

# WAREHOUSE OFFICE N.W GAINESVILLE NEAR I-75

## EXECUTIVE SUMMARY

1722 NW 80th Blvd Suite | Gainesville, FL 32606



### OFFERING SUMMARY

|                  |                   |
|------------------|-------------------|
| Lease Rate:      | \$13.62 SF/yr (N) |
| Association fee: | \$240.00          |
| Available SF:    | 1,431 SF          |
| Lot Size:        | 0.05 Acres        |
| Zoning:          | ML                |

### PROPERTY OVERVIEW

Conveniently located just off Fort Clark Blvd near Newberry Road, Santa Fe College, and I-75, this 1,431 SF warehouse-office suite offers an ideal setup for businesses seeking a functional and accessible workspace. The property features semi-truck access, cross-easement parking, and a 10' x 10' roll-up door for seamless loading and storage. The warehouse portion is approximately 375 SF, while the well-appointed 1,056 SF office space includes a welcoming reception area, private offices, a spacious conference room, and additional storage. Tenant pays \$240.00/mo. association fee on top of rent, which covers trash and recycling.

### PROPERTY HIGHLIGHTS

- 30' X12' warehouse with one 10'X10' roll-up door
- Private offices
- Semi-truck access

### FOR MORE INFORMATION:



**Eric Ligman**

Director

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**BOSSHARDT**  
REALTY SERVICES

COMMERCIAL & LAND DIVISION

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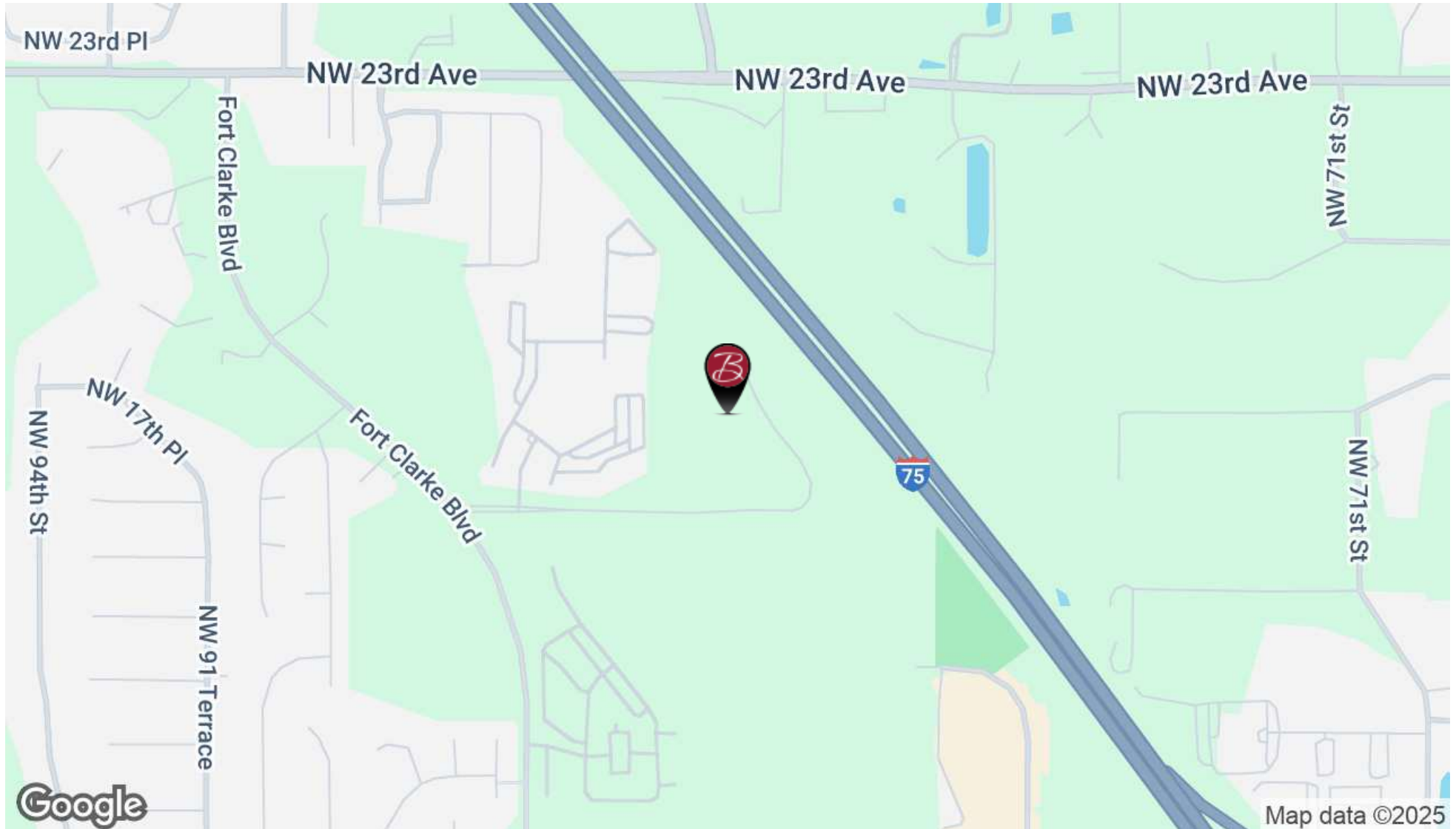
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# WAREHOUSE OFFICE N.W GAINESVILLE NEAR I-75

## LOCATION MAP

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375 SF +/- WAREHOUSE

1722 NW 80th Blvd Suite | Gainesville, FL 32606



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# WAREHOUSE OFFICE N.W GAINESVILLE NEAR I-75

## DEMOGRAPHICS MAP & REPORT

1722 NW 80th Blvd Suite | Gainesville, FL 32606

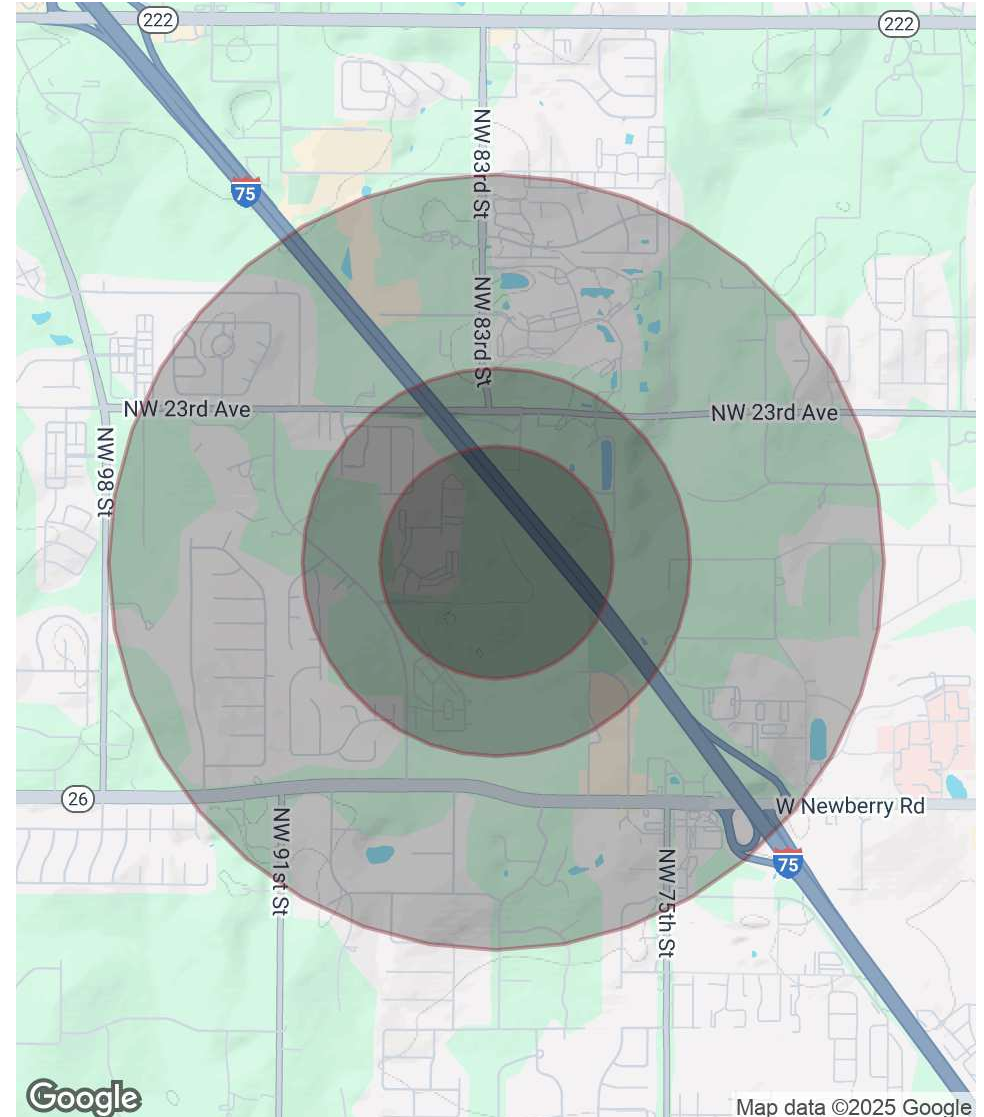
### POPULATION

|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 690       | 2,029     | 6,034  |
| Average Age          | 37        | 39        | 41     |
| Average Age (Male)   | 37        | 38        | 40     |
| Average Age (Female) | 38        | 39        | 43     |

### HOUSEHOLDS & INCOME

|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 290       | 861       | 2,564     |
| # of Persons per HH | 2.4       | 2.4       | 2.4       |
| Average HH Income   | \$81,823  | \$85,480  | \$97,695  |
| Average House Value | \$407,495 | \$393,811 | \$379,520 |

*Demographics data derived from AlphaMap*



### FOR MORE INFORMATION:



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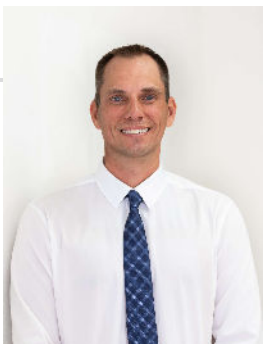
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# WAREHOUSE OFFICE N.W GAINESVILLE NEAR I-75

ADVISOR

1722 NW 80th Blvd Suite | Gainesville, FL 32606



**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.

### Bosshardt Realty Services

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## FOR MORE INFORMATION:



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