

MEDICAL LAB/OFFICE

7314 West University Ave Suite C | Gainesville, FL 32607



FOR LEASE

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

MEDICAL LAB/OFFICE

EXECUTIVE SUMMARY

7314 West University Ave Suite C | Gainesville, FL 32607



OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	+/- 2,450 SF
Year Built:	2007
Renovated:	2015
Zoning:	BR

PROPERTY OVERVIEW

Presenting a unique opportunity, we are pleased to showcase this medical office/lab space in the heart of Gainesville. This facility comprises a reception area, two open lab spaces, a private office, and two bathrooms. Boasting convenient proximity to I-75, it is strategically situated near the intersection of W Newberry Rd, and NW 75th St. This space also includes abundant parking capacity, catering to the needs of both employees and any clientele.

PROPERTY HIGHLIGHTS

- Less than a Mile from I-75
- Ample Parking
- Open Lab Space Available
- Business, Retail Sales and Services Zoning (BR)

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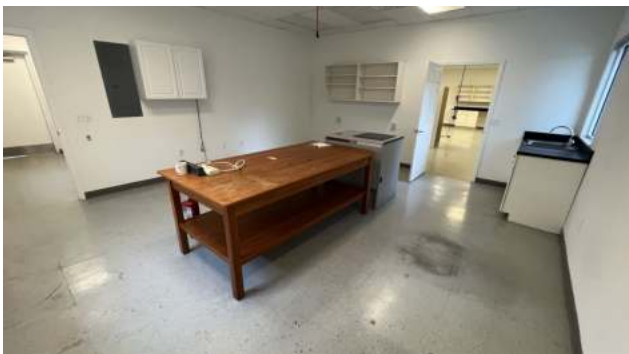
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INTERIOR PHOTOS

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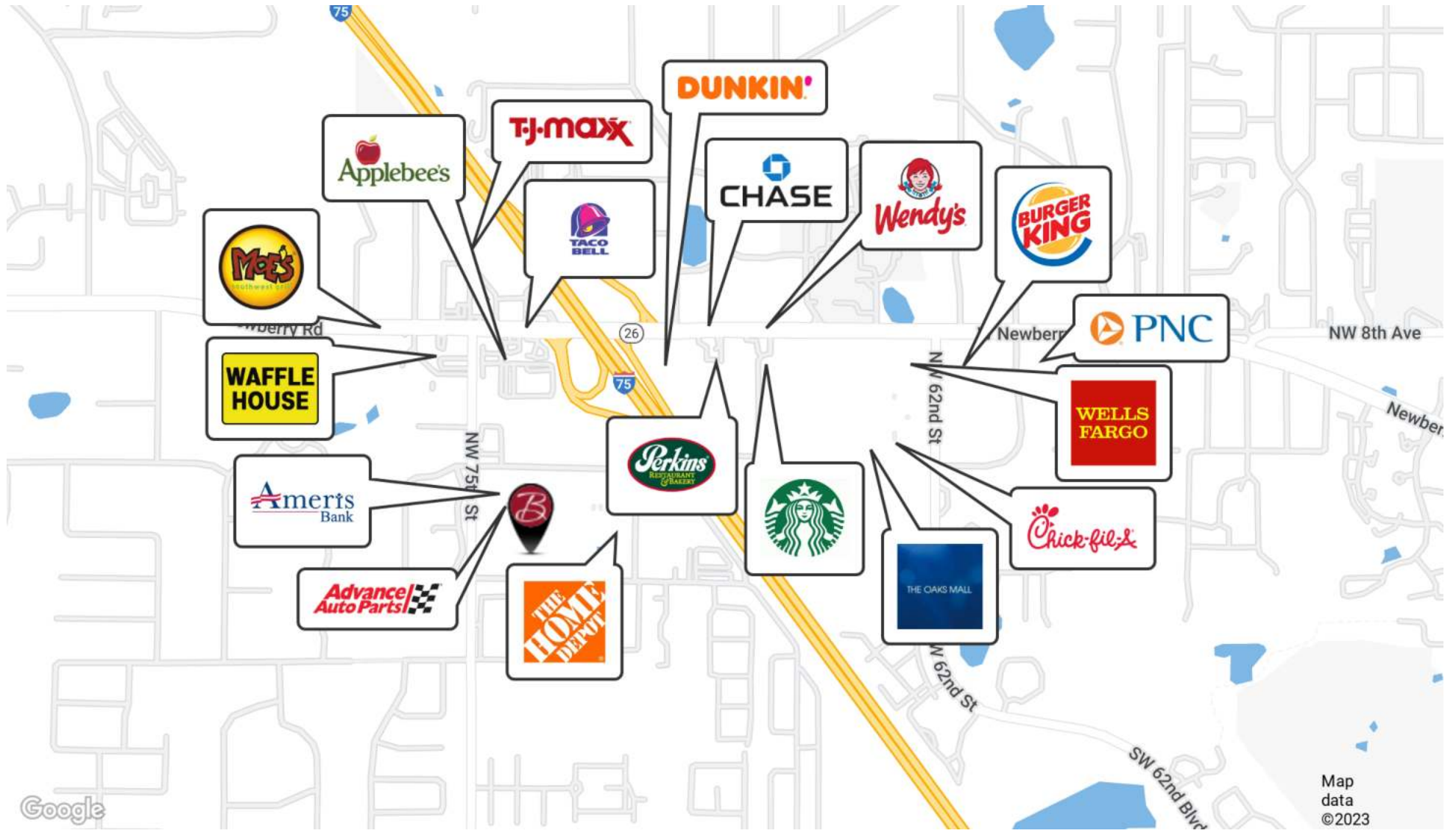
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RETAILER MAP

7314 West University Ave Suite C | Gainesville, FL 32607



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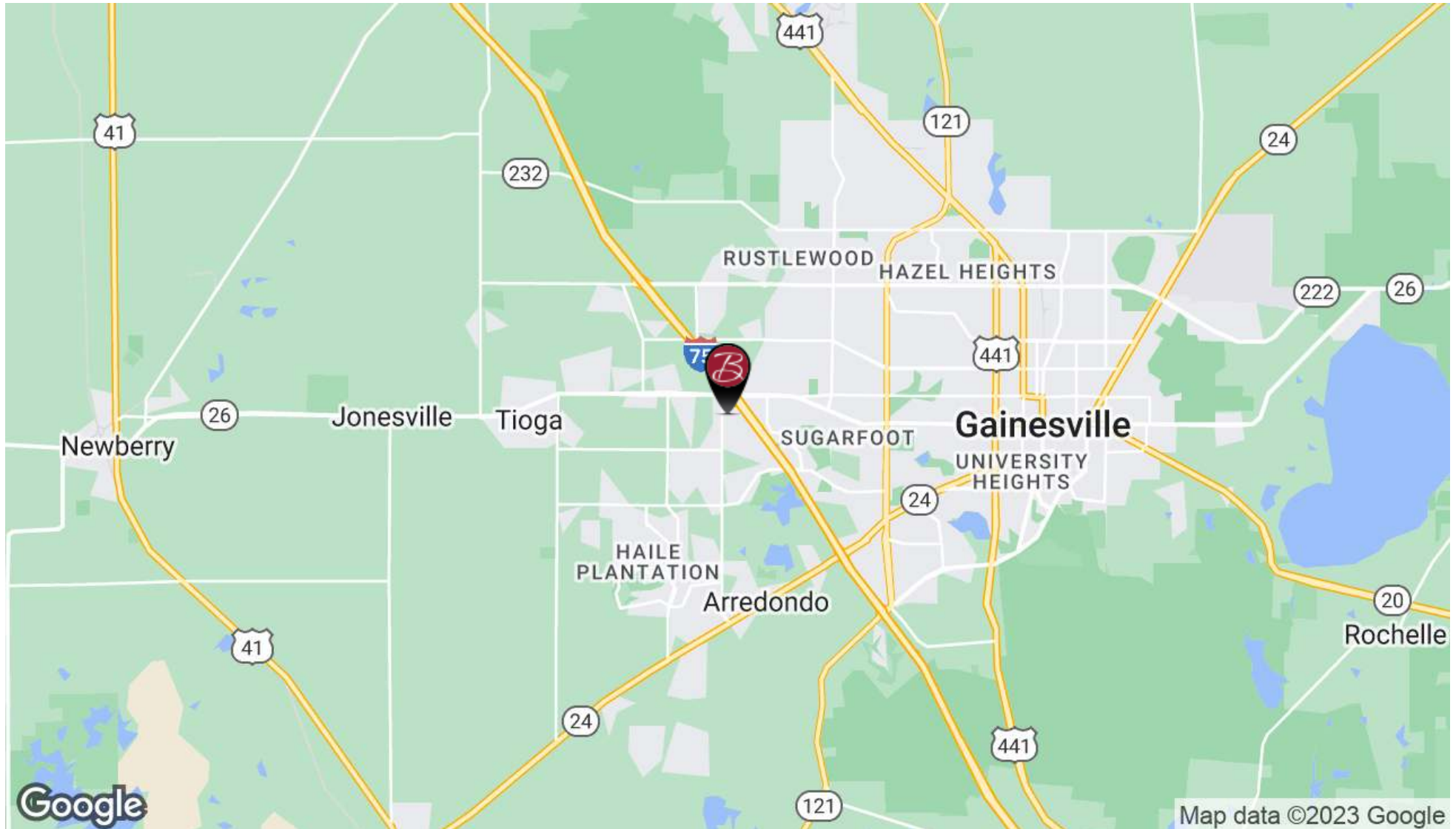
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LOCATION MAP

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TRAFFIC COUNTS

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ABOUT 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

Bosshardt Realty Services

5542 NW 43rd Street
Gainesville, FL 32653
352.371.6100

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DEMOGRAPHICS MAP & REPORT

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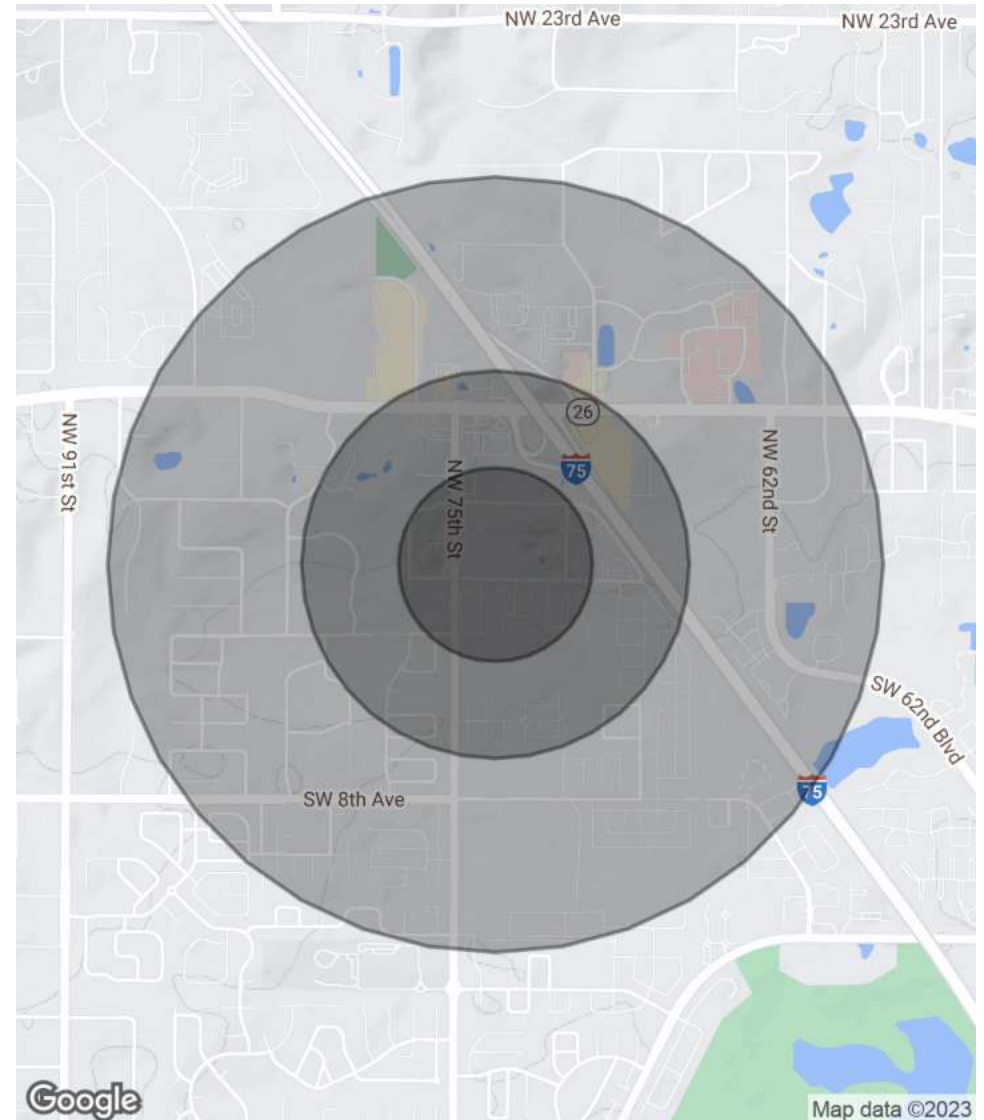
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,301	4,469	9,521
Average Age	27.5	28.4	31.4
Average Age (Male)	26.6	27.9	31.0
Average Age (Female)	29.0	29.8	32.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	718	2,498	5,095
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$33,549	\$36,193	\$43,780
Average House Value	\$11,040	\$40,892	\$97,456

* Demographic data derived from 2020 ACS - US Census



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