

REDEVELOPMENT SITE

7305-7349 W Newberry Road | Gainesville, FL 32605



FOR SALE

FOR MORE INFORMATION:



Eric Ligman

Commercial Realtor®

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, 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.

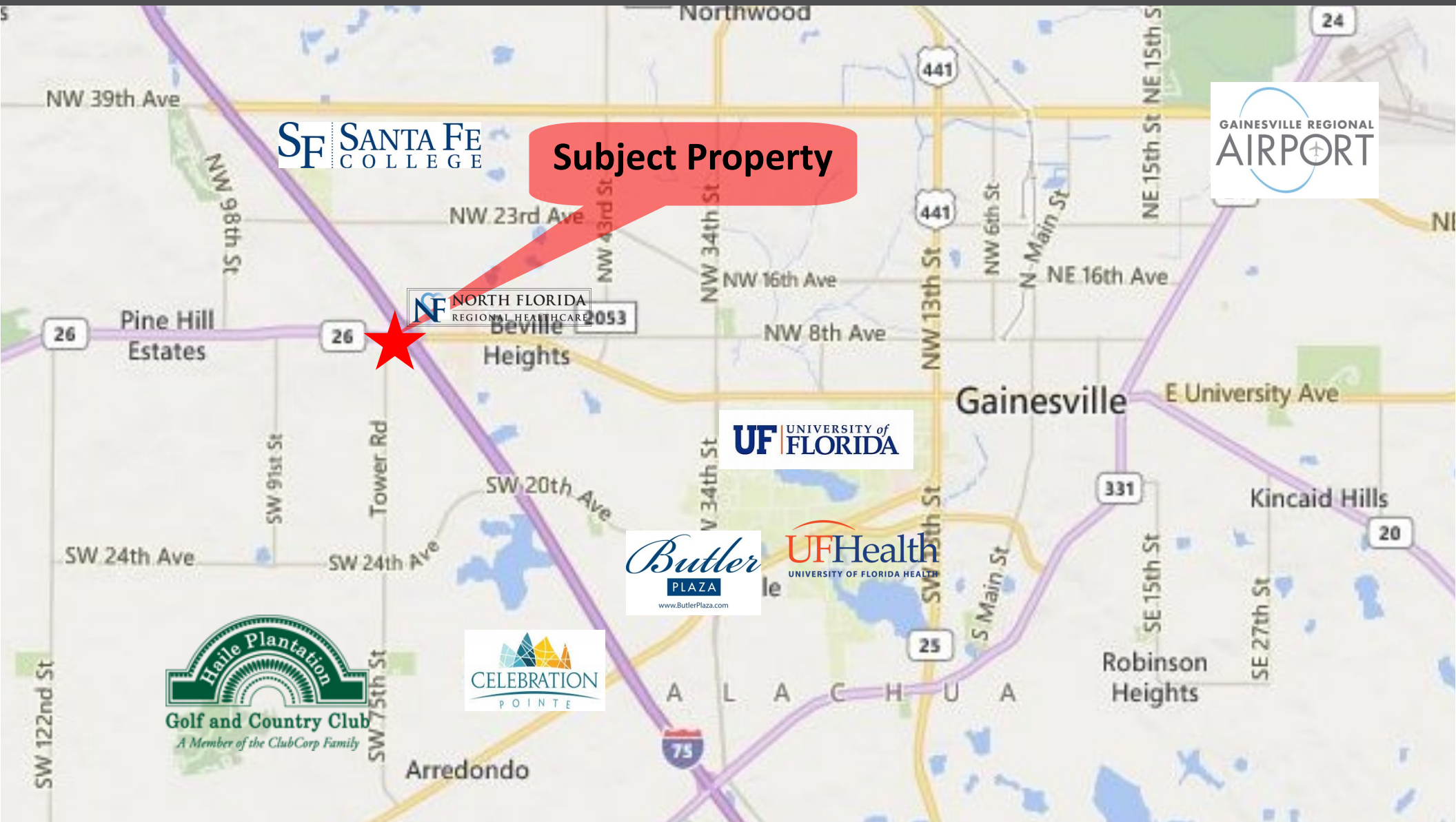
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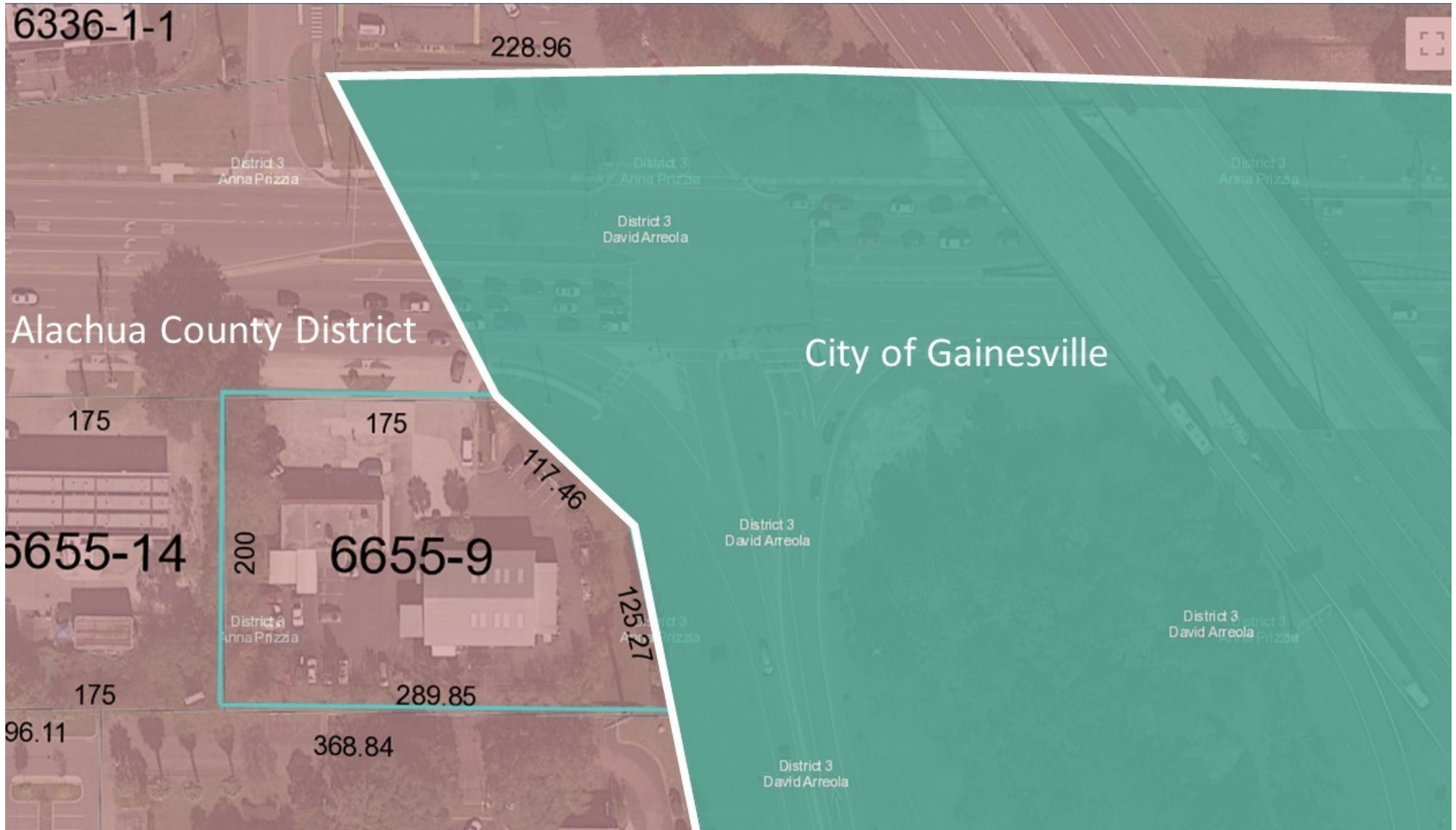


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REDEVELOPMENT SITE

DISTRICT

7305-7349 W Newberry Road | Gainesville, FL 32605



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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	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	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	P	section 404.42
	Museum	L	L		L	L	L	L	L			L	L		L	P	P	P	P	L	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	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	P	section 404.49
	Broadcasting or communications tower	SE																SE	SE	SE	SE	SE		SE	section 404.50	

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	Amusement or theme park																	SE								
	Zoo																	SE	SE							
	Golf course	L			L	L	L																			section 404.66.5
	Theater or cabaret, sexually oriented																			L						
Food and Beverage	Restaurant	L														P	P	P	P	P	A	A	P	P		section 404.67.5
	Restaurant, with drive-through															SE	L	L	L	L		A		L		
	Incidental food and beverage sales		A													A	A	A	A	A	A	A	A	A		section 404.69
	Cocktail lounge, bar, tavern or nightclub										SE							P	P	P				SE	P	
	Mobile food sales		L													L	L	L	L	L	L	L	L	L		section 404-69.1

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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

Article II. Use Table

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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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	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	

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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			

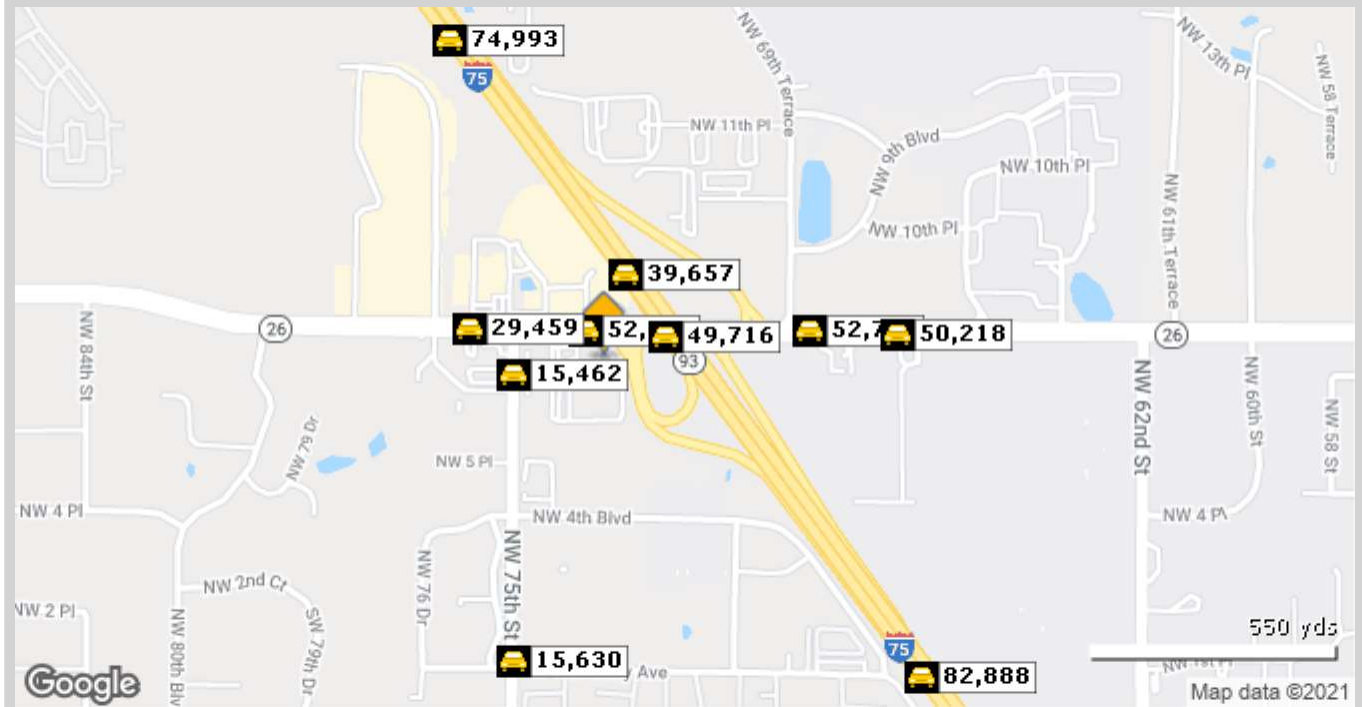
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Public Fairground	Public Fairground																					L			Article XXV

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

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 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

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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%	



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Quick Stop Restaurant with Drive-Thru

7305 W Newberry Rd, Gainesville, FL 32605

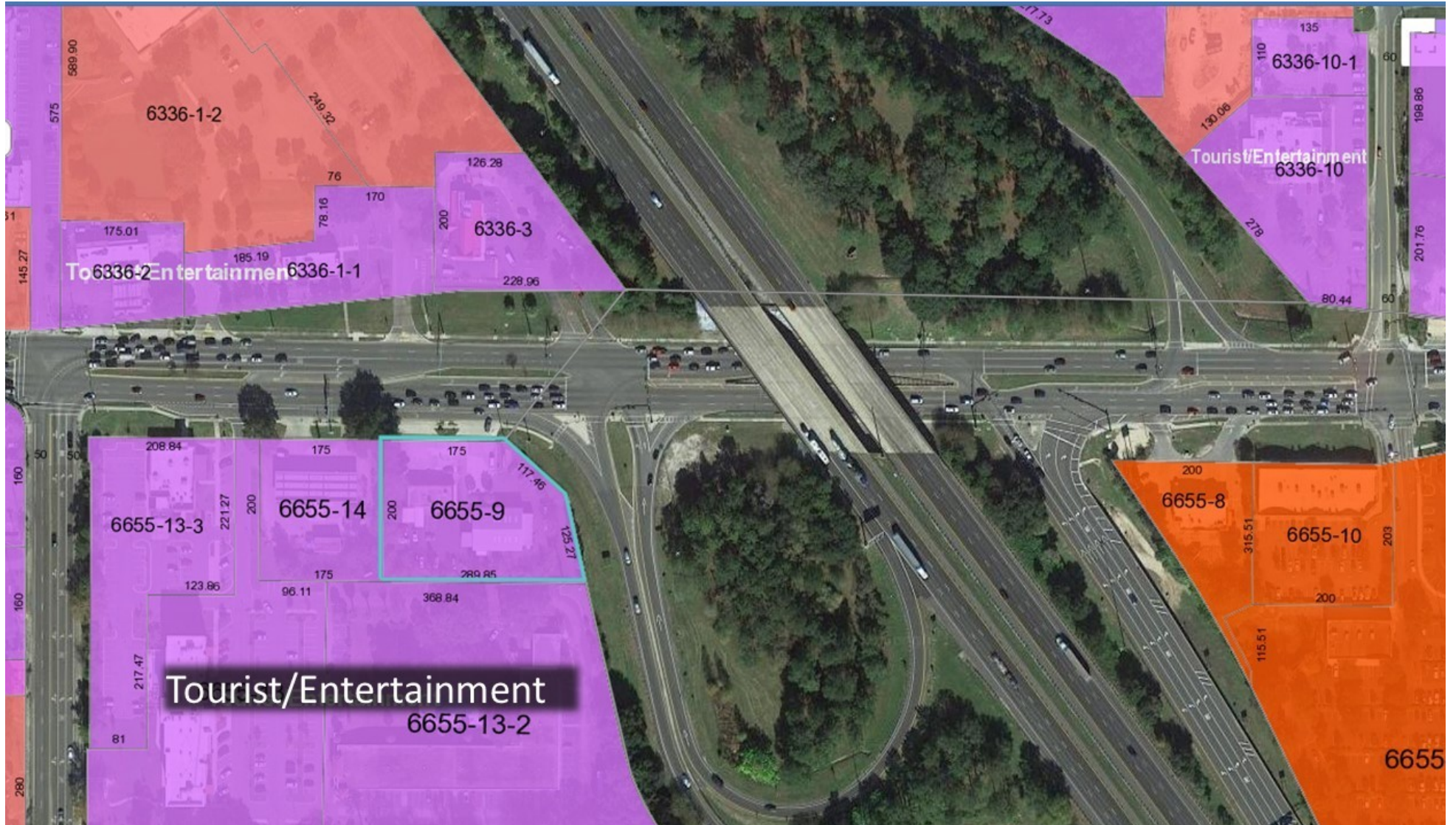
Radius	2 Mile		5 Mile		10 Mile	
2020 Households by HH Income	12,737		61,513		95,661	
<\$25,000	2,946	23.13%	15,853	25.77%	26,745	27.96%
\$25,000 - \$50,000	2,854	22.41%	12,563	20.42%	19,819	20.72%
\$50,000 - \$75,000	2,147	16.86%	10,044	16.33%	15,709	16.42%
\$75,000 - \$100,000	1,582	12.42%	6,875	11.18%	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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ABOUT ERIC LIGMAN

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PROFESSIONAL BACKGROUND

As a seasoned real estate professional, Eric Ligman is known for his extensive knowledge of North Florida's real estate market and his unmatched devotion to client needs. Eric's success is based on the trust and respect earned from his clients by his tireless work ethic, innovative ideas, and candid advice. Over the last two decades, Eric has greatly influenced the transformation of North Florida's landscape brokering deals with national and regional companies including Pennsylvania Real Estate Trust (PRET), Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. Ligman is also credited with orchestrating one of the most significant local land deals in recent history, proving himself as the area's premier commercial broker with over 45 million dollars of sold transactions in 2019.

Aside from his comprehensive knowledge of the commercial real estate market, Ligman also possesses a clear understanding of tenant needs and has worked diligently to develop an extensive network of landlord relationships. These attributes are instrumental in effectively servicing his valued clients' real estate needs in an efficient and timely manner. Eric has extensive experience in all areas of the commercial real estate sector, including tenant representation, lease negotiations, investment properties, land value, and corporate real estate ventures.

Ligman first arrived in Gator Nation as a young student and quickly fell in love with its many charms. As an adult, he can imagine no better place to raise his growing family. Outside of his passion for real estate, he enjoys playing on his highly ranked tennis team and is a huge fishing enthusiast.

MEMBERSHIPS & AFFILIATIONS

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

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