

MAIN ST COMMERCIAL CORNER

| C2 Zoning Main St, High Springs, FL 32643



FOR LEASE

FOR MORE INFORMATION:



Eric Ligman

Director

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BOSSHARDT

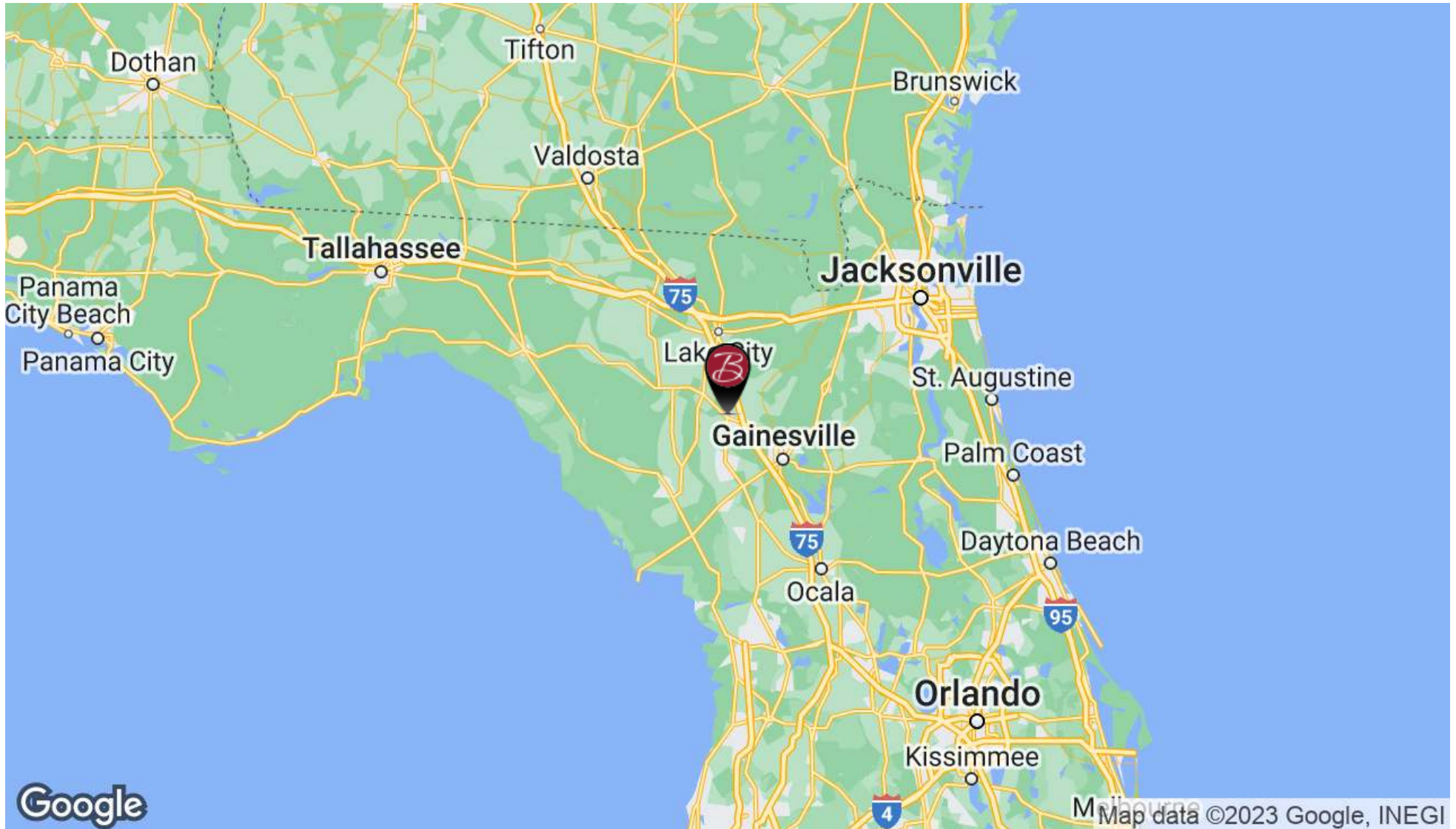
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COMMERCIAL & LAND DIVISION

MAIN ST COMMERCIAL CORNER

REGIONAL MAP

| C2 Zoning Main St, High Springs, FL 32643



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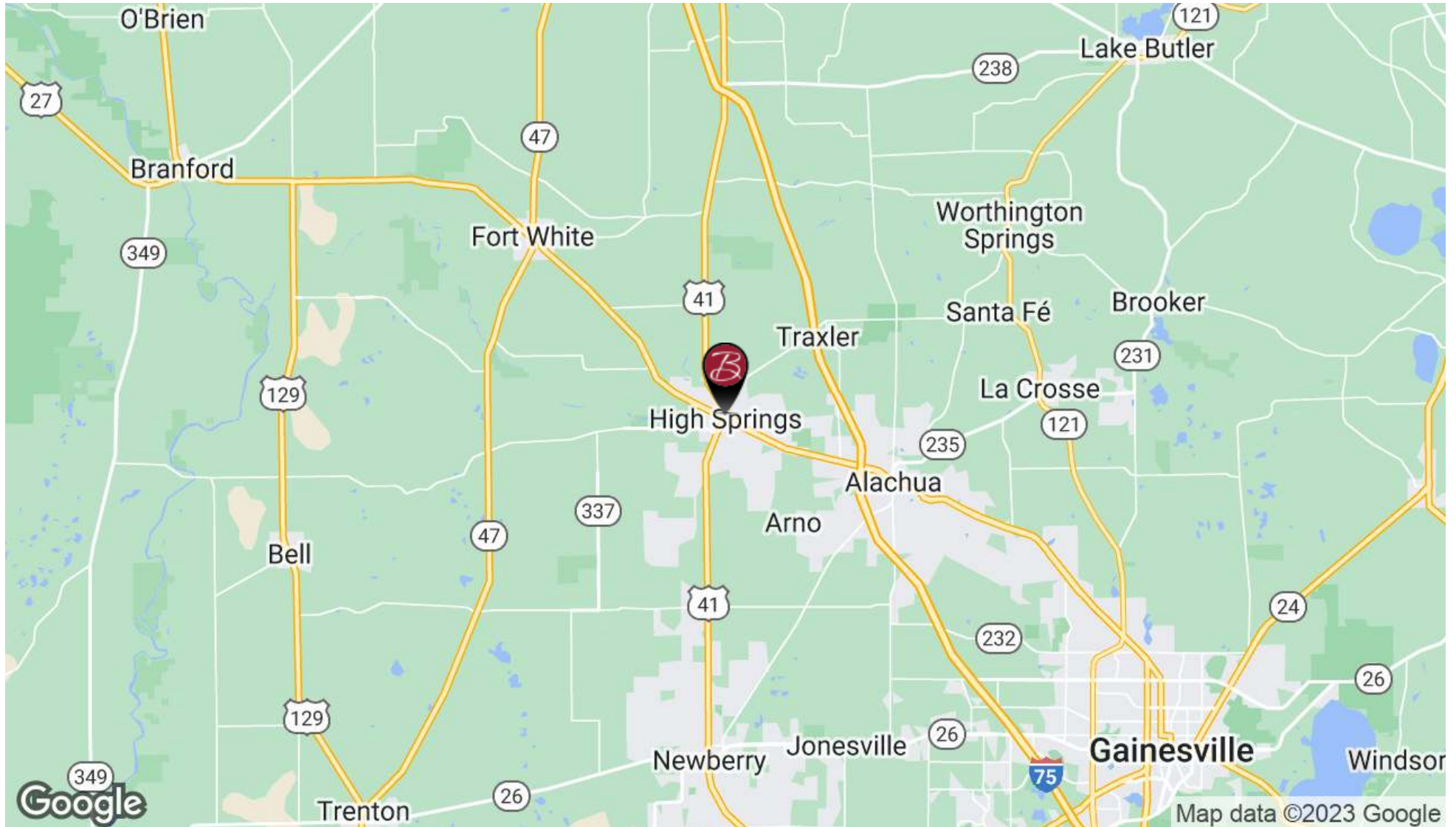
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MAIN ST COMMERCIAL CORNER

LOCATION MAP

| C2 Zoning Main St, High Springs, FL 32643



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MAIN ST COMMERCIAL CORNER

RETAILER MAP

| C2 Zoning Main St, High Springs, FL 32643



Map
data
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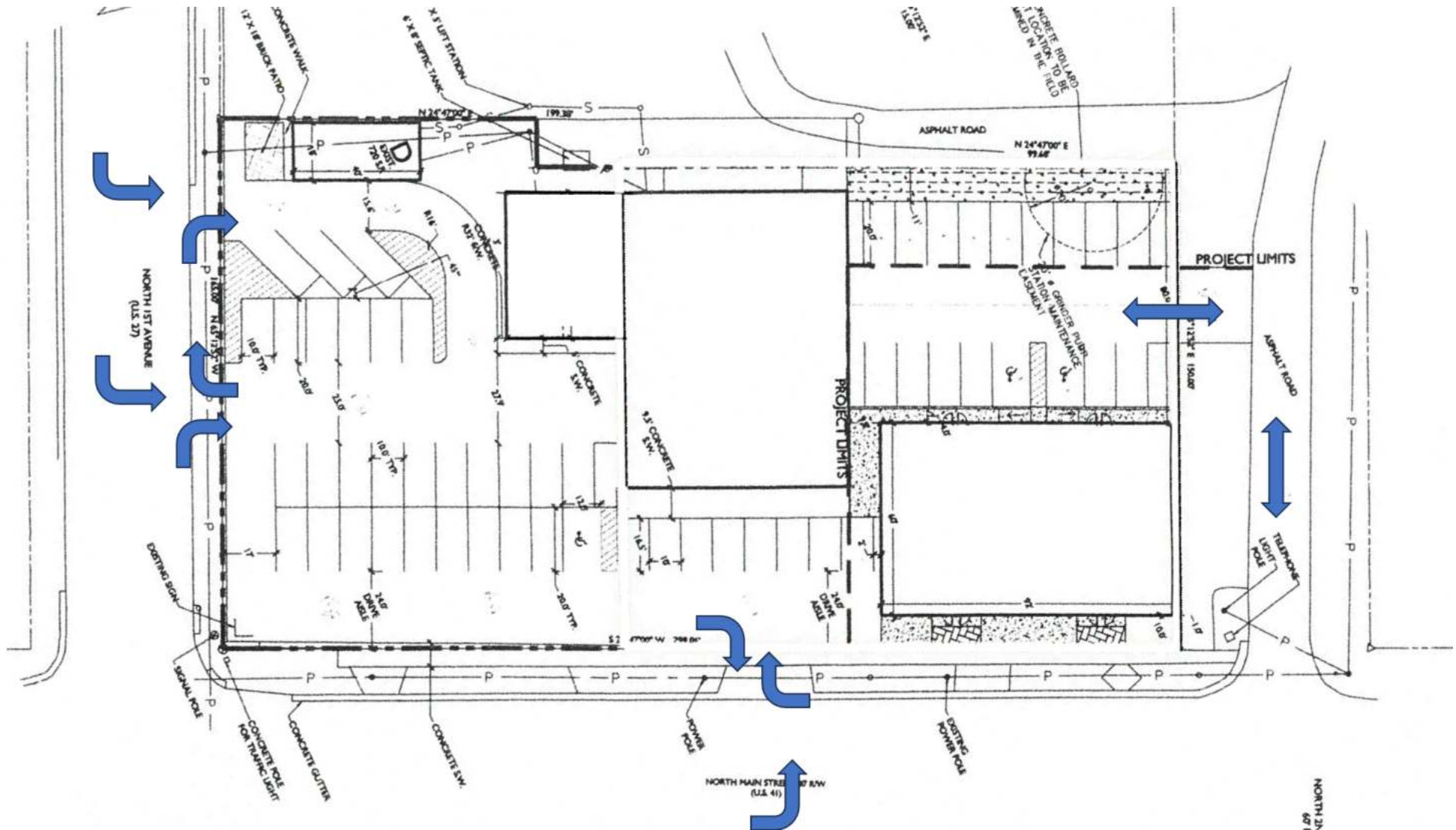


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MAIN ST COMMERCIAL CORNER

SITE PLAN

| C2 Zoning Main St, High Springs, FL 32643



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BOSSHARDT
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MAIN ST COMMERCIAL CORNER

SOUTH BUILDING

| C2 Zoning Main St, High Springs, FL 32643



OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Available SF:	8,775 SF
Number of Units:	1-2

PROPERTY OVERVIEW

Prime retail location in the heart of High Springs. AADT counts at the main intersection are 11,000 and 10,000 vehicles per day. The South building is larger and suites 30 and 40 (+/- 4380 SF each) are being combined and converted to shell condition ready for buildout to a restaurant, office, or retail. If desired, the back parking lot may be sectioned off for outdoor seating or a patio. 18646 N Main St High Springs, FL 32643.

PROPERTY HIGHLIGHTS

- Ample Parking
- Frontage on High Springs Main St
- Walkable shopping and dining
- Rear Patio/Outdoor Seating Available

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MAIN ST COMMERCIAL CORNER

SOUTH BUILDING

| C2 Zoning Main St, High Springs, FL 32643



OUTDOOR SEATING OPTION

A door may be added to access the back parking lot and a portion of the lot may be sectioned or fenced off for outdoor/patio seating.

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BOSSHARDT
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MAIN ST COMMERCIAL CORNER

FACADE RENDERING

| C2 Zoning Main St, High Springs, FL 32643



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BOSSHARDT
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MAIN ST COMMERCIAL CORNER

NORTH BUILDING

| C2 Zoning Main St, High Springs, FL 32643



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	1,403-5,612 SF
Number of Units:	4

PROPERTY OVERVIEW

Prime retail location in the heart of High Springs. AADT counts at the main intersection are 11,000 and 10,000 vehicles per day. The North Building consists of 4 suites (A,B,C, and D) which are being converted to shell condition with separate AC, thermostats, bathrooms, and meters. Ready for buildout to office or retail. 18670 N Main St High Springs, FL 32643 Suites A,B,C, and D.

PROPERTY HIGHLIGHTS

- Ample Parking
- Frontage on High Springs Main St
- Walkable shopping and dining

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MAIN ST COMMERCIAL CORNER

NORTH BUILDING

| C2 Zoning Main St, High Springs, FL 32643



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MAIN ST COMMERCIAL CORNER

BUILDING EXISTING FACADE

| C2 Zoning Main St, High Springs, FL 32643



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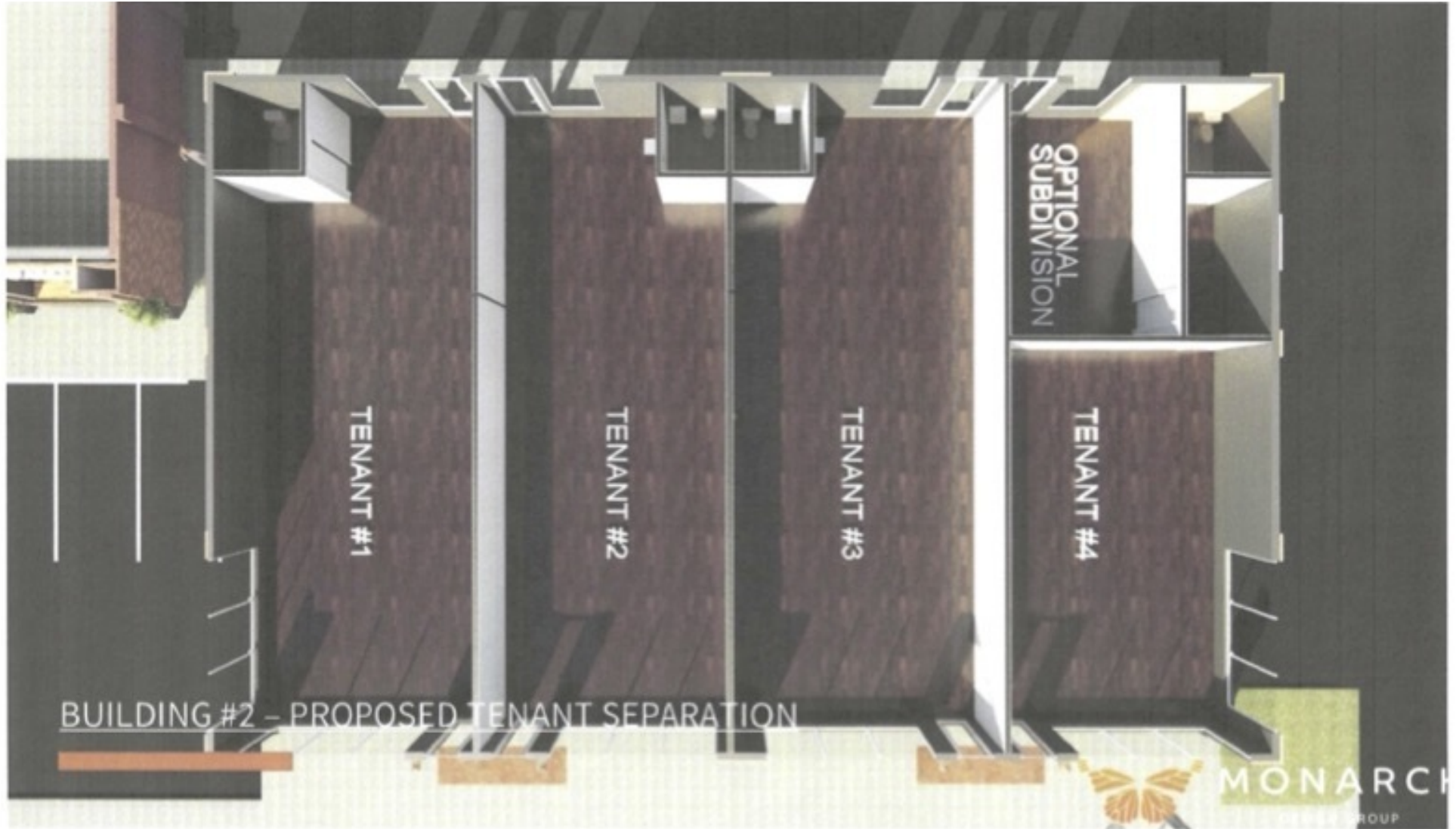
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PROPOSED TENANT SEPARATION

| C2 Zoning Main St, High Springs, FL 32643



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MAIN ST COMMERCIAL CORNER

DEMOGRAPHICS MAP & REPORT

| C2 Zoning Main St, High Springs, FL 32643

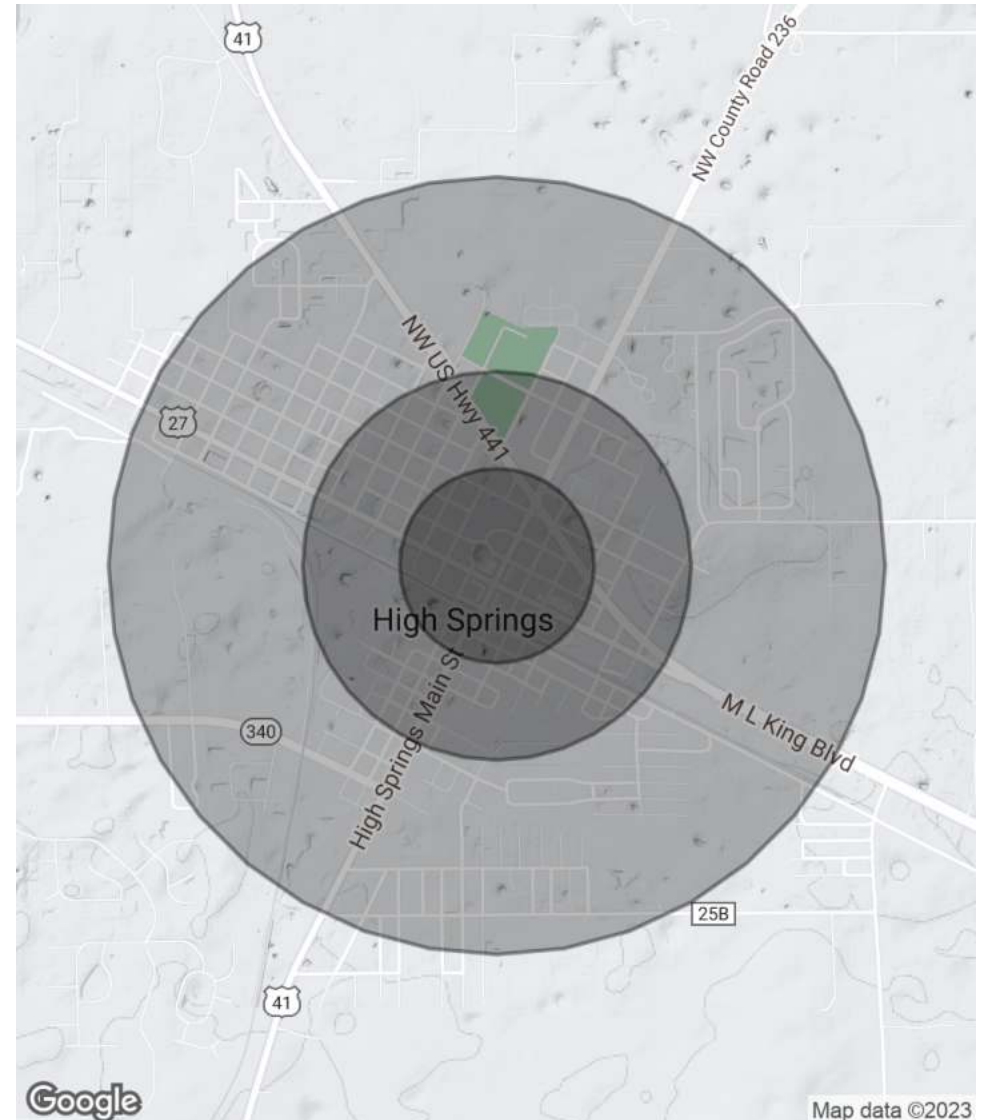
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	82	328	1,115
Average Age	42.8	42.3	41.7
Average Age (Male)	38.9	38.5	38.0
Average Age (Female)	49.6	49.1	48.5

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	34	139	474
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$70,525	\$67,955	\$66,625
Average House Value	\$173,340	\$169,061	\$167,930

** Demographic data derived from 2020 ACS - US Census*



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BOSSHARDT
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION



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

ICSC

LoopNet

CoStar

Gainesville Chamber Commerce

GACAR- Gainesville Alachua County Association of Realtors

Bosshardt Realty Services

5542 NW 43rd Street
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SAGE ALFONSO

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FL #SL3476286

PROFESSIONAL BACKGROUND

Sage has a passion for customer service paired with a strong work ethic. He prides himself in providing local representation with national reach and is dedicated to delivering results based on his clients needs. He specializes in adding value to transactions through market knowledge, investment analysis, relations with local jurisdictions, and strategic marketing. Recent transactions include the sale of the former Einstein Montessori School while simultaneously leasing it before closing, facilitating a deal between landlord and tenant to place the Horner Express pool business in over 20,000 SF of warehouse space, providing tenant representation for the Gainesville Dojo to quickly find them their new space, and placing the Community Based Care employee facility in the Gloria Fletcher Building. Sage is a true Floridian. When he's not helping get his clients to the closing table, he enjoys exploring what North Central Florida has to offer. Call or text today to get your share of Sage advice!

MEMBERSHIPS

ICSC

CoStar

GACAR- Gainesville Alachua County Association of Realtors

National Association of Realtors (NAR)

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