

PROFESSIONAL / MEDICAL OFFICE | NEWBERRY RD

7731 West Newberry Road | Gainesville, FL 32607



**FOR
LEASE**

FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
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Makayla Richardson
Commercial Associate
352.256.7532
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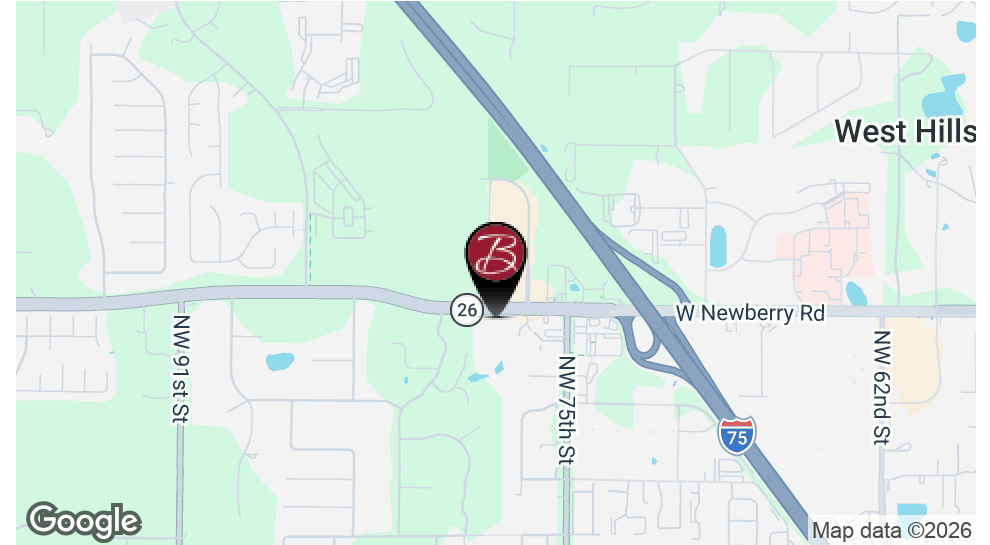


BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

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EXECUTIVE SUMMARY

7731 West Newberry Road | Gainesville, FL 32607



OFFERING SUMMARY

Lease Rate:	\$16 SF/YR (NNN)
NNN:	\$6.41 SF/YR
Total Building Size:	1,770 SF
Lot Size:	0.32 Acres
Zoning:	BP
AADT:	32,500

PROPERTY OVERVIEW

1,770 SF of office/retail space positioned along W Newberry Road, one of Gainesville's most active and high-profile commercial corridors. The property offers exceptional visibility, strong frontage, and consistent daily traffic counts, surrounded by national retailers, established businesses, and dense residential growth. The landlord has recently completed fresh interior paint throughout and new tile flooring throughout. The suite features a lobby/waiting room, three private offices, a storage room, and two ADA-compliant restrooms. The site benefits from a highly active trade area with convenient access to Interstate 75. The zoning is well suited for medical and professional users seeking maximum exposure, also allowing flexibility for select retail and service-oriented uses.

PROPERTY HIGHLIGHTS

- Monument signage available for strong visibility
- Ample on-site parking for staff and clients
- Strong daytime population and consumer traffic (32,500 AADT)

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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INTERIOR PHOTOS

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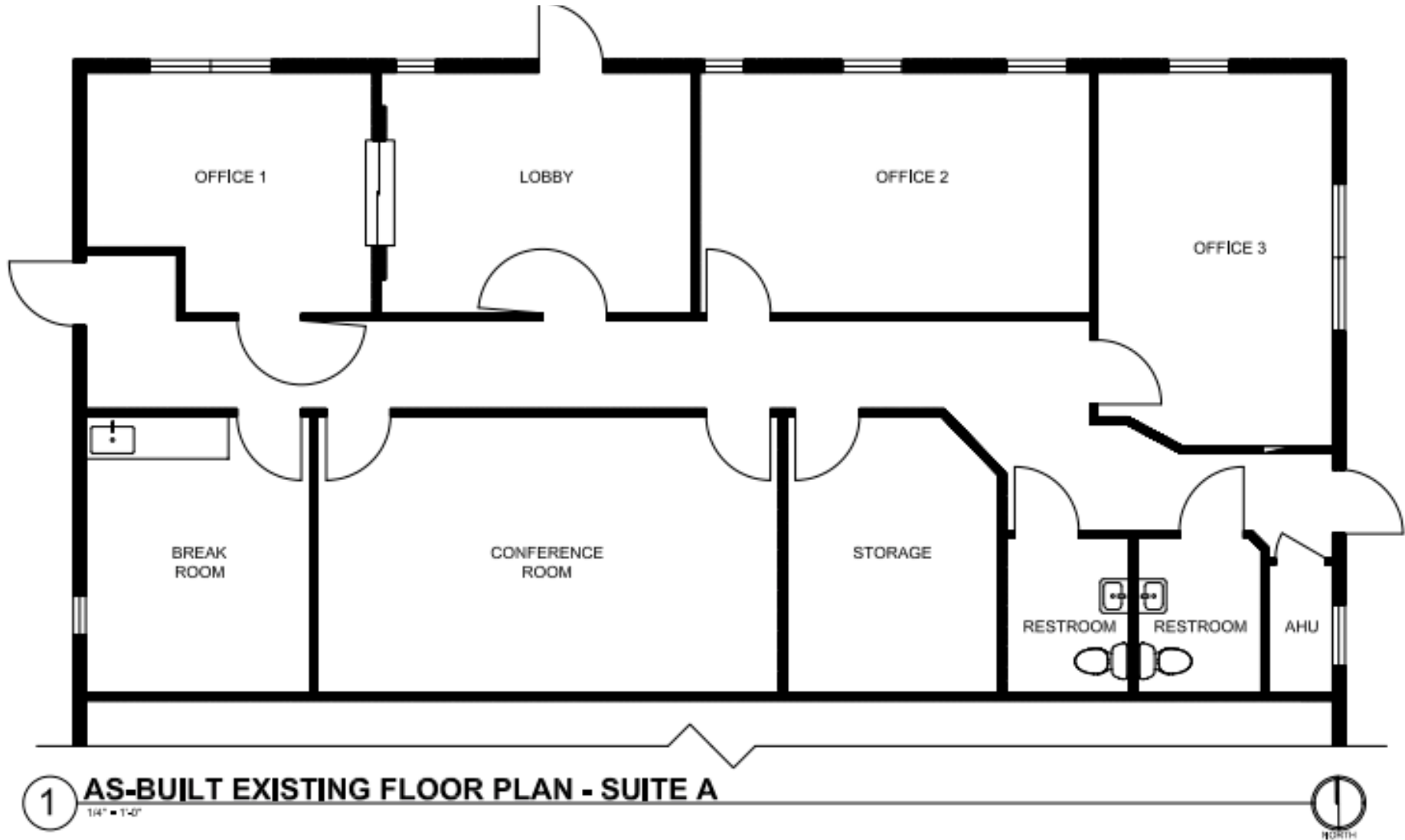


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UNIT 1 FLOOR PLAN

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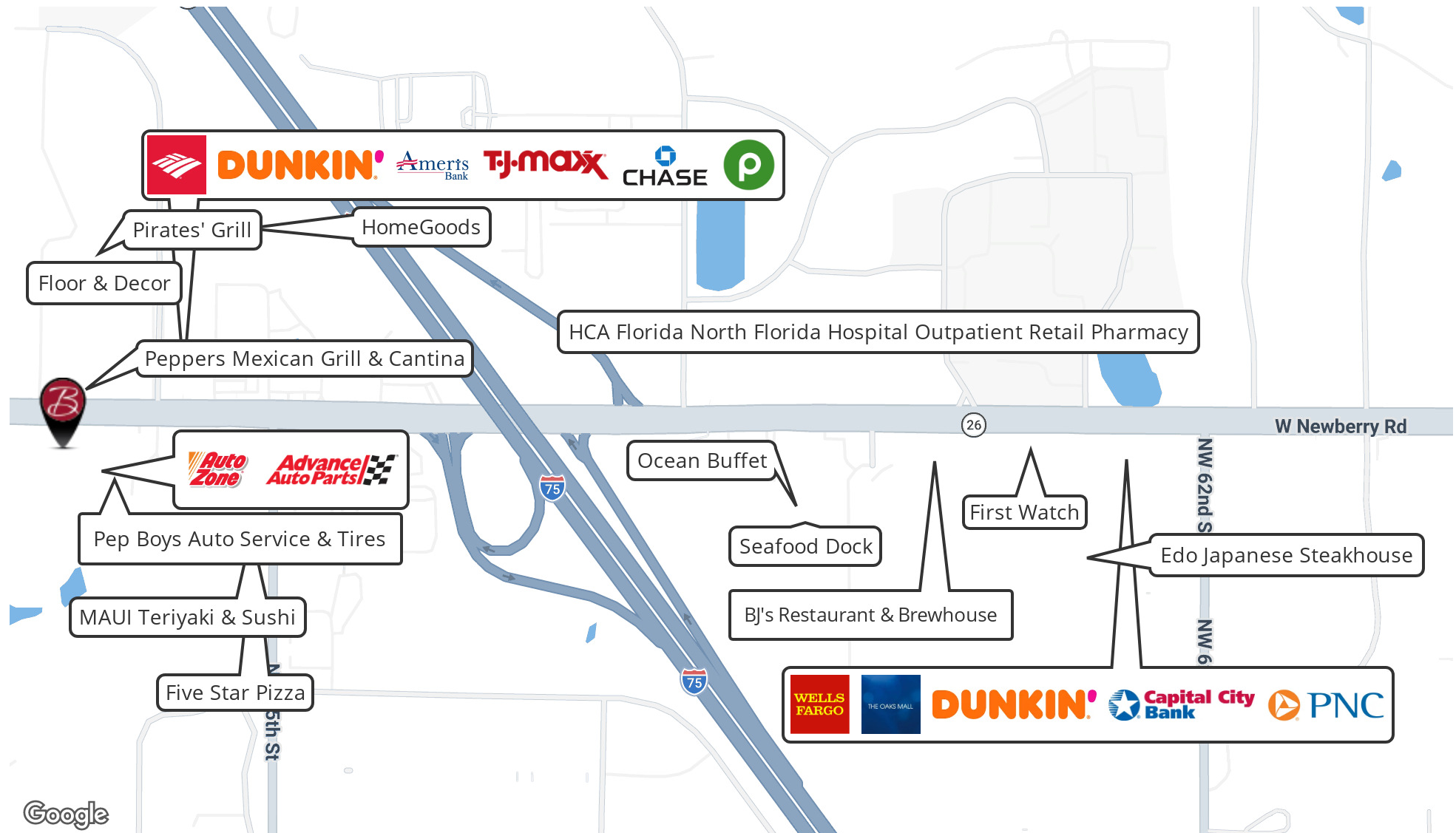


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RETAILER MAP

7731 West Newberry Road | Gainesville, FL 32607



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DEMOGRAPHICS MAP & REPORT 7731 West Newberry Road | Gainesville, FL 32607

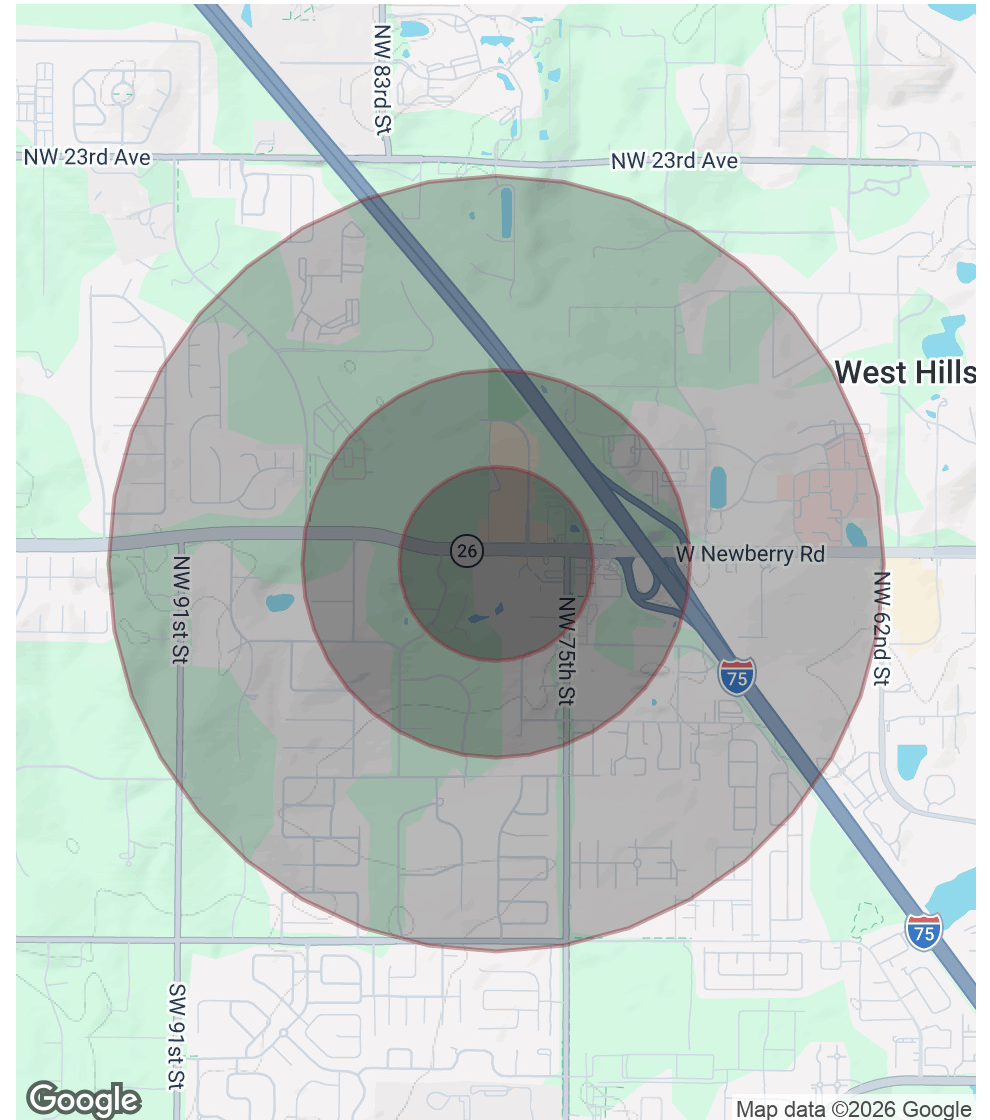
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	274	1,245	8,142
Average Age	46.8	43.4	34.6
Average Age (Male)	46.1	41.9	34.2
Average Age (Female)	47.0	44.1	35.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	112	478	3,713
# of Persons per HH	2.4	2.6	2.2
Average HH Income	\$115,669	\$103,714	\$69,405
Average House Value	\$258,869	\$238,882	\$211,454

2023 American Community Survey (ACS)



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MAKAYLA RICHARDSON

Commercial Associate

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Direct: **352.256.7532**

FL #SL3598503

PROFESSIONAL BACKGROUND

Makayla Richardson is a Commercial Associate with Bosshardt Commercial & Land Division, specializing in retail, industrial, land, and investment opportunities throughout North Florida.

Makayla takes a forward-thinking, relationship-driven approach to commercial real estate, working with business owners, landlords, investors, and developers to identify opportunities, structure deals, and create long-term value. Her experience spans leasing, acquisitions, investment sales, development sites, and owner-user properties, giving her a well-rounded perspective across multiple asset classes.

EDUCATION

Associate's Degree in Economics, Santa Fe College
ICSC Creator

MEMBERSHIPS

GACAR - Realtor Association
Public Notary

Bosshardt Realty Services

5542 NW 43rd Street,
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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.

MEMBERSHIPS

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

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