

OFFICE WAREHOUSE SPACE

3566 NW 97th Blvd | Gainesville, FL 32606



**FOR
LEASE**

FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

OFFICE WAREHOUSE SPACE

EXECUTIVE SUMMARY

3566 NW 97th Blvd | Gainesville, FL 32606



OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (MG)
Available SF:	1,800 SF
Year Built:	1993
Zoning:	BW

PROPERTY OVERVIEW

Office/Warehouse Space primarily located in Northwest Gainesville with easy access to I-75. The space offers 1,350 SF of warehouse space including a 10-foot roll up door & the remaining 450 SF being office space. The office space is configured into two office spaces and a waiting area.

PROPERTY HIGHLIGHTS

- Easy Access to I-75
- 10-Foot Roll Up Door
- Office: 15X30 = 450 SF | Warehouse: 30X45 1,350 SF

FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com



OFFICE WAREHOUSE SPACE

INTERIOR PHOTOS

3566 NW 97th Blvd | Gainesville, FL 32606



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com



OFFICE WAREHOUSE SPACE

LOCATION MAP

3566 NW 97th Blvd | Gainesville, FL 32606



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com



OFFICE WAREHOUSE SPACE

RETAILER MAP

3566 NW 97th Blvd | Gainesville, FL 32606



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com



OFFICE WAREHOUSE SPACE

ABOUT ERIC LIGMAN

3566 NW 97th Blvd | Gainesville, FL 32606



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

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

OFFICE WAREHOUSE SPACE

DEMOGRAPHICS MAP & REPORT

3566 NW 97th Blvd | Gainesville, FL 32606

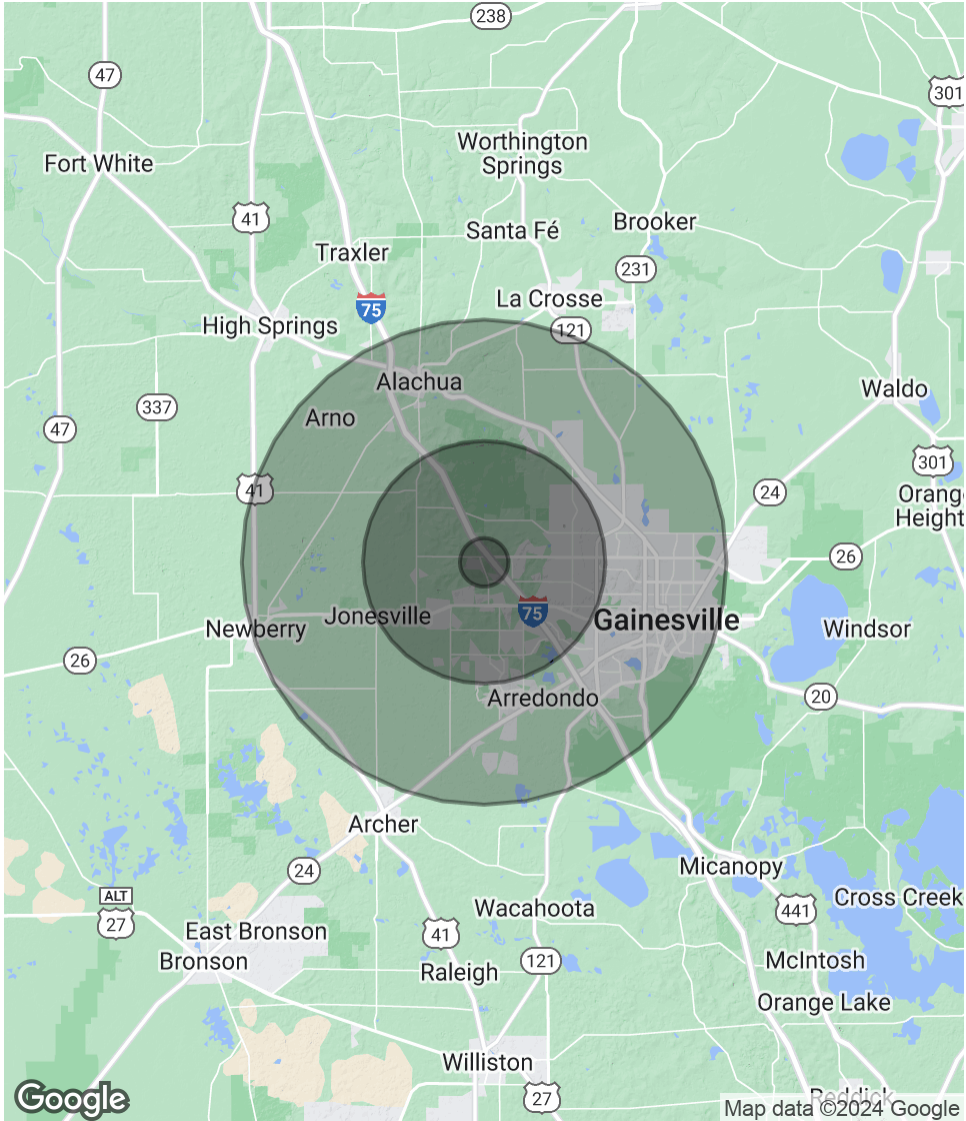
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,405	77,584	219,196
Average Age	43.5	40.0	34.5
Average Age (Male)	37.3	37.9	33.8
Average Age (Female)	44.7	41.5	35.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,077	35,753	99,049
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$88,598	\$78,741	\$63,554
Average House Value	\$242,518	\$219,668	\$191,049

* Demographic data derived from 2020 ACS - US Census



FOR MORE INFORMATION:



Eric Ligman
 Director
 352.256.2112
 ericligman@bosshardtrealty.com

