 2020 - 2025	4.92%		5.35%		5.67%	
Growth 2010 - 2020	6.87%		10.90%		12.77%	
2020 Population by Age	30,445		149,726		234,798	
Age 0 - 4	1,734	5.70%	8,442	5.64%	12,898	5.49%
Age 5 - 9	1,754	5.76%	7,788	5.20%	12,391	5.28%
Age 10 - 14	1,660	5.45%	6,810	4.55%	11,246	4.79%
Age 15 - 19	2,650	8.70%	11,655	7.78%	18,555	7.90%
Age 20 - 24	4,969	16.32%	25,761	17.21%	38,187	16.26%
Age 25 - 29	2,826	9.28%	15,333	10.24%	22,344	9.52%
Age 30 - 34	2,137	7.02%	11,292	7.54%	16,809	7.16%
Age 35 - 39	1,864	6.12%	9,344	6.24%	14,513	6.18%
Age 40 - 44	1,500	4.93%	7,205	4.81%	11,664	4.97%
Age 45 - 49	1,417	4.65%	6,750	4.51%	11,148	4.75%
Age 50 - 54	1,353	4.44%	6,505	4.34%	10,784	4.59%
Age 55 - 59	1,471	4.83%	7,161	4.78%	11,901	5.07%
Age 60 - 64	1,420	4.66%	7,103	4.74%	11,800	5.03%
Age 65 - 69	1,228	4.03%	6,260	4.18%	10,369	4.42%
Age 70 - 74	922	3.03%	4,752	3.17%	7,854	3.35%
Age 75 - 79	607	1.99%	3,144	2.10%	5,179	2.21%
Age 80 - 84	396	1.30%	2,007	1.34%	3,292	1.40%
Age 85+	537	1.76%	2,413	1.61%	3,864	1.65%
Age 65+	3,690	12.12%	18,576	12.41%	30,558	13.01%
Median Age	29.30		29.70		30.50	
Average Age	34.50		34.90		35.50	



Demographic Detail Report

Quick Stop Restaurant with Drive-Thru

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Radius	2 Mile		5 Mile		10 Mile	
2020 Population By Race	30,445		149,726		234,798	
White	20,821	68.39%	110,598	73.87%	161,432	68.75%
Black	6,515	21.40%	21,191	14.15%	48,685	20.73%
Am. Indian & Alaskan	109	0.36%	455	0.30%	804	0.34%
Asian	1,952	6.41%	12,735	8.51%	16,739	7.13%
Hawaiian & Pacific Island	40	0.13%	123	0.08%	176	0.07%
Other	1,007	3.31%	4,623	3.09%	6,963	2.97%
Population by Hispanic Origin	30,445		149,726		234,798	
Non-Hispanic Origin	26,734	87.81%	131,070	87.54%	209,104	89.06%
Hispanic Origin	3,710	12.19%	18,656	12.46%	25,694	10.94%
2020 Median Age, Male	28.50		29.10		29.80	
2020 Average Age, Male	33.50		34.00		34.60	
2020 Median Age, Female	30.20		30.40		31.30	
2020 Average Age, Female	35.50		35.80		36.40	
2020 Population by Occupation Classification	24,766		124,356		194,551	
Civilian Employed	15,661	63.24%	73,026	58.72%	112,953	58.06%
Civilian Unemployed	461	1.86%	1,993	1.60%	3,553	1.83%
Civilian Non-Labor Force	8,604	34.74%	49,241	39.60%	77,897	40.04%
Armed Forces	40	0.16%	96	0.08%	148	0.08%
Households by Marital Status						
Married	4,441		21,768		33,198	
Married No Children	2,587		13,113		20,259	
Married w/Children	1,854		8,656		12,939	
2020 Population by Education	19,894		97,973		154,381	
Some High School, No Diploma	1,256	6.31%	4,797	4.90%	9,788	6.34%
High School Grad (Incl Equivalency)	2,763	13.89%	14,458	14.76%	26,778	17.35%
Some College, No Degree	5,219	26.23%	23,432	23.92%	39,383	25.51%
Associate Degree	2,217	11.14%	8,703	8.88%	12,859	8.33%
Bachelor Degree	4,573	22.99%	22,260	22.72%	32,577	21.10%
Advanced Degree	3,866	19.43%	24,323	24.83%	32,996	21.37%



Demographic Detail Report

Quick Stop Restaurant with Drive-Thru

7305 W Newberry Rd, Gainesville, FL 32605

Radius	2 Mile		5 Mile		10 Mile	
2020 Population by Occupation	29,130		138,703		214,796	
Real Estate & Finance	805	2.76%	4,369	3.15%	6,190	2.88%
Professional & Management	8,242	28.29%	43,961	31.69%	65,651	30.56%
Public Administration	426	1.46%	2,616	1.89%	4,366	2.03%
Education & Health	5,781	19.85%	29,530	21.29%	45,717	21.28%
Services	3,365	11.55%	13,237	9.54%	21,106	9.83%
Information	369	1.27%	1,201	0.87%	1,950	0.91%
Sales	4,095	14.06%	17,070	12.31%	26,016	12.11%
Transportation	654	2.25%	3,680	2.65%	5,622	2.62%
Retail	1,825	6.27%	7,998	5.77%	11,778	5.48%
Wholesale	496	1.70%	1,539	1.11%	2,155	1.00%
Manufacturing	361	1.24%	2,130	1.54%	4,158	1.94%
Production	714	2.45%	3,120	2.25%	6,184	2.88%
Construction	612	2.10%	2,471	1.78%	4,579	2.13%
Utilities	451	1.55%	1,926	1.39%	3,116	1.45%
Agriculture & Mining	118	0.41%	278	0.20%	536	0.25%
Farming, Fishing, Forestry	141	0.48%	271	0.20%	406	0.19%
Other Services	675	2.32%	3,306	2.38%	5,266	2.45%
2020 Worker Travel Time to Job	15,297		70,402		108,200	
<30 Minutes	12,173	79.58%	58,200	82.67%	87,536	80.90%
30-60 Minutes	2,424	15.85%	10,273	14.59%	17,418	16.10%
60+ Minutes	700	4.58%	1,929	2.74%	3,246	3.00%
2010 Households by HH Size	11,944		55,558		85,263	
1-Person Households	3,391	28.39%	17,159	30.88%	26,457	31.03%
2-Person Households	4,178	34.98%	19,682	35.43%	29,738	34.88%
3-Person Households	2,115	17.71%	9,443	17.00%	14,259	16.72%
4-Person Households	1,498	12.54%	6,482	11.67%	9,889	11.60%
5-Person Households	508	4.25%	1,929	3.47%	3,236	3.80%
6-Person Households	169	1.41%	607	1.09%	1,145	1.34%
7 or more Person Households	85	0.71%	256	0.46%	539	0.63%
2020 Average Household Size	2.40		2.30		2.30	
Households						
2025 Projection	13,341		64,813		100,999	
2020 Estimate	12,735		61,511		95,661	
2010 Census	11,944		55,559		85,264	
Growth 2020 - 2025	4.76%		5.37%		5.58%	
Growth 2010 - 2020	6.62%		10.71%		12.19%	



Demographic Detail Report

Quick Stop Restaurant with Drive-Thru

7305 W Newberry Rd, Gainesville, FL 32605

Radius	2 Mile	5 Mile	10 Mile
2020 Households by HH Income	12,737	61,513	95,661
<\$25,000	2,946 23.13%	15,853 25.77%	26,745 27.96%
\$25,000 - \$50,000	2,854 22.41%	12,563 20.42%	19,819 20.72%
\$50,000 - \$75,000	2,147 16.86%	10,044 16.33%	15,709 16.42%
\$75,000 - \$100,000	1,582 12.42%	6,875 11.18%	10,365 10.84%
\$100,000 - \$125,000	1,076 8.45%	4,813 7.82%	6,894 7.21%
\$125,000 - \$150,000	805 6.32%	3,365 5.47%	4,790 5.01%
\$150,000 - \$200,000	751 5.90%	3,878 6.30%	5,571 5.82%
\$200,000+	576 4.52%	4,122 6.70%	5,768 6.03%
2020 Avg Household Income	\$75,033	\$78,689	\$74,487
2020 Med Household Income	\$55,909	\$55,503	\$51,833
2020 Occupied Housing	12,735	61,511	95,660
Owner Occupied	5,586 43.86%	29,976 48.73%	48,574 50.78%
Renter Occupied	7,149 56.14%	31,535 51.27%	47,086 49.22%
2010 Housing Units	13,071	63,574	97,201
1 Unit	6,256 47.86%	33,304 52.39%	55,201 56.79%
2 - 4 Units	1,464 11.20%	7,232 11.38%	10,684 10.99%
5 - 19 Units	3,779 28.91%	15,466 24.33%	20,228 20.81%
20+ Units	1,572 12.03%	7,572 11.91%	11,088 11.41%
2020 Housing Value	5,586	29,976	48,574
<\$100,000	796 14.25%	3,732 12.45%	8,844 18.21%
\$100,000 - \$200,000	1,669 29.88%	9,568 31.92%	15,342 31.58%
\$200,000 - \$300,000	1,845 33.03%	8,617 28.75%	13,310 27.40%
\$300,000 - \$400,000	814 14.57%	4,379 14.61%	6,056 12.47%
\$400,000 - \$500,000	164 2.94%	1,034 3.45%	1,366 2.81%
\$500,000 - \$1,000,000	244 4.37%	2,456 8.19%	3,115 6.41%
\$1,000,000+	54 0.97%	190 0.63%	541 1.11%
2020 Median Home Value	\$217,778	\$219,589	\$200,759
2020 Housing Units by Yr Built	13,497	65,622	102,618
Built 2010+	317 2.35%	4,234 6.45%	8,229 8.02%
Built 2000 - 2010	3,059 22.66%	12,391 18.88%	17,786 17.33%
Built 1990 - 1999	2,774 20.55%	14,804 22.56%	19,551 19.05%
Built 1980 - 1989	3,531 26.16%	13,371 20.38%	18,010 17.55%
Built 1970 - 1979	2,749 20.37%	13,280 20.24%	20,382 19.86%
Built 1960 - 1969	872 6.46%	4,368 6.66%	8,970 8.74%
Built 1950 - 1959	173 1.28%	2,008 3.06%	5,130 5.00%
Built <1949	22 0.16%	1,166 1.78%	4,560 4.44%
2020 Median Year Built	1987	1988	1986



REDEVELOPMENT SITE

FUTURE LAND USE/BH ZONING

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BOSSHARDT
REALTY SERVICES

COMMERCIAL & LAND DIVISION

ABOUT ERIC LIGMAN

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PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

Eric is deeply dedicated to the North Florida community and is involved with local organizations such as the Ronald McDonald House Charities and the Junior League of Gainesville. His love for the area is reflected in his decision to raise his family there, and in his spare time, he enjoys playing on his highly-ranked tennis team and fishing.

In conclusion, Eric Ligman is a highly experienced and knowledgeable commercial real estate professional with an exceptional track record of success in the North Florida market. His unwavering dedication to his clients, innovative approach, and deep comprehension of the industry make him an invaluable asset for anyone seeking assistance with their commercial real estate endeavors. With Eric's expertise, clients can rest assured that they have a trusted partner to guide them through the complex world of local commercial real estate.

MEMBERSHIPS & AFFILIATIONS

ICSC
LoopNet
CoStar
Gainesville Chamber Commerce
GACAR- Gainesville Alachua County Association of Realtors
National Association of Realtors (NAR)

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