PRIME MEDICAL OFFICE NEAR HCA

1034 NW 57th St | Gainesville, FL 32605



FOR LEASE

FOR MORE INFORMATION:



Eric Ligman
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BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

PRIME MEDICAL OFFICE NEAR HCA

EXECUTIVE SUMMARY

1034 NW 57th St | Gainesville, FL 32605





OFFERING SUMMARY

Lease Rate:	$10 SF/yr (NNN)
CAM	3.56/SF
Building Size	7,000 SF
Lot Size:	.94 Acres
Year Built:	1989
Zoning:	PD

PROPERTY OVERVIEW

Well-designed freestanding medical office at 1034 NW 57th Street in Gainesville, conveniently located near the HCA Healthcare campus, I-75, and The Oaks Mall. The space includes ample parking, multiple exam rooms with running water, a laboratory, private offices, kitchen, and large reception and waiting areas. Interior features include tray ceilings, recessed lighting, fresh paint, and durable commercial-grade laminate flooring. Two screened-in patios provide outdoor break areas, and natural light fills the building throughout. Ideal for medical, dental, or professional office use. Can be leased as one single unit or two separate units.

PROPERTY HIGHLIGHTS

- Free Standing
- Ample Parking
- Over 20 administrative offices and 4 exam rooms with water
- Rooms can easliy be modified to meet your exact needs

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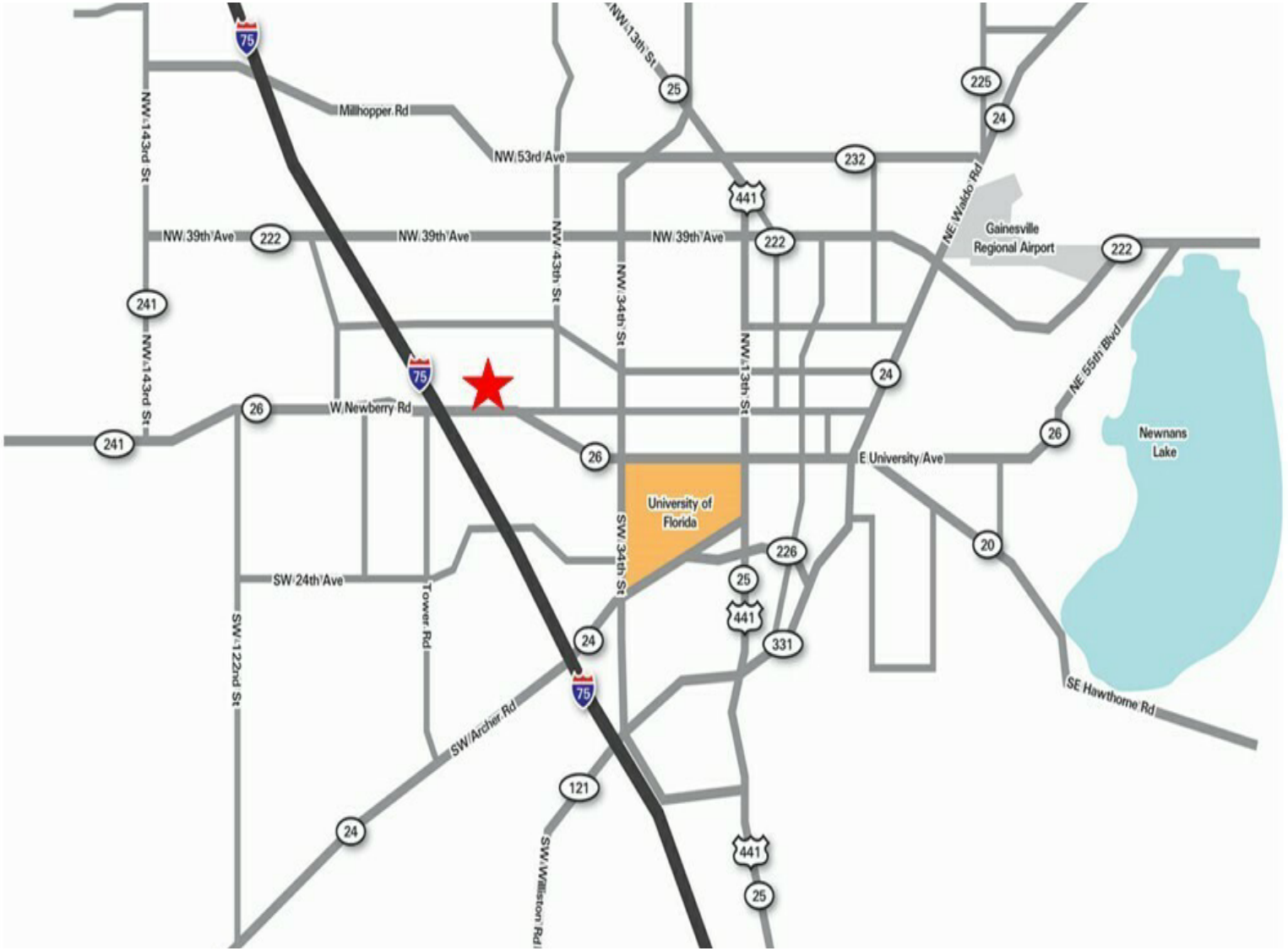


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WAITING AREAS AND RECEPTIPON

1034 NW 57th St | Gainesville, FL 32605







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LABORATORY AND EXAM ROOMS

1034 NW 57th St | Gainesville, FL 32605







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CONFERENCE ROOM/TRAINING AREA

1034 NW 57th St | Gainesville, FL 32605



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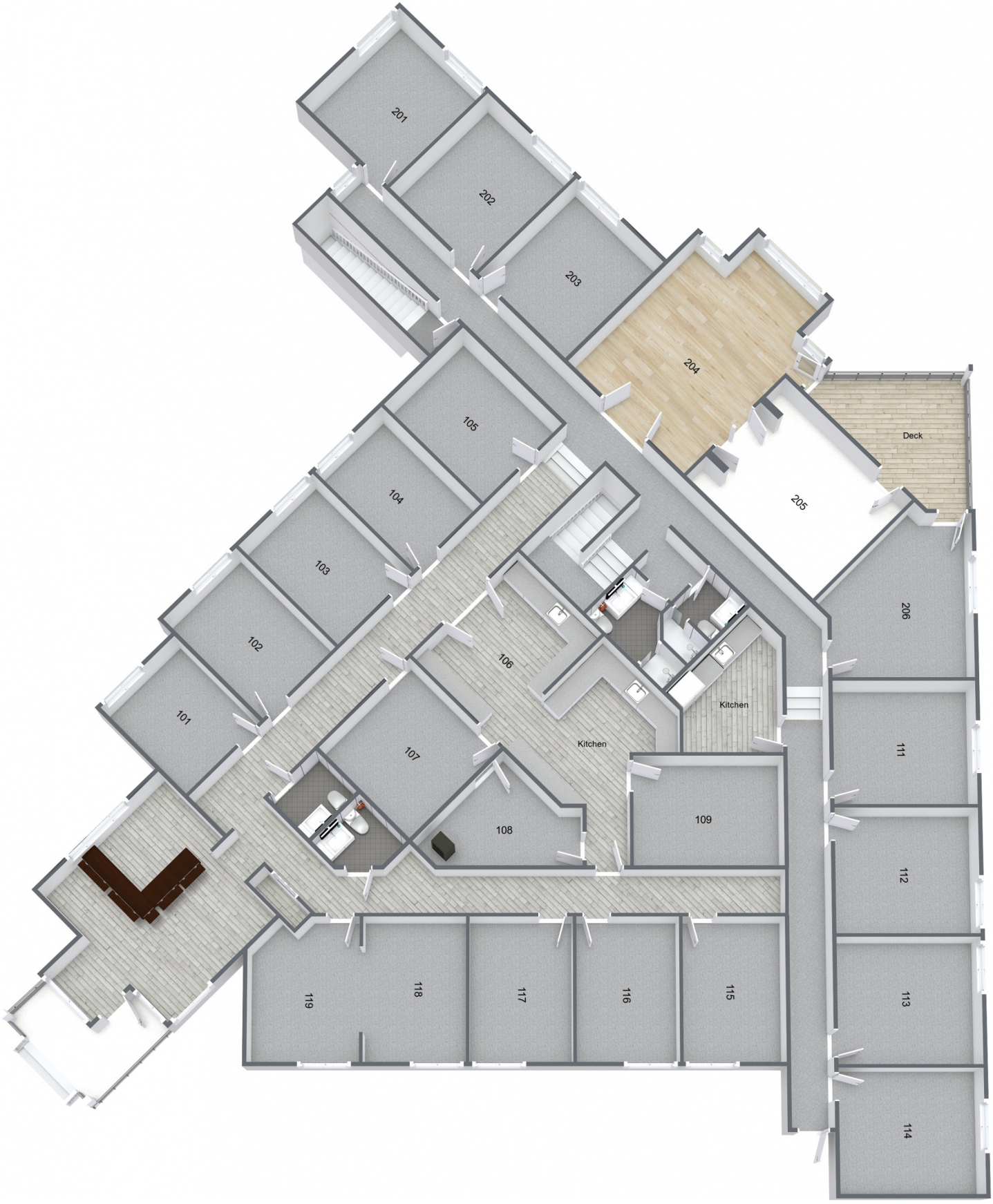


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REALTY SERVICES
COMMERCIAL & LAND DIVISION

Park Ave

Upper



Park Ave

Lower



PRIME MEDICAL OFFICE NEAR HCA

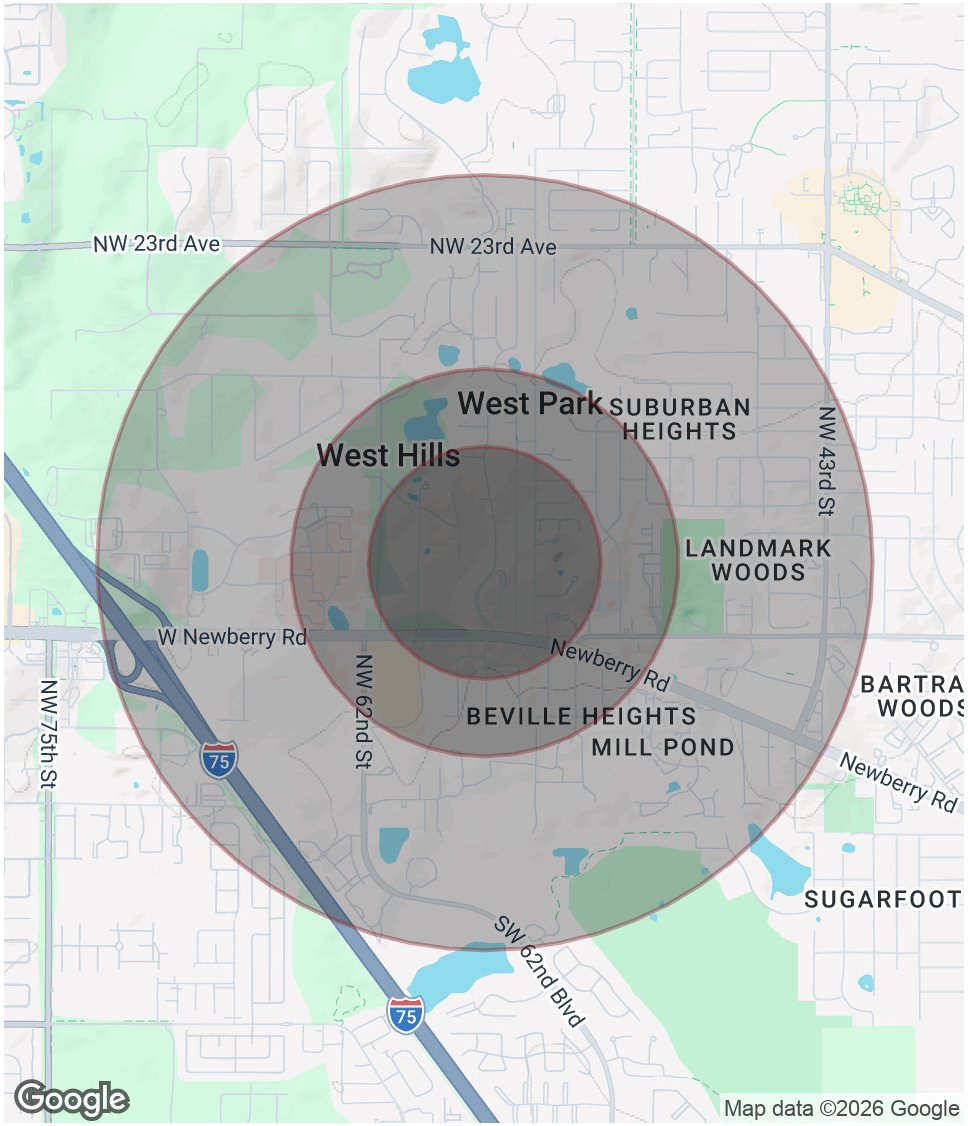
DEMOGRAPHICS MAP & REPORT

1034 NW 57th St | Gainesville, FL 32605

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	495	1,212	5,098
Average Age	43	43	41
Average Age (Male)	42	41	40
Average Age (Female)	44	44	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	182	461	2,075
# of Persons per HH	2.7	2.6	2.5
Average HH Income	$117,377	$116,558	$109,911
Average House Value	$396,219	$377,205	$358,502

2020 American Community Survey (ACS)



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BOSSHARDT REALTY SERVICES
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ADVISOR

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ERIC LIGMAN

Director

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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.

MEMBERSHIPS

ICSC
LoopNet
CoStar
Gainesville Chamber Commerce
GACAR- Gainesville Alachua County Association of Realtors
National Association of Realtors (NAR)

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