

PRIME RETAIL IN DOWNTOWN HIGH SPRINGS

18670 High Springs Main Street | High Springs, FL 32643



FOR LEASE

FOR MORE INFORMATION:



Eric Ligman

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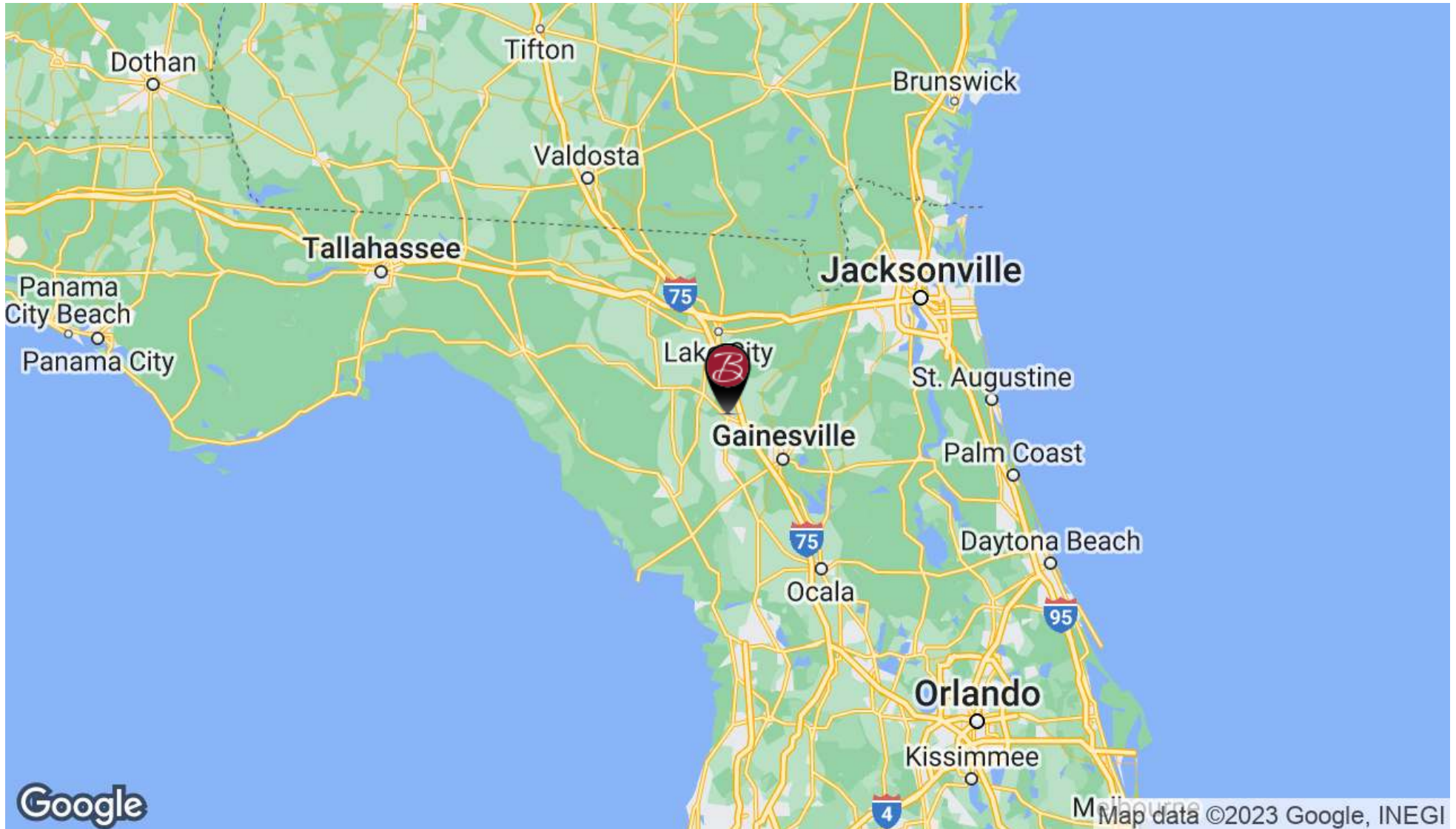
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

PRIME RETAIL IN DOWNTOWN HIGH SPRINGS

REGIONAL MAP

| C2 Zoning Main St, High Springs, FL 32643



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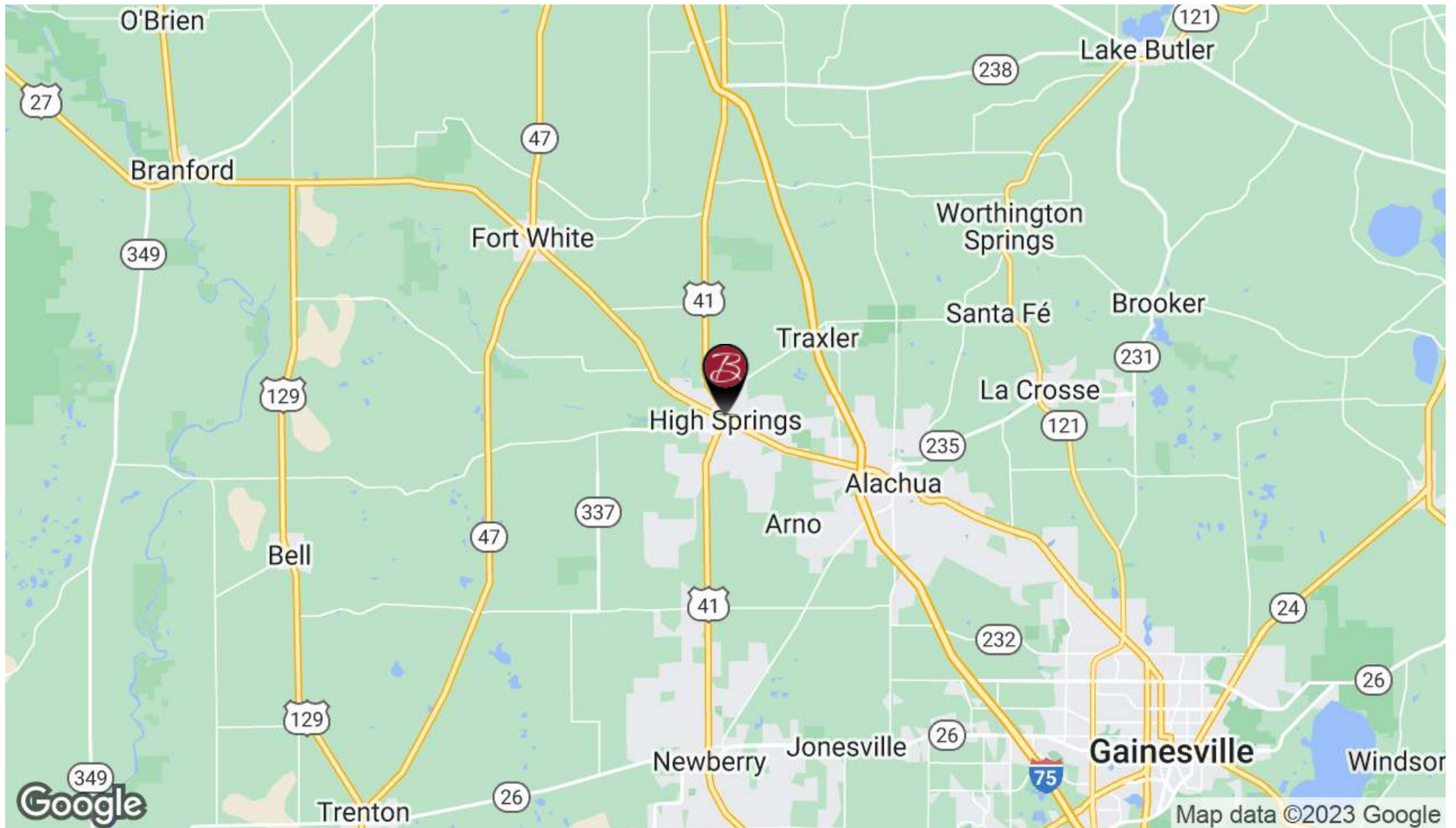


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PRIME RETAIL IN DOWNTOWN HIGH SPRINGS

LOCATION MAP

| C2 Zoning Main St, High Springs, FL 32643



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RETAILER MAP

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EXECUTIVE SUMMARY

| C2 Zoning Main St, High Springs, FL 32643



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	1,403-5612 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.

PROPERTY HIGHLIGHTS

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

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ADDITIONAL PHOTOS

| C2 Zoning Main St, High Springs, FL 32643



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BUILDING EXISTING FACADE

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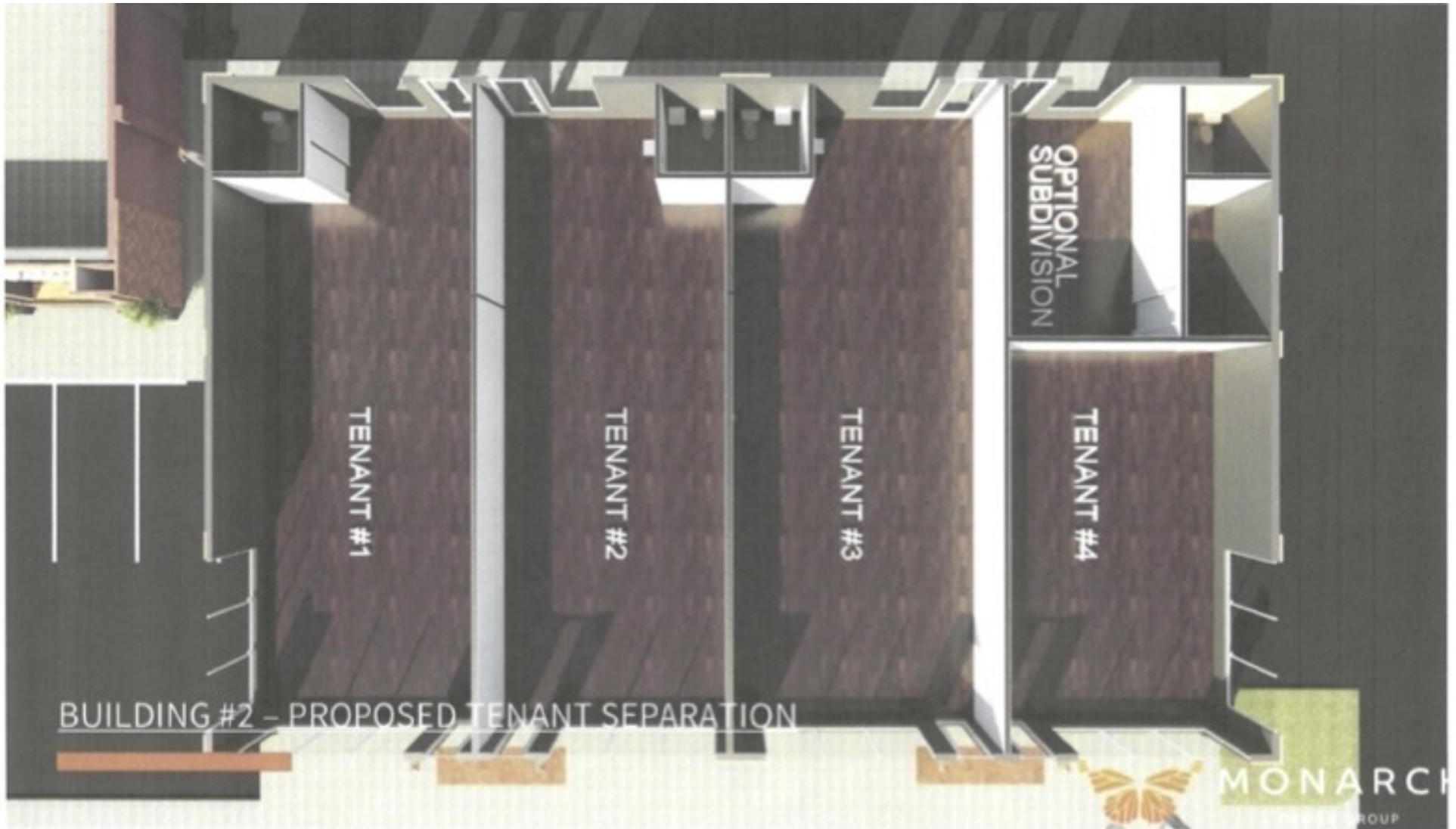


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PROPOSED TENANT SEPARATION

| C2 Zoning Main St, High Springs, FL 32643



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DEMOGRAPHICS MAP & REPORT

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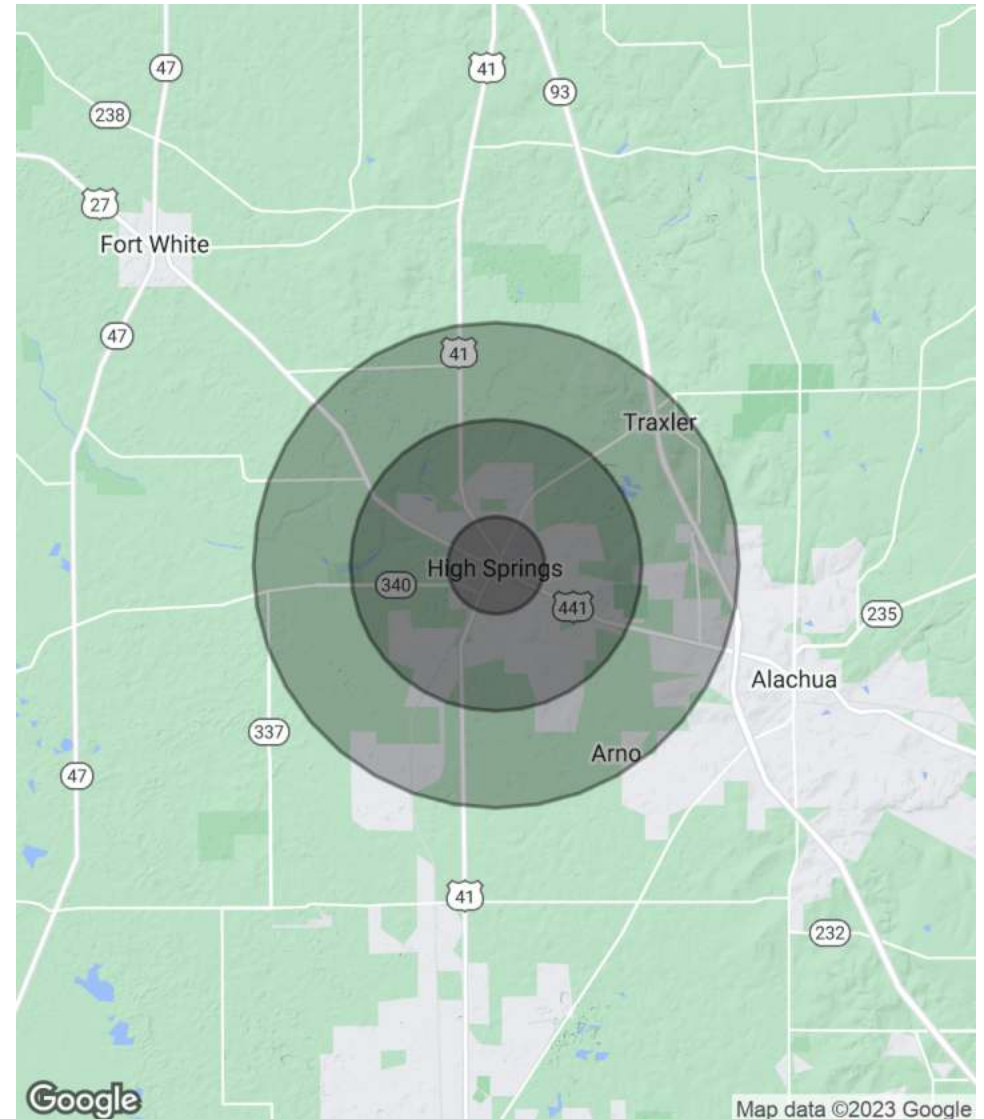
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,115	5,033	9,685
Average Age	41.7	40.5	40.6
Average Age (Male)	38.0	37.4	38.6
Average Age (Female)	48.4	45.2	42.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	474	2,053	3,928
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$66,598	\$66,833	\$66,780
Average House Value	\$168,302	\$185,173	\$197,920

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1

| C2 Zoning Main St, High Springs, FL 32643



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

5542 NW 43rd Street
Gainesville, FL 32653
352.371.6100

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ADVISOR BIO 2

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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

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GACAR- Gainesville Alachua County Association of Realtors

National Association of Realtors (NAR)

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