

FREE STANDING OFFICE BUILDING NEAR UF

1013 Southwest 2nd Avenue | Gainesville, FL 32601



FOR SALE

FOR MORE INFORMATION:



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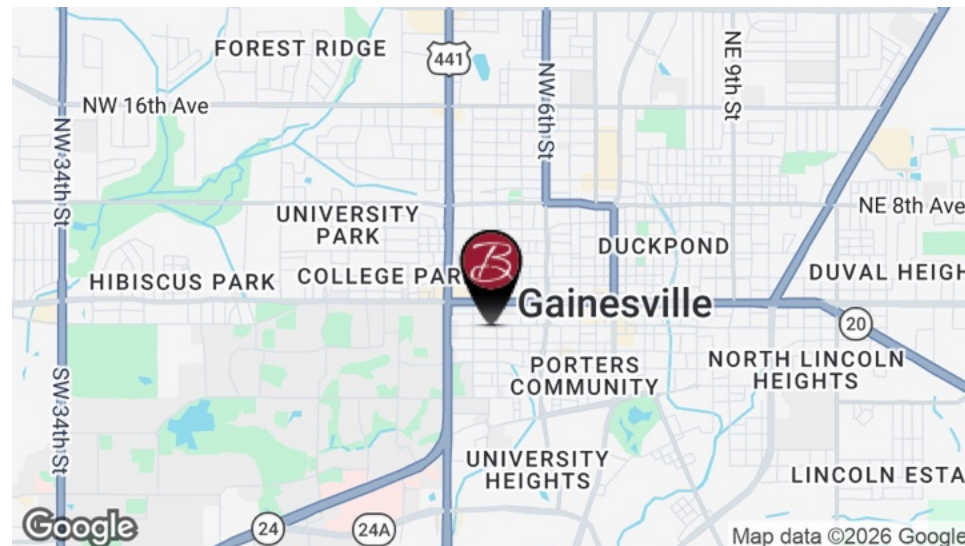


BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

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EXECUTIVE SUMMARY

1013 Southwest 2nd Avenue | Gainesville, FL 32601



OFFERING SUMMARY

Sale Price:	\$895,000
Building Size:	3,775 SF
Price / SF:	\$237.09
Zoning:	U-5
Acres	.32
Parcel I.D	13284-000-000
Parking	17 Spaces

PROPERTY OVERVIEW

This two-story commercial office building occupies a prominent 0.38-acre corner along SW 2nd Avenue in the heart of Gainesville's Innovation District, a thriving urban hub positioned between downtown and the University of Florida. The property sits directly across from the iconic Swamp Restaurant and faces a new mixed-use development currently under construction, placing it at the center of one of the city's most dynamic growth corridors.

The Innovation District is designed as a live, work, play environment and has attracted more than 80 companies and approximately 9,500 jobs, with around 1,600 employees on site and an estimated 10,000 residents within a two-mile radius. This concentration of talent, housing, and investment continues to drive demand for well-located commercial space in the immediate area.

The building features 17 dedicated parking spaces and a well-maintained interior highlighted by high ceilings and abundant natural light. A spacious reception and waiting area flows into 10 private offices, a large conference room, multiple restrooms, and a full kitchen. Formerly utilized as an attorney's office, the layout is highly functional for professional use while offering the flexibility to be repositioned for a medical office, boutique restaurant, or other commercial applications.

With its adaptable configuration, strong surrounding fundamentals, and irreplaceable location, this property presents a compelling opportunity for both immediate occupancy and long-term value appreciation.

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THE VERVE

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ABOUT

- The Verve is a proposed 12-story student housing development just south of University Avenue and east of SW 13th Street near the Innovation District. Originally approved in 2023, the project has a new developer who secured a density amendment in June 2026, bringing totals to 227 units and 682 bedrooms, including 24 affordable units at 50 to 80 percent of AMI. The building takes a distinctive L shape, with a carve-out allowing SW First Avenue traffic to pass beneath it and a narrow 12-story section nicknamed "the blade" due to historic district height limits on half the site.
- Mainstreet Daily News + 2
- No retail component has been publicly identified, and no delivery date has been announced. The project was still in entitlements as of late June 2026, so delivery likely falls in the 2028 to 2029 range, though that's an estimate.

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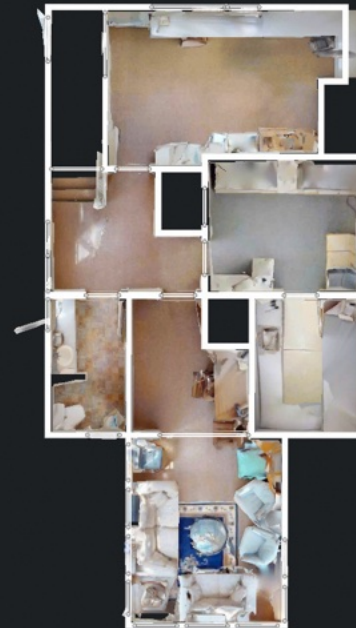
[-CLICK HERE FOR 3D TOUR-](#)

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Floor 1 X



Floor 2 X



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HISTORIC ZONING



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ZONING SUMMARY

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Urban 5 (U5) zoning in Gainesville allows a mix of residential and community uses by right. Permitted residential uses include single-family houses, townhouses (up to six attached units), small and large multi-family dwellings, accessory dwellings, adult day-care homes, community residential homes, dormitories, and family child-care homes. On the non-residential side, U5 permits bed-and-breakfast inns, civic or fraternal organizations, day care centers, emergency shelters, places of worship, professional schools, and public parks. Office uses are allowed by right when operated as a home occupation or when limited to a small portion of the building, while museums and libraries require special permission. More intensive commercial activities such as restaurants, retail stores, hotels, and gasoline stations are not permitted by right in U5.

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DEMOGRAPHICS MAP & REPORT

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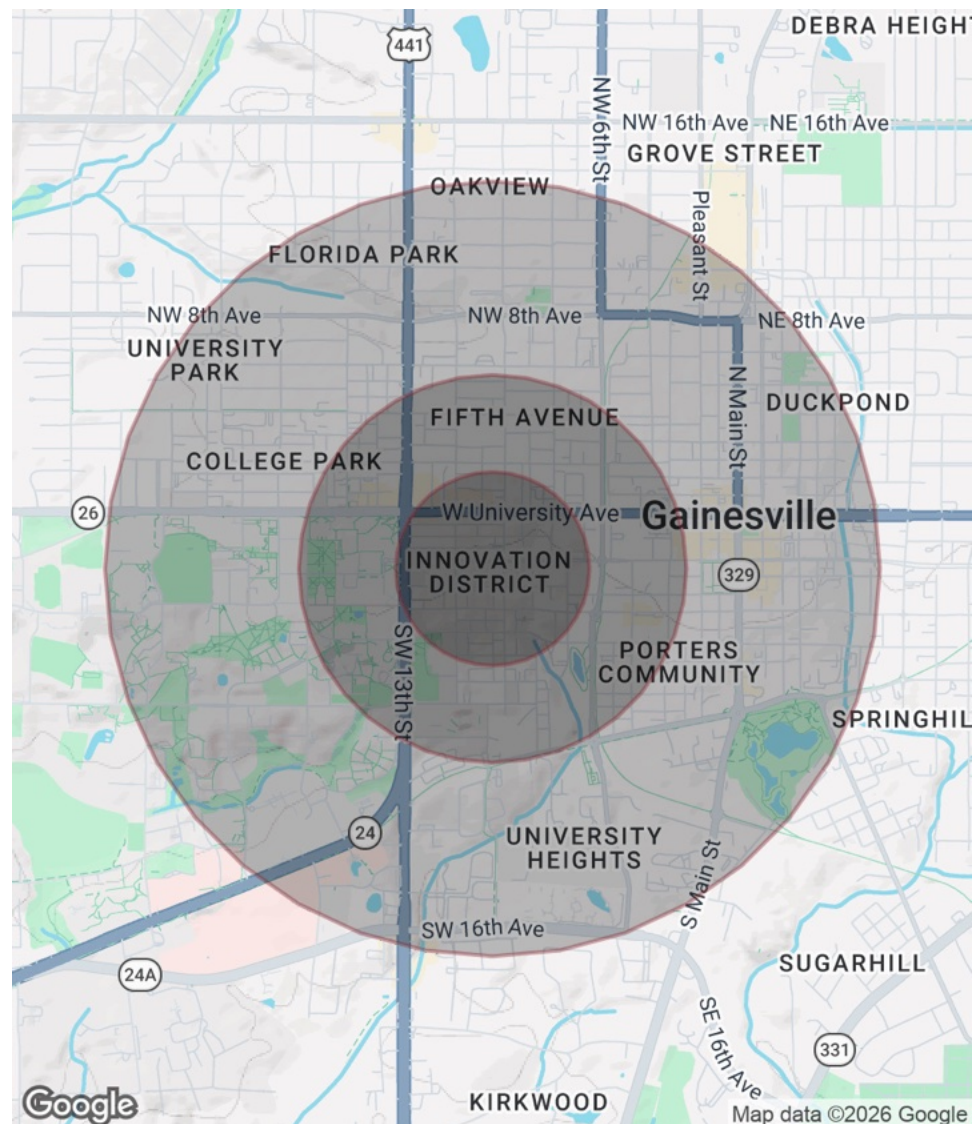
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,241	10,987	26,531
Average Age	24.0	22.0	22.8
Average Age (Male)	22.2	22.0	23.2
Average Age (Female)	25.6	22.2	22.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,490	3,788	8,728
# of Persons per HH	2.2	2.9	3.0
Average HH Income	\$30,830	\$33,642	\$39,198
Average House Value	\$29,921	\$187,377	\$228,709

2023 American Community Survey (ACS)



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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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