

MEDICAL OFFICE- INVESTMENT OPPORTUNITY

EXECUTIVE SUMMARY

6900 NW 9th Blvd | Gainesville, FL 32605



OFFERING SUMMARY

Sale Price:	\$2,850,000
Building Size:	10,313
Lease Type	NNN
Lot Size:	0.19 Acres
Number of Units:	1
Cap Rate:	7.08%
NOI:	\$201,825
Year Built:	1985

PROPERTY OVERVIEW

NNN Lease Opportunity- 10,313 SF medical office building, secured by HCA Healthcare, America's largest healthcare provider, through 2028. Recently renovated with a new roof, the property stands within walking distance to North Florida Medical Center and enjoys excellent connectivity due to its proximity to I-75. Tenant covers all real estate taxes, owners' association fees, building insurance, HVAC maintenance, property management fees, and lawn upkeep.

PROPERTY HIGHLIGHTS

- Ample Parking
- 3% Annual Increases per year
- Zoning: Hospital and Medical (HM)

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT

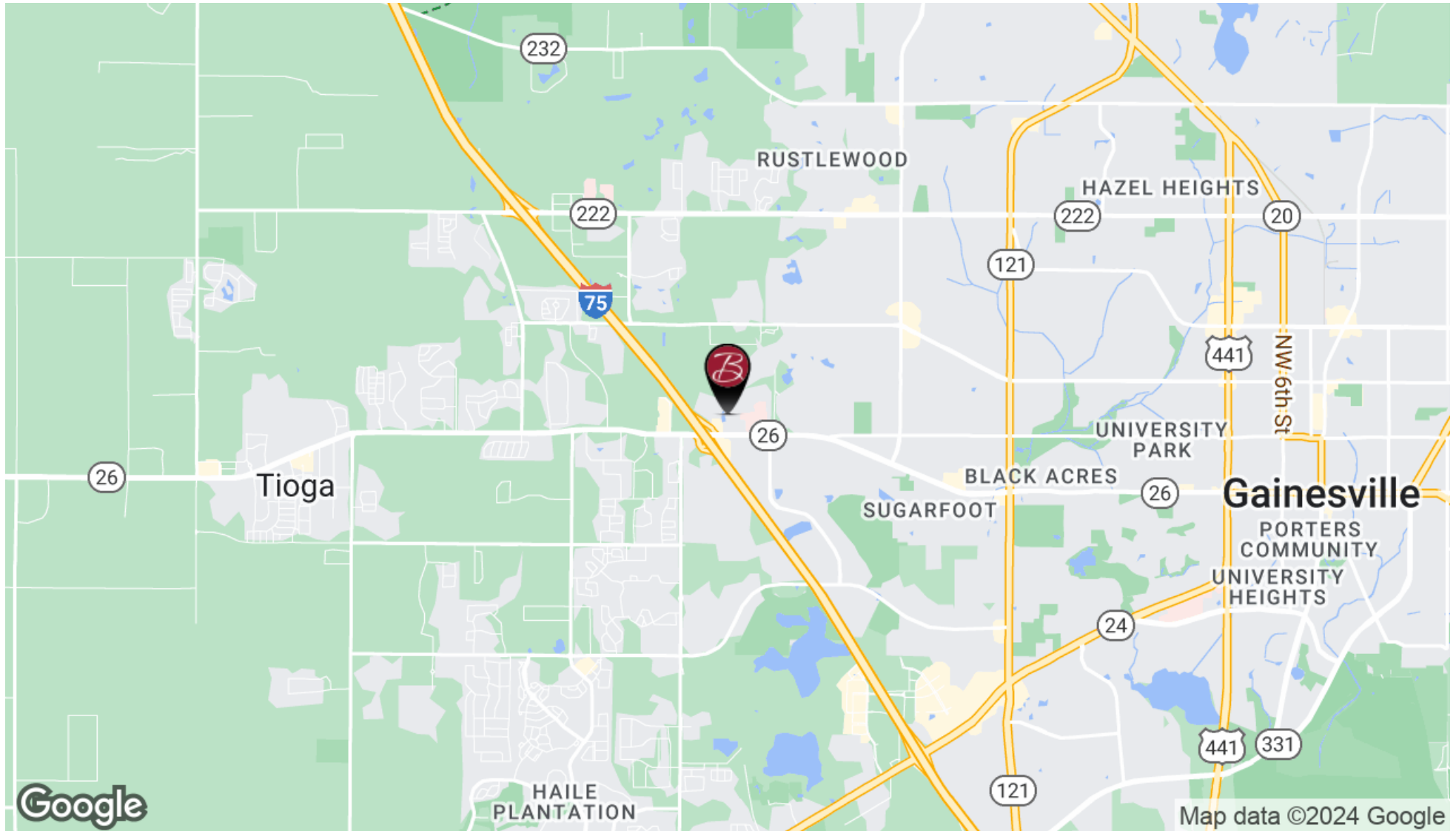
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

MEDICAL OFFICE- INVESTMENT OPPORTUNITY

LOCATION MAP

6900 NW 9th Blvd | Gainesville, FL 32605



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

MEDICAL OFFICE- INVESTMENT OPPORTUNITY

SUBMARKET

6900 NW 9th Blvd | Gainesville, FL 32605

Located directly east of exit 387 from I-75, this area is the location of the North Florida Regional Medical Center, Doctors Office Park, and The Oaks Mall. North Florida Regional Medical Center (NFRMC) serves the North Central Florida community with a 432-bed, full-service medical and surgical acute care center. The Doctors Office Park is located directly behind the NFRMC and extends to the area almost adjacent to I-75. The Oaks Mall sits directly across from NFRMC and accommodates name-brand retailers such as Dillard's, Forever 21, American Eagle, and the GAP. Over the years, the Oaks Mall has undergone revitalization efforts to strengthen its consumer base and commonly has sites available for lease.



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

MEDICAL OFFICE- INVESTMENT OPPORTUNITY

AERIAL MAP

6900 NW 9th Blvd | Gainesville, FL 32605



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com

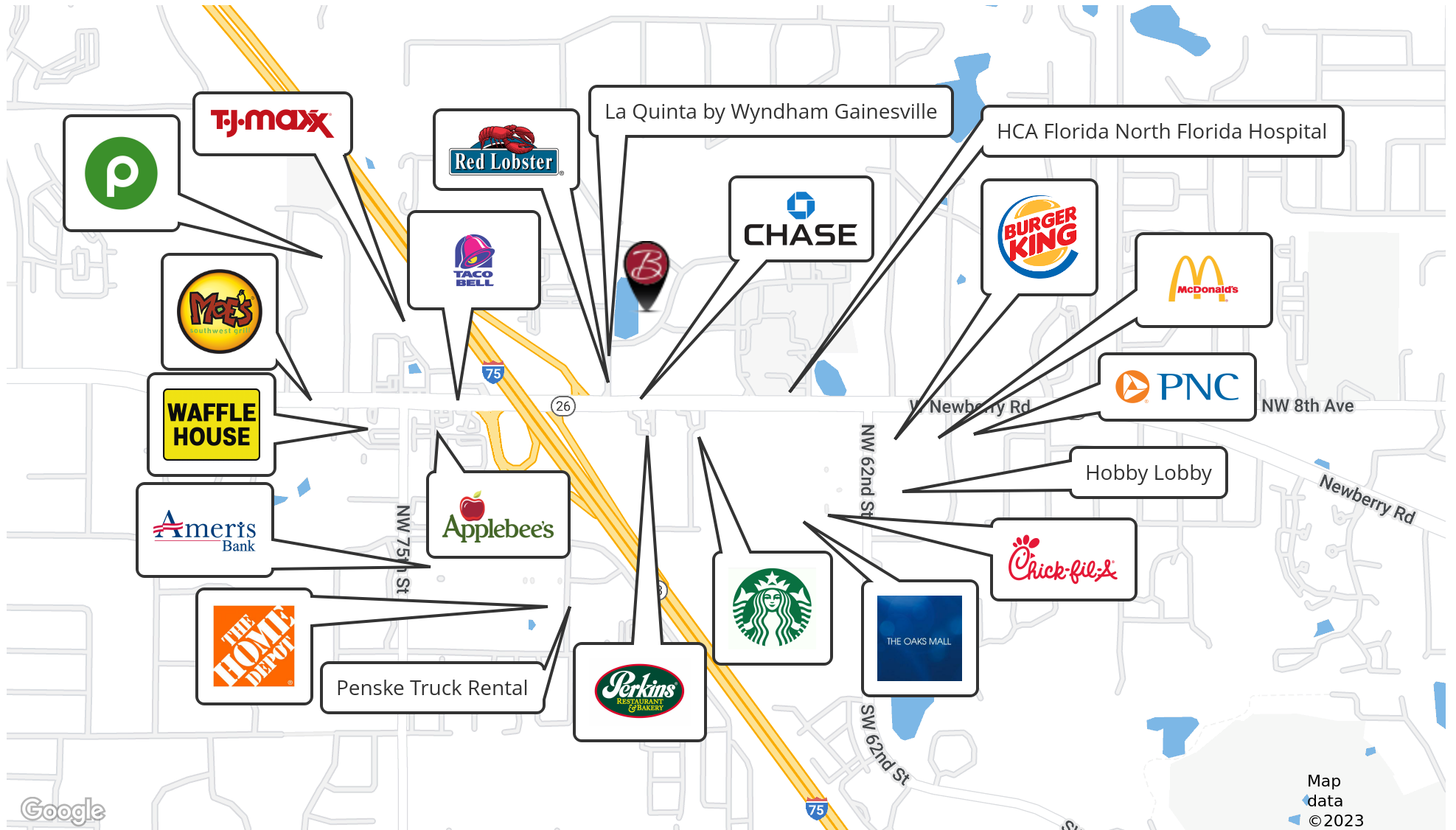


BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

MEDICAL OFFICE- INVESTMENT OPPORTUNITY

RETAILER MAP

6900 NW 9th Blvd | Gainesville, FL 32605



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT

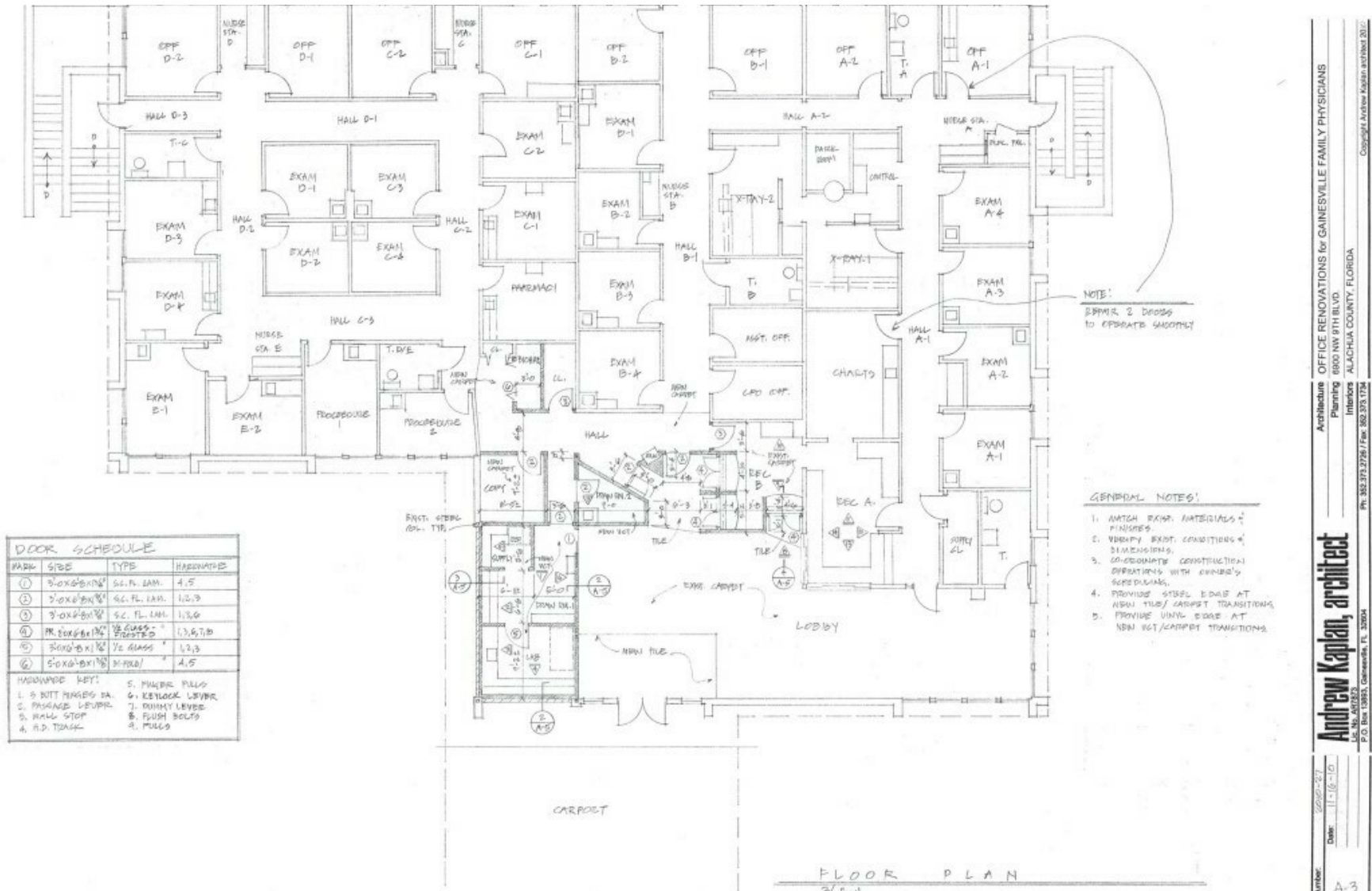
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

MEDICAL OFFICE- INVESTMENT OPPORTUNITY

FLOOR PLAN

6900 NW 9th Blvd | Gainesville, FL 32605



Architecture Planning Interiors
 OFFICE RENOVATIONS FOR GAINESVILLE FAMILY PHYSICIANS
 6900 NW 9TH BLVD
 ALACHUA COUNTY, FLORIDA
 Andrew Kaplan, architect
 P.O. Box 13895, Gainesville, FL 32604
 Ph. 352.373.2726 / Fax 882.375.1734
 Date: 11-16-10
 A-3

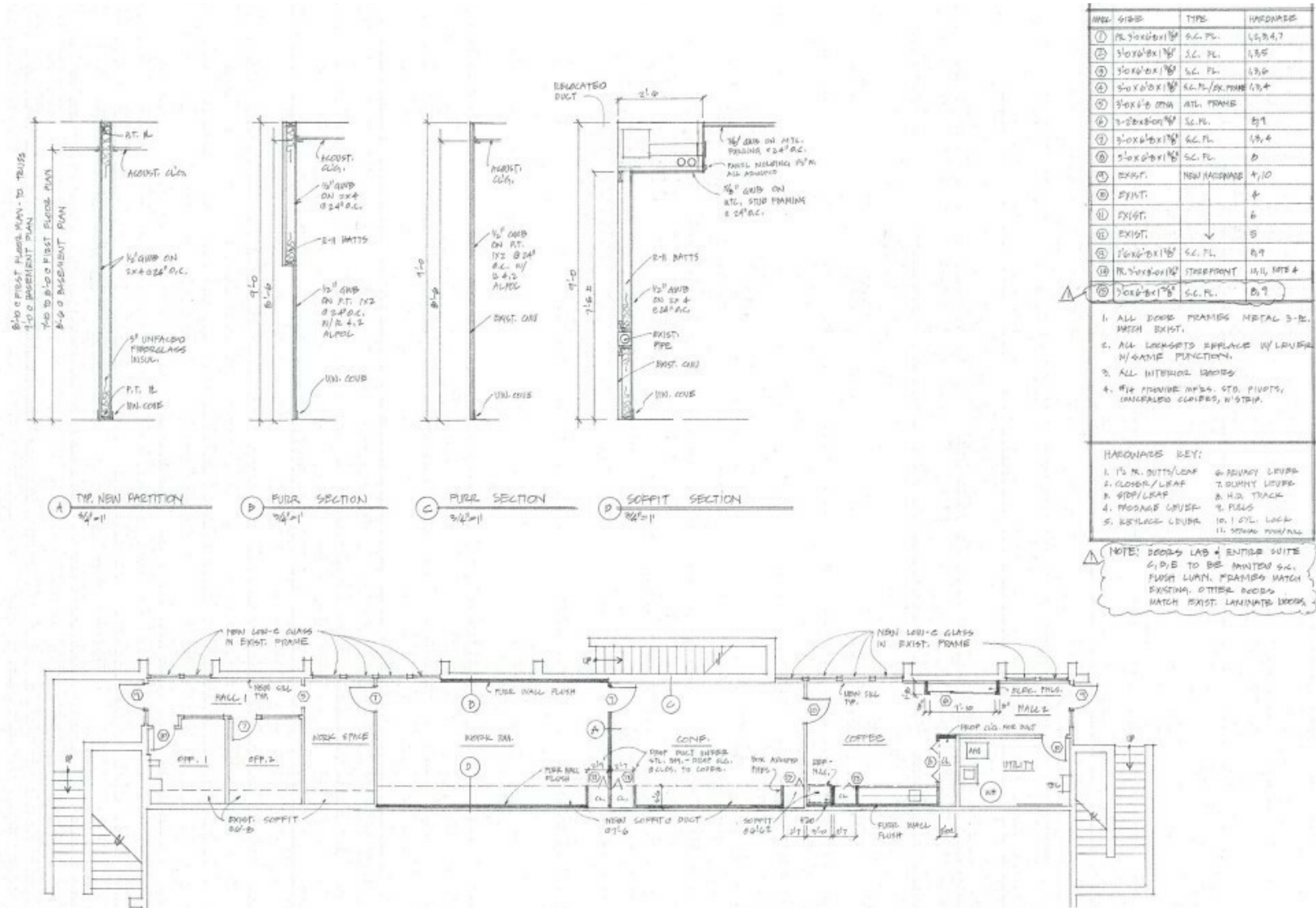
FOR MORE INFORMATION:
Eric Ligman
 Director
 352.256.2112
 ericligman@bosshardtrealty.com



MEDICAL OFFICE- INVESTMENT OPPORTUNITY

FLOOR PLAN (CONT.)

6900 NW 9th Blvd | Gainesville, FL 32605



Architecture: OFFICE RENOVATIONS for GAINESVILLE FAMILY PHYSICIANS
 Planning: 6900 NW 9TH BLVD.
 Interiors: ALACHUA COUNTY, FLORIDA
 Andrew Kaplan, architect
 P.O. Box 13800, Gainesville, FL 32604
 Tel: 352.373.2728 | Fax: 352.373.1724
 Lic. No. AU01573

FOR MORE INFORMATION:
Eric Ligman
 Director
 352.256.2112
 ericligman@bosshardtrealty.com



MEDICAL OFFICE- INVESTMENT OPPORTUNITY

FINANCIAL SUMMARY

6900 NW 9th Blvd | Gainesville, FL 32605

6900 NW 9th Blvd Gainesville Florida 32605						
10,313						
3rd Extended Term						
Year	Date	Price Per Sqaure Foot	Monthly Base Rent	Yearly Base Rent	Lease Type	
1	February 2023 through January 2024	\$ 19.00	\$ 16,328.92	\$ 195,947.00	NNN	
2	February 2024 through January 2025	\$ 19.57	\$ 16,818.78	\$ 201,825.41	NNN	
3	February 2025 through January 2026	\$ 20.16	\$ 17,323.35	\$ 207,880.17	NNN	
4	February 2026 through January 2027	\$ 20.76	\$ 17,843.05	\$ 214,116.58	NNN	
5	February 2027 through January 2028	\$ 21.38	\$ 18,378.34	\$ 220,540.07	NNN	
2023 Pass Through Expenses						
	Property Taxes	\$ 18,390.00				
	Association Fees	\$ 11,994.35				
	HVAC Maintenance	\$ 3,122.00				
	Property Management	\$ 4,800.00				
	Insrucace	\$ 13,000.00				
	Total	\$ 30,384.35				
	Per SF per year	\$ 2.95				

FOR MORE INFORMATION:



Eric Ligman
 Director
 352.256.2112
 ericligman@bosshardtrealty.com



MEDICAL OFFICE- INVESTMENT OPPORTUNITY

DEMOGRAPHICS MAP & REPORT

6900 NW 9th Blvd | Gainesville, FL 32605

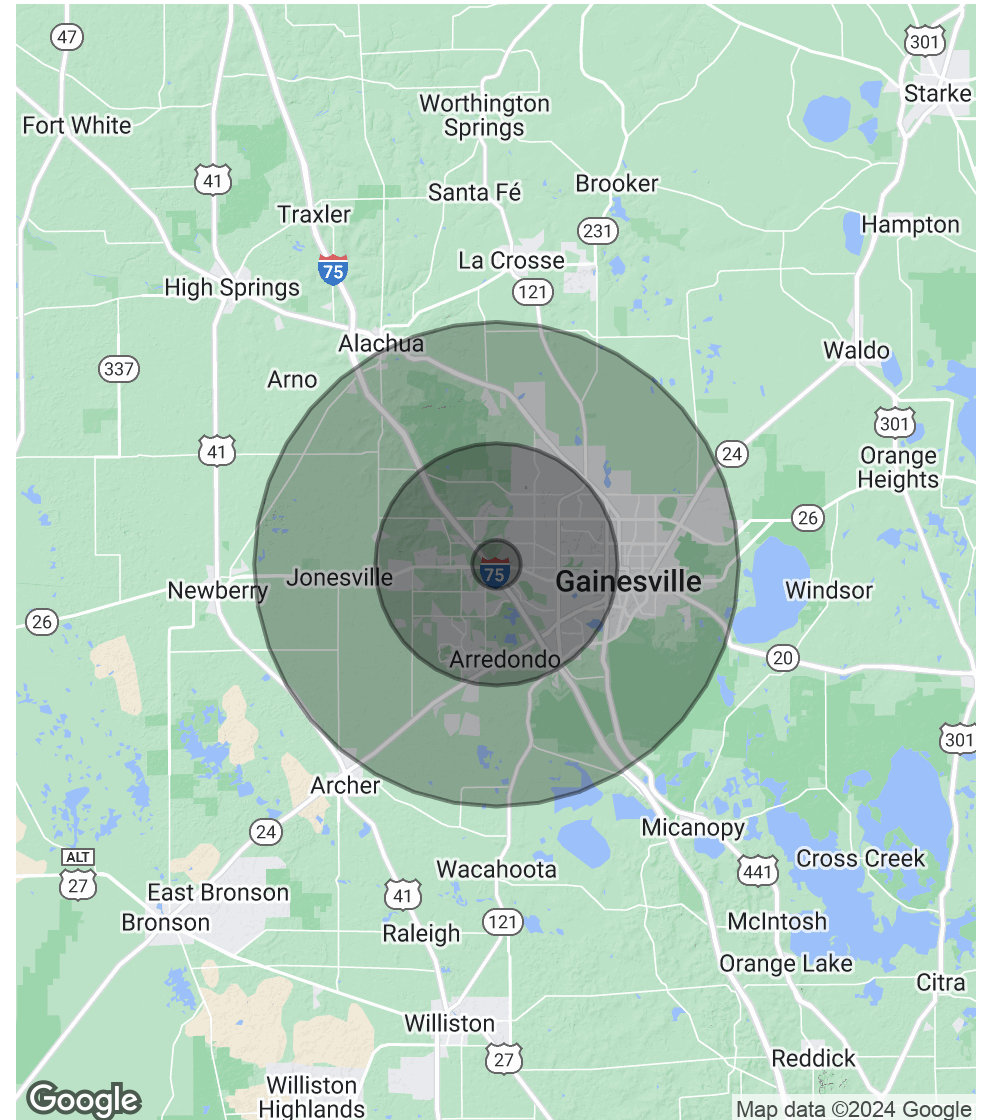
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,110	151,750	225,653
Average Age	33.5	33.7	34.7
Average Age (Male)	33.9	32.9	33.7
Average Age (Female)	33.2	34.8	35.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,594	68,757	100,449
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$46,137	\$64,183	\$63,145
Average House Value	\$92,264	\$183,640	\$189,092

* Demographic data derived from 2020 ACS - US Census



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

MEDICAL OFFICE- INVESTMENT OPPORTUNITY

6900 NW 9th Blvd | Gainesville, FL 32605



ERIC LIGMAN

Director

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.

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



BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION