

DOWNTOWN GAINESVILLE- OFFICE BUILDING

1 S.E. First Avenue Gainesville, FL 32601



FOR SALE

<https://guidetogreatergainesville.com/hyatt-place-downtown-gainesville/>

FOR MORE INFORMATION:



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BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

DOWNTOWN GAINESVILLE- OFFICE BUILDING

EXECUTIVE SUMMARY

1 S.E. First Avenue Gainesville, FL 32601



OFFERING SUMMARY

Sale Price:	\$1,495,000
Building Size:	8,386 SF
Lot Size:	76.7' x 60'
Cross Streets:	S Main St/SE 1st Ave
Zoning:	DT
Tax Parcel:	14581-000-000

PROPERTY OVERVIEW

Historic law office conveniently located in the heart of Downtown Gainesville. This two (2) story office building is within walking steps of the Alachua County Clerk of Courts, Hippodrome theater, The Hampton Inn, The Hyatt Place (fourth quarter 2022), Dragon Fly, and energetic nightlife. The building offers 28 private offices, a large conference room, reception, waiting area, kitchenette, mailroom, and multiple bathrooms. The DT zoning is highly desirable which accommodates many types of uses.

PROPERTY HIGHLIGHTS

- DT Zoning- Page 12
- Hard corner/traffic light- walking distance to parking garages.
- Walking Distance to the Alachua County Courthouse and other downtown attractions
- Opportunity Zone- Page 10
- Can be divided to make three separate suites

FOR MORE INFORMATION:



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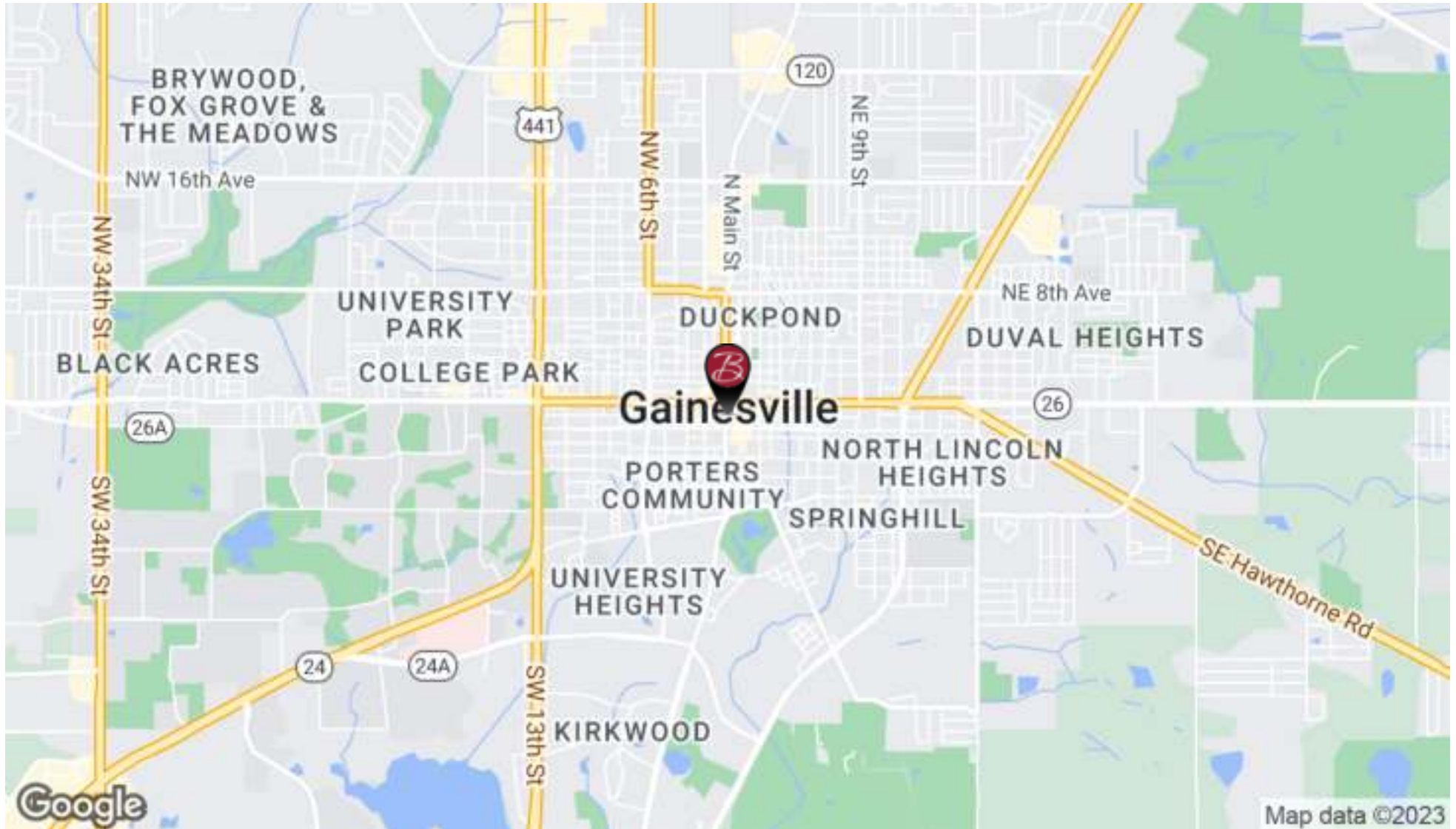
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LOCATION MAP

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SUB-MARKET

1 S.E. First Avenue | Gainesville, FL 32601



Downtown Gainesville, also known as the city's heart, refers to the area surrounding the intersection of Main Street and University Avenue. This area is an eclectic mix of quaint shops, restaurants, bars, and clubs and is home to the Hippodrome State Theatre and Bo Diddley Plaza, a performance and event venue. With a mix of historic buildings, government offices, trendy nightlife, and upscale restaurants, Downtown Gainesville caters to a broad range of consumers and offers newly integrated city zoning changes to increase development opportunities within the heart of Gainesville



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PHOTOS

1 S.E. First Avenue Gainesville, FL 32601



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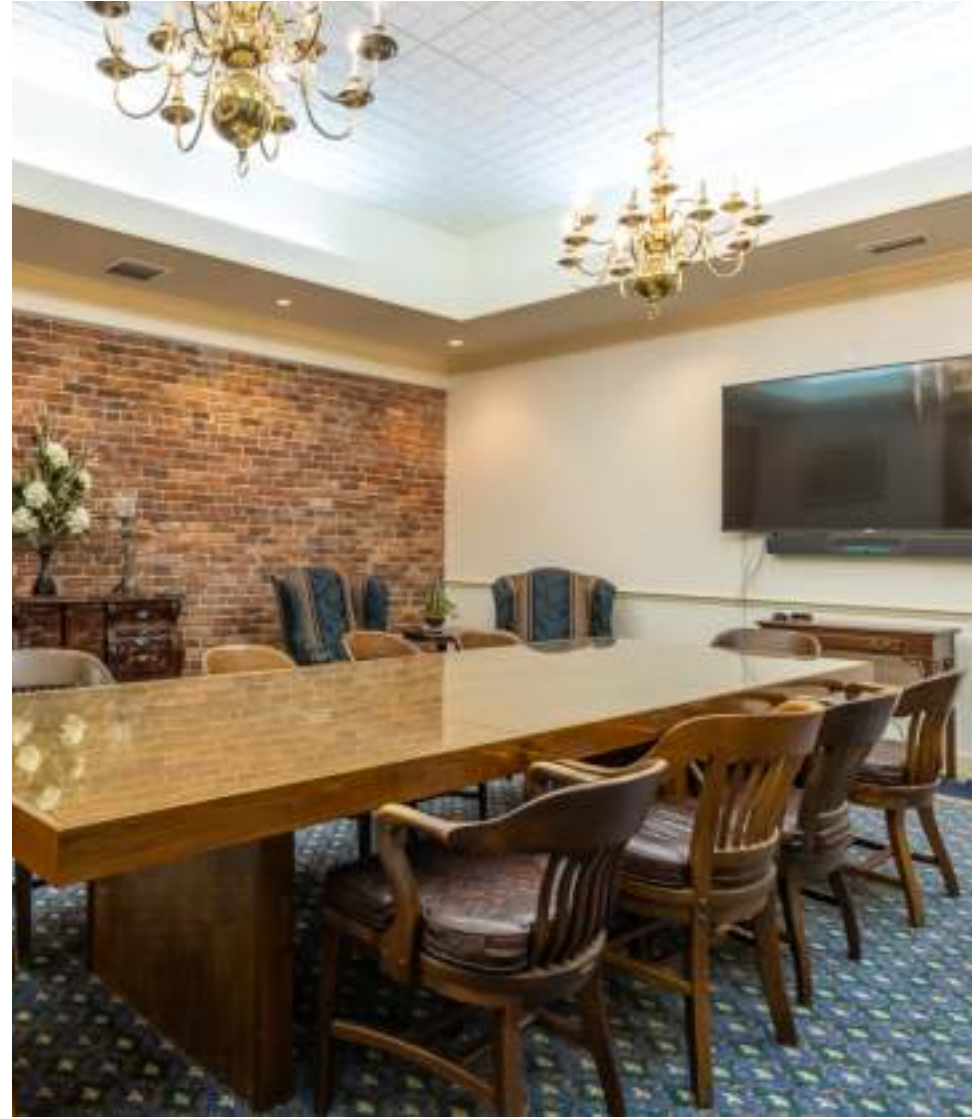
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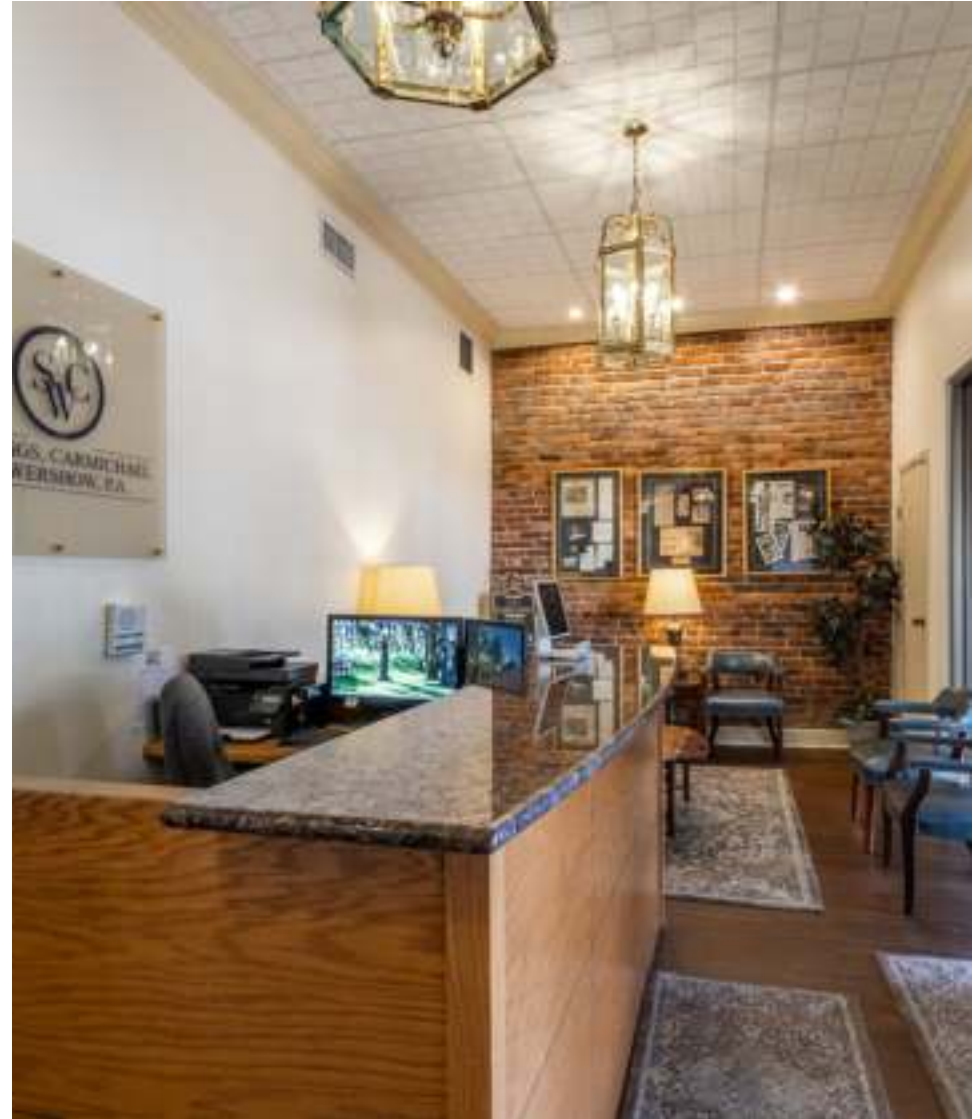
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OPPORTUNITY ZONE INFORMATION

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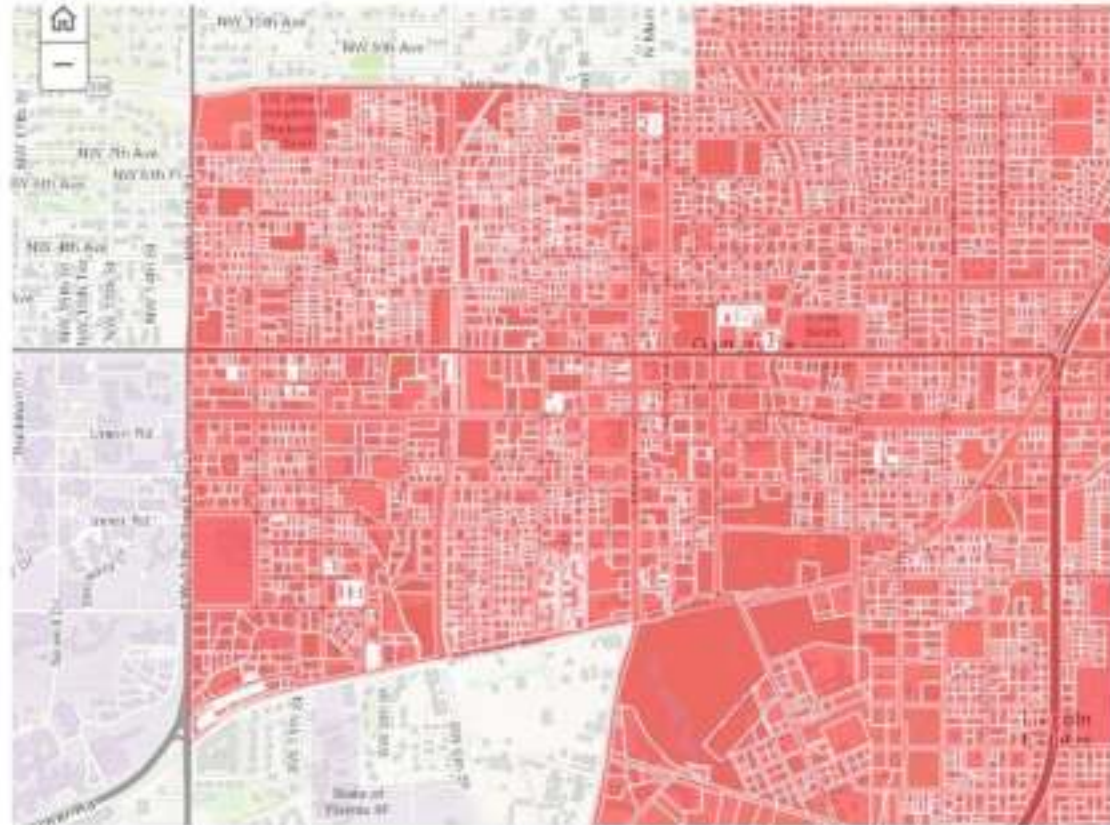
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OPPORTUNITY ZONE 3

Florida Opportunity Zones

The "Opportunity Zones" program, which is still being formulated by the federal government, could offer trillions of dollars in tax savings for real estate investors and the prospect of lower investment costs for developers and builders. The catch is the investment and development must be in certain zones designated by the state as needing economic assistance.

Here's how it works: Investors can defer paying taxes on investment gains until either the sale date of an Opportunity Funds investment or Dec. 31, 2026, if they put the money into Opportunity Zone funds. Those funds must be invested in areas that have a poverty rate of at least 20 percent, or a median income not exceeding 80 percent of the surrounding metro area.



FOR MORE INFORMATION:



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DT (DOWNTOWN ZONING DISTRICT)

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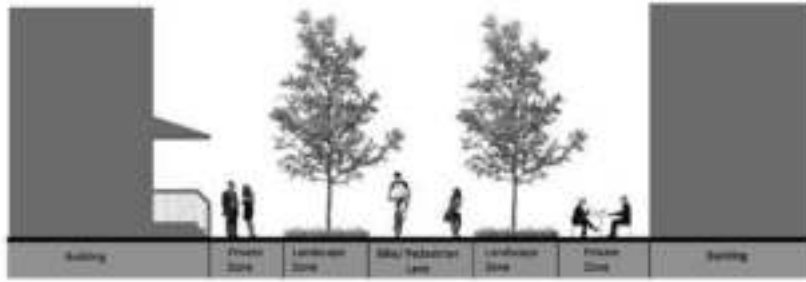


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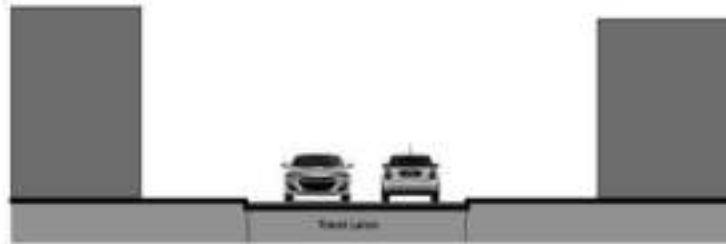
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DT Zoning- Allowable Uses



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- f. *Alleys*. Alleys are narrower streets that are primarily used for service access to developments, or vehicular access to rear parking areas. Alleys are encouraged to be preserved, improved, or established in conjunction with development.



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Section 30-4.12. Permitted Uses.

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section shall be allowed.

Allowable Uses under DT

10 **Table V - 1: Permitted Uses within Transects.**

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
RESIDENTIAL											
Single-family house		P	P	P	P	P	P	P	P	P	P
Attached dwellings (up to 6 attached units)		-	P	P	P	P	P	P	P	P	P
Multi-family, small-scale (2-4 units per building)		-	P	P	P	P	P	P	P	P	P
Multi-family dwelling		-	-	P	P	P	P	P	P	P	P
Accessory dwelling unit	30-5.33	-	P	P	P	P	P	P	P	-	-
Adult day care home	30-5.2	P	P	P	P	P	P	P	P	P	P
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	P	P	P	P	-	-
Community residential homes (more than 6 residents)	30-5.6	-	-	P	P	P	P	P	P	P	-
Dormitory (small)	30-5.8	-	P	P	P	P	P	P	P	P	P

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
Dormitory (large)	30-5.8	-	-	P	P	P	P	P	P	P	P
Family child care home	30-5.10	P	P	P	P	P	P	P	P	P	-
NONRESIDENTIAL											
Alcoholic beverage establishment	30-5.3	-	-	-	-	-	-	P	P	P	P
Assisted living facility		-	-	-	P	-	P	P	P	P	P
Bed & Breakfast establishments	30-5.4	-	S	P	P	P	P	P	P	P	P
Business services		-	-	-	P	-	P	P	P	P	P
Car wash facilities	30-5.5	-	-	-	-	-	-	P	P	-	-
Civic, social & fraternal organizations		S	P	P	P	P	P	P	P	P	P
Day care center	30-5.7	-	S	S	P	P	P	P	P	P	P
Drive-through facility	30-5.9	-	-	-	-	-	P	P	P	P	P
Emergency shelter		-	-	-	-	P	P	P	P	P	P
Equipment rental and leasing, light		-	-	-	-	-	-	P	P	P	P
Exercise studios		-	-	-	P	-	P	P	P	P	P
Farmers market	30-5.11	-	-	-	-	-	P	P	P	P	P
Food distribution for the needy	30-5.12	-	-	-	-	-	-	-	S	S	S
Food truck	30-5.35	-	-	-	A	-	P	P	P	P	P
Funeral homes and crematories		-	-	-	-	-	P	P	P	P	P
Gasoline/alternative fuel station	30-5.13	-	-	-	-	-	S ¹	P	P	-	-
Hotel		-	-	-	-	-	-	P	P	P	P
Laboratory, medical & dental		-	-	-	P	-	P	P	P	P	P
Library		-	-	-	-	S	P	P	P	P	P
Light assembly, fabrication and processing	30-5.16	-	-	-	-	-	P	P	P	P	P
Medical marijuana dispensaries		-	-	-	-	-	-	-	P	P	P
Microbrewery Microwinery Microdistillery ²	30-5.17	-	-	-	-	-	S	P	P	P	P
Mini-warehouse/self-storage	30-5.18	-	-	-	-	-	-	-	P	P	-
Museums and art galleries		-	-	-	P	S	P	P	P	P	P
Office		-	-	-	P	P ³ / S ⁴	P	P	P	P	P
Office- medical, dental, & other health related services		-	-	-	P	-	P	P	P	P	P

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
Parking, surface (principal use)	30-5.20	-	-	-	-	-	-	-	-	S	S
Parking, structured (principal use)		-	-	-	-	-	-	P	P	P	P
Passenger transit station		-	-	-	-	-	-	-	P	P	P
Personal services		-	-	-	S	-	P	P	P	P	P
Places of religious assembly	30-5.21	S	P	P	P	P	P	P	P	P	P
Professional school		-	-	-	P	P	P	P	P	P	P
Public administration buildings		-	-	-	S	S	S	P	P	P	P
Public parks		P	P	P	P	P	P	P	P	P	P
Recreation, indoor ²		-	-	-	-	-	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	-	P	P	P	-
Research development & testing facilities		-	-	-	-	-	-	P	P	P	P
Residences for destitute people	30-5.22	-	-	-	-	-	-	-	S	S	S
Restaurant		-	-	-	S	-	P	P	P	P	P
Retail sales		-	-	-	-	-	P	P	P	P	P
School, elementary, middle & high (public & private)		S	S	S	P	P	P	P	P	P	P
Scooter and electric golf cart sales		-	-	-	-	-	-	P	P	P	-
Simulated gambling establishments		-	-	-	-	-	-	-	-	-	-
Social service facilities	30-5.25	-	-	-	-	-	-	-	P	P	P
Skilled nursing facility		-	-	-	P	-	P	P	P	P	P
Vehicle sales and rental (no outdoor display)		-	-	-	-	-	-	P	P	P	P
Vehicle services	30-5.28	-	-	-	-	-	-	P	P	-	-
Vehicle repair	30-5.28	-	-	-	-	-	-	P	-	-	-
Veterinary services	30-5.29	-	-	-	P	-	P	P	P	P	P
Vocational/Trade school		-	-	-	-	-	S	P	P	P	P
Wireless communication services	See 30-5.30										

1 **LEGEND:**

2 P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.

3 1 = When located along a Principal Street.

4 2 = Prohibited where adjacent to single-family zoned property.

5 3 = Office uses as a home occupation.

6 4 = Office uses up to 20% of the building square footage and shall be secondary to a principal residential
7 use. No outdoor storage allowed.

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Section 30-4.13. Building Form Standards.

This section contains the building form standards that determine the location, scale and massing of all buildings within the transects.

Table V - 2: Building Form Standards within Transects.

TRANSECT	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
A. BLOCK STANDARDS										
Block perimeter (max feet)	2,600'								2,000'	1,600'
B. LOT CONFIGURATION										
Lot width (min feet)	34'	18'						18'	18'	
C. DEVELOPMENT INTENSITY										
Nonresidential building coverage (max)	60%	80%						90%	100%	
Residential density by right/with SUP ¹ (max units per acre)	8	15	20	20	75	50/60	50/60	60/80	100/125	150/175
D. BUILDING FRONTAGE										
Primary frontage (min)	50%	60%						70%	80%	
Secondary frontage (min)	30%	40%						50%	60%	
E. BUILDING PLACEMENT										
min-max from curb										
min landscape/min sidewalk/min building frontage										
Storefront Street	15'-20' 5'/5'/5'	15'-20' 5'/5'/5'						16'-21' 5'/6'/5'	15'-20' 4'/6'/5'	
Principal Street	17'-37' 6'/6'/5'	17'-27' 6'/6'/5'						17'-27' 6'/6'/5'	17'-27' 6'/6'/5'	
Thoroughfare Street	19'-100' 6'/6'/5'	19'-100' 8'/6'/5'						19'-100' 8'/6'/5'	19'-100' 8'/6'/5'	
Local Street	15'-35' 5'/5'/5'	15'-20' 5'/5'/5'						16'-21' 5'/6'/5'	15'-20' 4'/6'/5'	
F. BUILDING SETBACKS										
Side interior setback (min)	5'	5'	5'	5'	5'	5'	5'	0'	0'	0'

Rear setback (min)	15'	3' (alley) 10' (no alley)	3' (alley) 5' (no alley)	3' (alley) 0' (no alley)
--------------------	-----	------------------------------	-----------------------------	-----------------------------

- 1 **LEGEND:**
- 2 1 = See Section 30-4.8 for development compatibility standards.
- 3

TRANSECT	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
G. BUILDING HEIGHT										
Min feet	NA	NA	NA	NA	NA	NA	18	18	18	18
Max stories (by right ¹ /with bonus ²)	3	3	3	3	4	4/5	4/6	5/6	6/8	12/14
Max feet (by right/with bonus ²)	36	36	36	42	60	60/74	60/88	74/88	88/116	172/200
H. FLOOR HEIGHT										
Min first floor height (residential / nonresidential)	NA/10'	NA/12'	NA/12'	NA/12'	NA/12'	NA/12'	12'/12'	12'/15'	12'/15'	12'/15'
Min first floor elevation (residential only)	-	-	-	-	1.5 ft.	1.5 ft.	1.5 ft.	1.5 ft.	1.5 ft.	1.5 ft.
I. GLAZING										
Min first floor - nonresiden	-	30%			50%			65%		

tial				
Min first floor - multi-family	-		30%	
Min upper floors - nonresidential and multi-family	-		15%	

- 1 **LEGEND:**
- 2 1 = See development compatibility standards in Section 30-4.8.
- 3 2 = See bonus system requirements in Section 30-4.9.

Demographic Summary Report

Scruggs & Carmichael Building

1 SE 1st Ave, Gainesville, FL 32601

Building Type: **Class B Office**
 Class: **B**
 RBA: **8,386 SF**
 Typical Floor: **4,193 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2026 Projection	77,213		142,828		224,118	
2021 Estimate	74,862		139,080		217,580	
2010 Census	66,524		127,141		195,166	
Growth 2021 - 2026	3.14%		2.69%		3.00%	
Growth 2010 - 2021	12.53%		9.39%		11.48%	
2021 Population by Hispanic Origin	7,904		16,182		23,804	
2021 Population	74,862		139,080		217,580	
White	44,798	59.84%	88,027	63.29%	147,141	67.63%
Black	22,296	29.78%	35,883	25.80%	47,443	21.80%
Am. Indian & Alaskan	303	0.40%	529	0.38%	780	0.36%
Asian	5,051	6.75%	10,103	7.26%	15,437	7.09%
Hawaiian & Pacific Island	40	0.05%	114	0.08%	157	0.07%
Other	2,374	3.17%	4,424	3.18%	6,622	3.04%
U.S. Armed Forces	35		72		145	
Households						
2026 Projection	31,596		59,220		92,760	
2021 Estimate	30,668		57,753		90,179	
2010 Census	27,439		53,242		81,497	
Growth 2021 - 2026	3.03%		2.54%		2.86%	
Growth 2010 - 2021	11.77%		8.47%		10.65%	
Owner Occupied	11,390	37.14%	23,000	39.82%	44,401	49.24%
Renter Occupied	19,279	62.86%	34,753	60.18%	45,778	50.76%
2021 Households by HH Income	30,669		57,755		90,178	
Income: <\$25,000	11,733	38.26%	20,211	34.99%	25,288	28.04%
Income: \$25,000 - \$50,000	7,515	24.50%	14,386	24.91%	21,340	23.66%
Income: \$50,000 - \$75,000	4,169	13.59%	8,488	14.70%	13,471	14.94%
Income: \$75,000 - \$100,000	2,499	8.15%	5,147	8.91%	8,791	9.75%
Income: \$100,000 - \$125,000	1,940	6.33%	3,801	6.58%	7,086	7.86%
Income: \$125,000 - \$150,000	899	2.93%	2,235	3.87%	4,996	5.54%
Income: \$150,000 - \$200,000	859	2.80%	1,501	2.60%	3,702	4.11%
Income: \$200,000+	1,055	3.44%	1,986	3.44%	5,504	6.10%
2021 Avg Household Income	\$55,872		\$58,270		\$72,704	
2021 Med Household Income	\$35,337		\$38,770		\$47,741	



Traffic Count Report

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 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	S Main St	SW 1st Ave	0.04 S	2020	21,877	MPSI	.06
2	E University Ave	SE 1st St	0.04 E	2020	27,909	MPSI	.08
3	SW 1st St	SW 1st Ave	0.05 S	2018	636	MPSI	.09
4	N Main St	NW 1st Ave	0.02 N	2020	21,877	MPSI	.11
5	NW 1st St	NW 1st Ave	0.02 N	2018	1,190	MPSI	.13
6	NE 1st Ave	NE 1st St	0.04 E	2018	1,346	MPSI	.13
7	East University Avenue	SE 2nd St	0.01 W	2020	18,782	MPSI	.13
8	S Main St	SW 3rd Ave	0.02 N	2020	18,960	MPSI	.14
9	North Main Street	NE 2nd Ave	0.01 N	2020	15,282	MPSI	.16
10	Southwest 4th Avenue	SW 1st St	0.02 W	2020	2,009	MPSI	.18



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Description	2010	2021	2026
Population	14,585	15,167	15,437
Age 0 - 4	399 2.74%	1,118 7.37%	1,574 10.20%
Age 5 - 9	236 1.62%	809 5.33%	1,138 7.37%
Age 10 - 14	241 1.65%	472 3.11%	757 4.90%
Age 15 - 19	2,587 17.74%	983 6.48%	678 4.39%
Age 20 - 24	5,537 37.96%	3,451 22.75%	1,502 9.73%
Age 25 - 29	1,456 9.98%	2,217 14.62%	2,133 13.82%
Age 30 - 34	837 5.74%	1,605 10.58%	1,990 12.89%
Age 35 - 39	500 3.43%	1,107 7.30%	1,510 9.78%
Age 40 - 44	441 3.02%	677 4.46%	1,042 6.75%
Age 45 - 49	433 2.97%	485 3.20%	700 4.53%
Age 50 - 54	448 3.07%	396 2.61%	491 3.18%
Age 55 - 59	475 3.26%	421 2.78%	401 2.60%
Age 60 - 64	357 2.45%	416 2.74%	379 2.46%
Age 65 - 69	222 1.52%	373 2.46%	356 2.31%
Age 70 - 74	143 0.98%	273 1.80%	302 1.96%
Age 75 - 79	96 0.66%	167 1.10%	220 1.43%
Age 80 - 84	79 0.54%	95 0.63%	137 0.89%
Age 85+	97 0.67%	103 0.68%	127 0.82%
Age 15+	13,708 93.99%	12,769 84.19%	11,968 77.53%
Age 20+	11,121 76.25%	11,786 77.71%	11,290 73.14%
Age 65+	637 4.37%	1,011 6.67%	1,142 7.40%
Median Age	24	27	30
Average Age	28.50	30.00	30.90
Population By Race	14,585	15,167	15,437
White	10,790 73.98%	10,956 72.24%	11,093 71.86%
Black	2,746 18.83%	2,954 19.48%	3,011 19.51%
Am. Indian & Alaskan	57 0.39%	65 0.43%	74 0.48%
Asian	629 4.31%	729 4.81%	756 4.90%
Hawaiian & Pacific Islander	9 0.06%	11 0.07%	13 0.08%
Other	336 2.30%	453 2.99%	492 3.19%



Scruggs & Carmichael Building

1 SE 1st Ave, Gainesville, FL 32601

Description	2010	2021	2026
Population by Race (Hispanic)	1,482	1,896	2,107
White	1,343 90.62%	1,714 90.40%	1,905 90.41%
Black	59 3.98%	80 4.22%	90 4.27%
Am. Indian & Alaskan	18 1.21%	24 1.27%	29 1.38%
Asian	18 1.21%	20 1.05%	19 0.90%
Hawaiian & Pacific Islander	0 0.00%	2 0.11%	2 0.09%
Other	44 2.97%	55 2.90%	62 2.94%
Household by Household Income	5,680	5,900	6,005
<\$25,000	3,410 60.04%	2,835 48.05%	2,784 46.36%
\$25,000 - \$50,000	1,347 23.71%	1,336 22.64%	1,371 22.83%
\$50,000 - \$75,000	571 10.05%	577 9.78%	597 9.94%
\$75,000 - \$100,000	91 1.60%	362 6.14%	394 6.56%
\$100,000 - \$125,000	158 2.78%	350 5.93%	379 6.31%
\$125,000 - \$150,000	17 0.30%	118 2.00%	130 2.16%
\$150,000 - \$200,000	43 0.76%	167 2.83%	183 3.05%
\$200,000+	43 0.76%	155 2.63%	167 2.78%
Average Household Income	\$30,590	\$46,581	\$48,351
Median Household Income	\$18,755	\$26,112	\$26,940



DOWNTOWN GAINESVILLE FLORIDA- OFFICE BUILDING

AGENT INFO: AKA LIGGY

1 S.E. First Avenue | Gainesville, FL 32601



ERIC LIGMAN

Director

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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.

Bosshardt Realty Services

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FOR MORE INFORMATION:



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