

# COMMERCIAL DEVELOPMENT SITE

2316 NW 6th St Gainesville, FL 32609



# FOR SALE

## FOR MORE INFORMATION:



**Eric Ligman**

Director

352.256.2112

[ericligman@bosshardtrealty.com](mailto:ericligman@bosshardtrealty.com)



**Sage Alfonso**

Commercial Associate

352.316.8413

[sage@bosshardtrealty.com](mailto:sage@bosshardtrealty.com)



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# COMMERCIAL DEVELOPMENT SITE

## EXECUTIVE SUMMARY

2316 NW 6th St Gainesville, FL 32609



### OFFERING SUMMARY

|             |             |
|-------------|-------------|
| Sale Price: | \$375,000   |
| Lease Rate: | \$2,850 NNN |
| Zoning:     | U6          |
| Lot Size:   | 20,038 SF   |

### PROPERTY OVERVIEW

Corner lot on the intersection of NW 6th St and NW 24th Ave. Approximately 0.46 acres or 20,038 SF with U6 Zoning and MU1 (0-30du/ac) Future Land Use with 150 Feet of frontage on NW 6th St In Gainesville FL available for NNN ground lease. This lot has been the home to a local feed store and a sod company. Combined daily traffic counts at the intersection of 6th st and 23rd Ave are 26,800. NW 6th St is a major road that leads north to the city of Alachua and High Springs and south to Gainesville's Depot Park and Innovation district.

### PROPERTY HIGHLIGHTS

- Utilities available
- 150 Ft of frontage
- Retail pad
- Alley Access

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## LOCATION MAP

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## ADDITIONAL PHOTOS

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## U6 USE TABLE

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|  |         |   |   |   |   |   |   |   |   |   |   |   |
|--|---------|---|---|---|---|---|---|---|---|---|---|---|
| organization                                     |         |   |   |   |   |   |   |   |   |   |   |   |
| Day care center                                  | 30-5.7  | - | S | S | P | P | P | P | P | P | P | P |
| Drive-through facility                           | 30-5.9  | - | - | - | - | - | P | P | P | P | P | P |
| Emergency shelter                                |         | - | - | - | - | P | P | P | P | P | P | P |
| Equipment rental and leasing, light              |         | - | - | - | - | - | - | P | P | P | P | P |
| Exercise studio                                  |         | - | - | - | P | - | P | P | P | P | P | P |
| Farmers market                                   | 30-5.11 | - | - | - | - | - | P | P | P | P | P | P |
| Food distribution center for the needy           | 30-5.12 | - | - | - | - | - | - | - | S | S | S | S |
| Food truck, not located within a food truck park | 30-5.38 | - | - | - | P | P | P | P | P | P | P | P |
| Food truck park (less than 6 pads)               | 30-5.13 |   |   |   | P | P | P | P | P | P | P | P |
| Food truck park (6 or more pads)                 | 30-5.13 |   |   |   | S | S | S | S | S | S | S | S |
| Funeral home or                                  |         | - | - | - | - | - | P | P | P | P | P | P |

|  |         |   |   |   |   |   |                |   |   |   |   |  |
|--|---------|---|---|---|---|---|----------------|---|---|---|---|--|
| crematory  |         |   |   |   |   |   |                |   |   |   |   |  |
| Gasoline or alternative fuel station                       | 30-5.14 | - | - | - | - | - | S <sup>1</sup> | P | P | - | - |  |
| Health services  |         | - | - | - | - | - | P              | P | P | P | P |  |
| Hotel or motel   |         | - | - | - | - | - | -              | P | P | P | P |  |
| Laboratory, medical or dental                              |         | - | - | - | P | - | P              | P | P | P | P |  |
| Library  |         | - | - | - | - | S | P              | P | P | P | P |  |
| Light assembly, fabrication and processing                 | 30-5.17 | - | - | - | - | - | P              | P | P | P | P |  |
| Medical marijuana dispensing facility                      |         | - | - | - | - | - | P              | P | P | P | P |  |
| Microbrewery, microwinery, or microdistillery <sup>2</sup> | 30-5.18 | - | - | - | - | - | S              | P | P | P | P |  |
| Mini-warehouse or self-storage facility                    | 30-5.19 | - | - | - | - | - | -              | - | P | P | - |  |
| Museum or art gallery                                      |         | - | - | - | P | S | P              | P | P | P | P |  |

|   |         |   |   |   |   |                                   |   |   |   |   |   |
|---|---------|---|---|---|---|-----------------------------------|---|---|---|---|---|
| Office  |         | - | - | - | P | P <sup>3</sup><br>/S <sup>4</sup> | P | P | P | P | P |
| Office (medical, dental, or other health-related service) |         | - | - | - | P | -                                 | P | P | P | P | P |
| Parking, surface (principal use)                          | 30-5.22 | - | - | - | - | -                                 | - | - | - | S | S |
| Parking, structured (principal use)                       |         | - | - | - | - | -                                 | - | P | P | P | P |
| Passenger transit station                                 |         | - | - | - | - | -                                 | - | - | P | P | P |
| Personal services   |         | - | - | - | P | -                                 | P | P | P | P | P |
| Place of religious assembly                               | 30-5.23 | S | P | P | P | P                                 | P | P | P | P | P |
| Professional school                                       |         | - | - | - | P | P                                 | P | P | P | P | P |
| Public administration building                            |         | - | - | - | S | S                                 | S | P | P | P | P |
| Public park   |         | P | P | P | P | P                                 | P | P | P | P | P |
| Recreation, indoor <sup>2</sup>                           |         | - | - | - | - | -                                 | P | P | P | P | P |



|  |             |   |   |   |   |   |   |   |   |   |   |   |
|--|-------------|---|---|---|---|---|---|---|---|---|---|---|
| Subsistence garden                           | 30-5.31     | P | P | P | P | P | P | P | P | P | P | P |
| Urban market farm, less than 5 acres         | 30-5.31     | P | P | P | P | P | P | P | P | P | P | P |
| Urban market farm, 5 acres or greater        | 30-5.31     | S | S | S | S | S | S | S | S | S | S | S |
| Vehicle sales or rental (no outdoor display) |             | - | - | - | - | - | - | P | P | P | P | P |
| Vehicle services                             | 30-5.31     | - | - | - | - | - | - | P | P | - | - | - |
| Vehicle repair                               | 30-5.31     | - | - | - | - | - | - | P | - | - | - | - |
| Veterinary services                          | 30-5.32     | - | - | - | P | - | P | P | P | P | P | P |
| Vocational or trade school                   |             | - | - | - | - | - | S | P | P | P | P | P |
| Wireless communication facility or antenna   | See 30-5.33 |   |   |   |   |   |   |   |   |   |   |   |

# COMMERCIAL DEVELOPMENT SITE

## DEMOGRAPHICS MAP & REPORT

2316 NW 6th St Gainesville, FL 32609

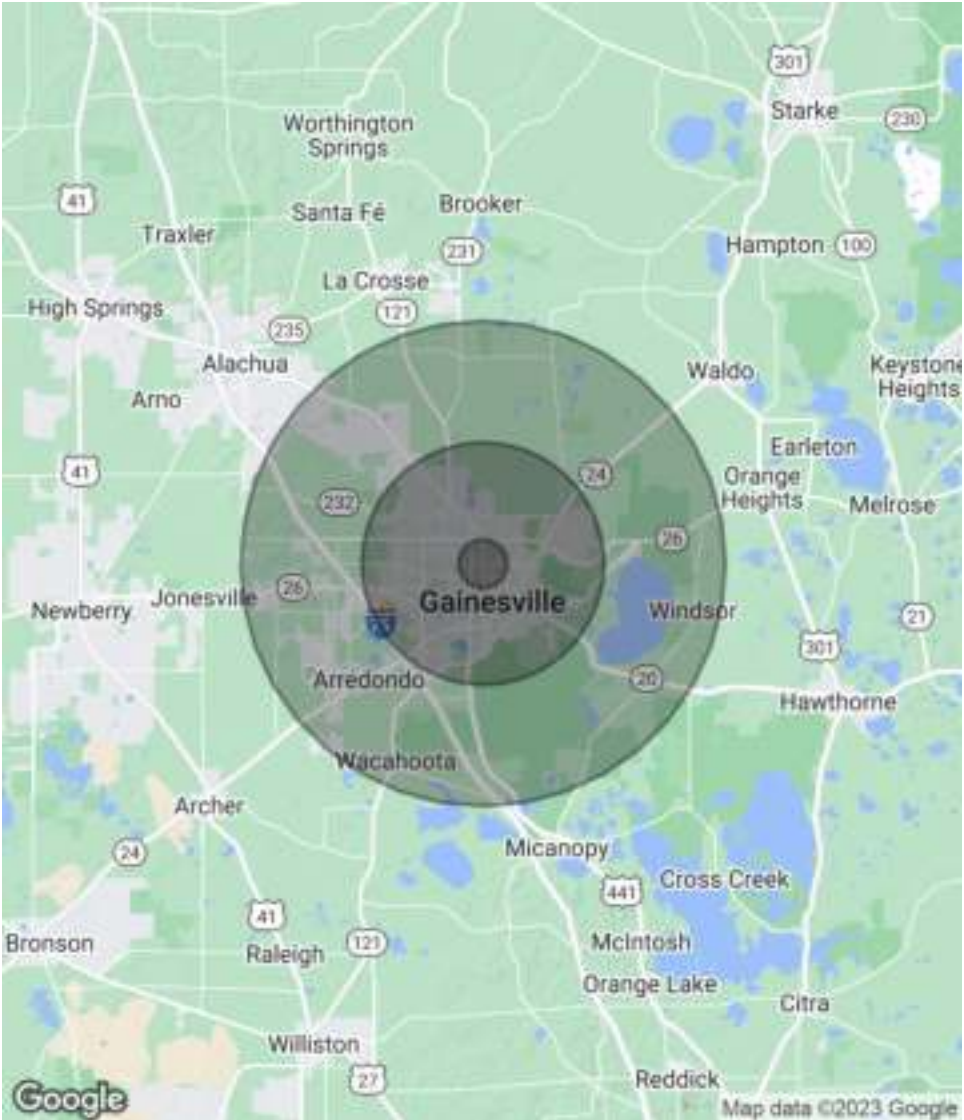
### POPULATION

|                      | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 8,442  | 137,121 | 213,294  |
| Average Age          | 31.8   | 32.0    | 34.5     |
| Average Age (Male)   | 30.3   | 31.4    | 33.4     |
| Average Age (Female) | 35.1   | 33.1    | 35.6     |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,344     | 62,002    | 95,492    |
| # of Persons per HH | 1.9       | 2.2       | 2.2       |
| Average HH Income   | \$46,775  | \$49,821  | \$60,333  |
| Average House Value | \$179,239 | \$159,863 | \$181,596 |

\* Demographic data derived from 2020 ACS - US Census



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[sage@bosshardtrealty.com](mailto:sage@bosshardtrealty.com)



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## ERIC LIGMAN

Director

[ericligman@bosshardtrealty.com](mailto:ericligman@bosshardtrealty.com)

**Direct:** 352.256.2112 | **Cell:** 352.256.2112

## 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

### Bosshardt Realty Services

5542 NW 43rd Street  
Gainesville, FL 32653  
352.371.6100

## FOR MORE INFORMATION:



### Eric Ligman

Director

352.256.2112

[ericligman@bosshardtrealty.com](mailto:ericligman@bosshardtrealty.com)



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**SAGE ALFONSO**

Commercial Associate

sage@bosshardtrealty.com

Direct: 352.316.8413 | Cell: 352.316.8413

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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