

FREE STANDING FORMER CVS

901 North Main Street | Gainesville, FL 32601



FOR LEASE

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

Ericligman@bosshardtrealty.com



BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

FREE STANDING FORMER CVS

EXECUTIVE SUMMARY

901 North Main Street | Gainesville, FL 32601



OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
Passthrough Expenses:	\$6.24 (2025)
Building Size:	11,200 SF
Lot Size:	1.24 Acres
Number of Units:	1
Zoning:	U8

PROPERTY OVERVIEW

Positioned at a high-visibility, signalized intersection along North Main Street, this 11,200 SF freestanding building with an existing drive-thru sits on a generous 1.24-acre parcel, offering exceptional accessibility, circulation, and redevelopment potential. The property is surrounded by strong national and regional retailers including Publix, Burger King, Popeye's, Zaxby's, Hibbett Sports, and PNC Bank, creating a well-established commercial corridor with consistent traffic flow and consumer draw. Located within a dense trade area of over 146,000 residents and more than 106,000 daytime employees within a five-mile radius, the site benefits from both local and commuter demand. Its proximity to downtown Gainesville, just minutes from the University of Florida and approximately 10 minutes to Gainesville Regional Airport, further enhances its appeal for a wide range of retail, restaurant, or service-oriented users seeking a strategic, central location.

PROPERTY HIGHLIGHTS

- Free-standing building with drive thru available for lease
- Prime location with strong surrounding retail presence

FOR MORE INFORMATION:



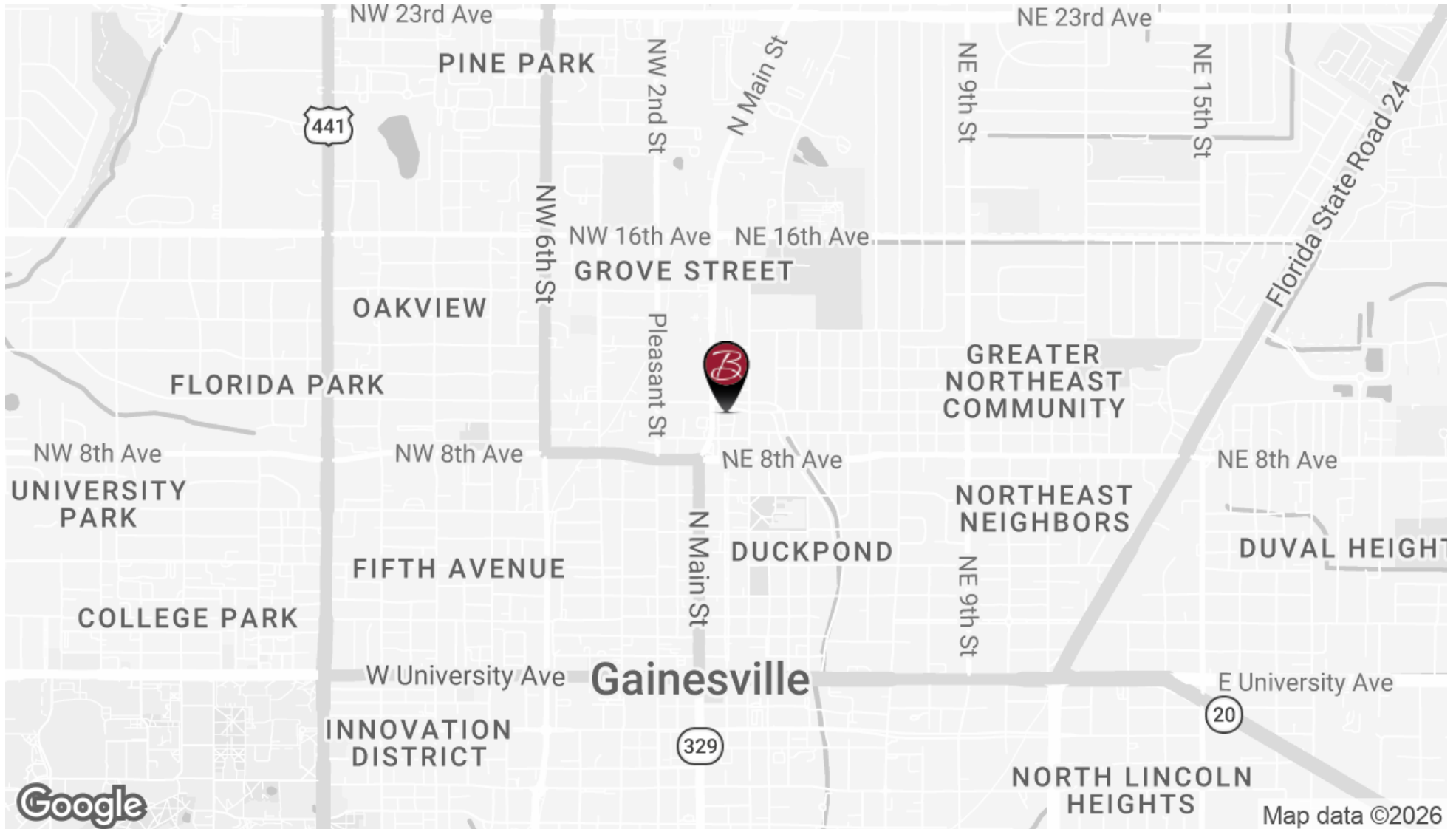
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LOCATION MAP

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OVERVIEW

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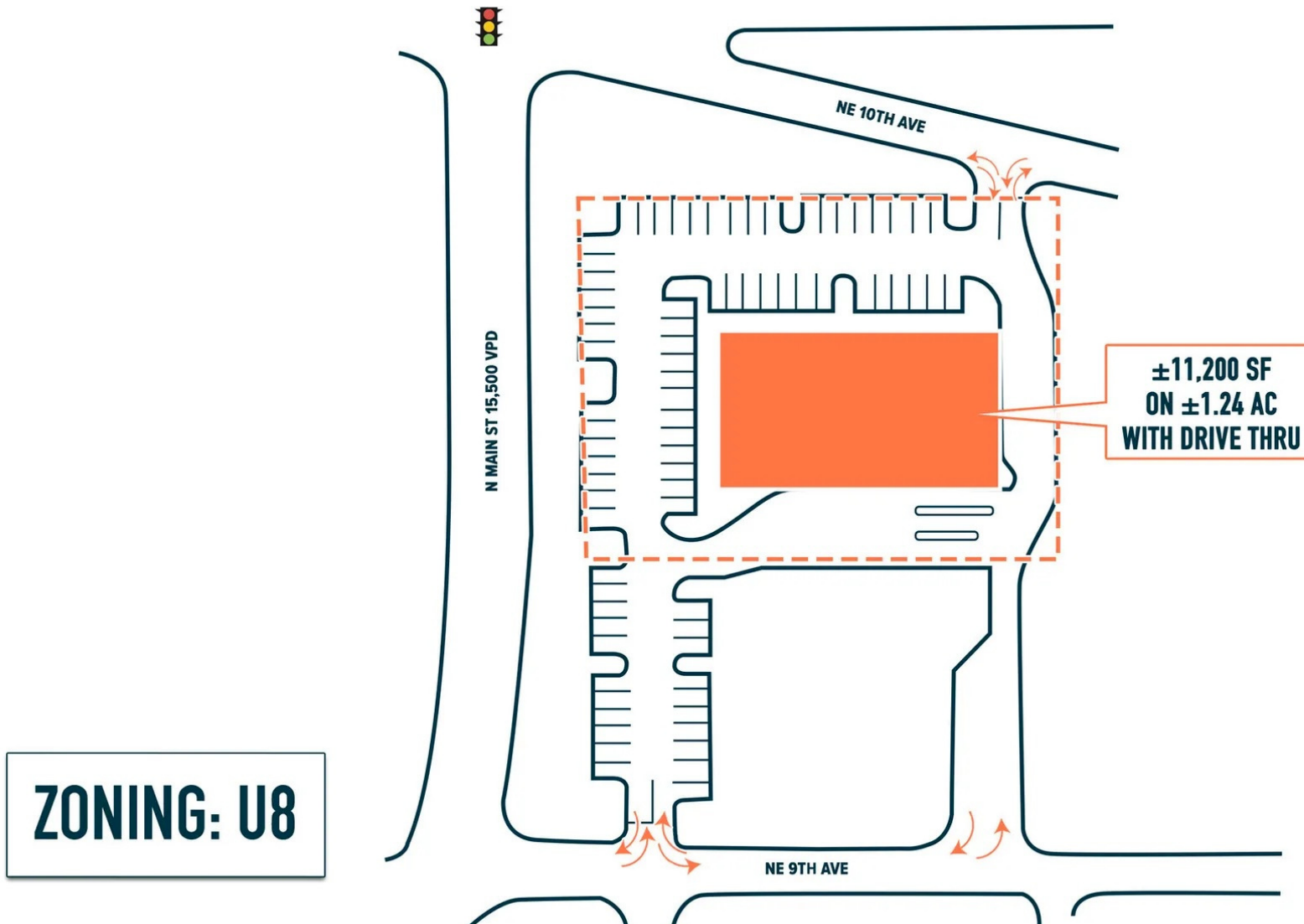


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FULL ACCESS

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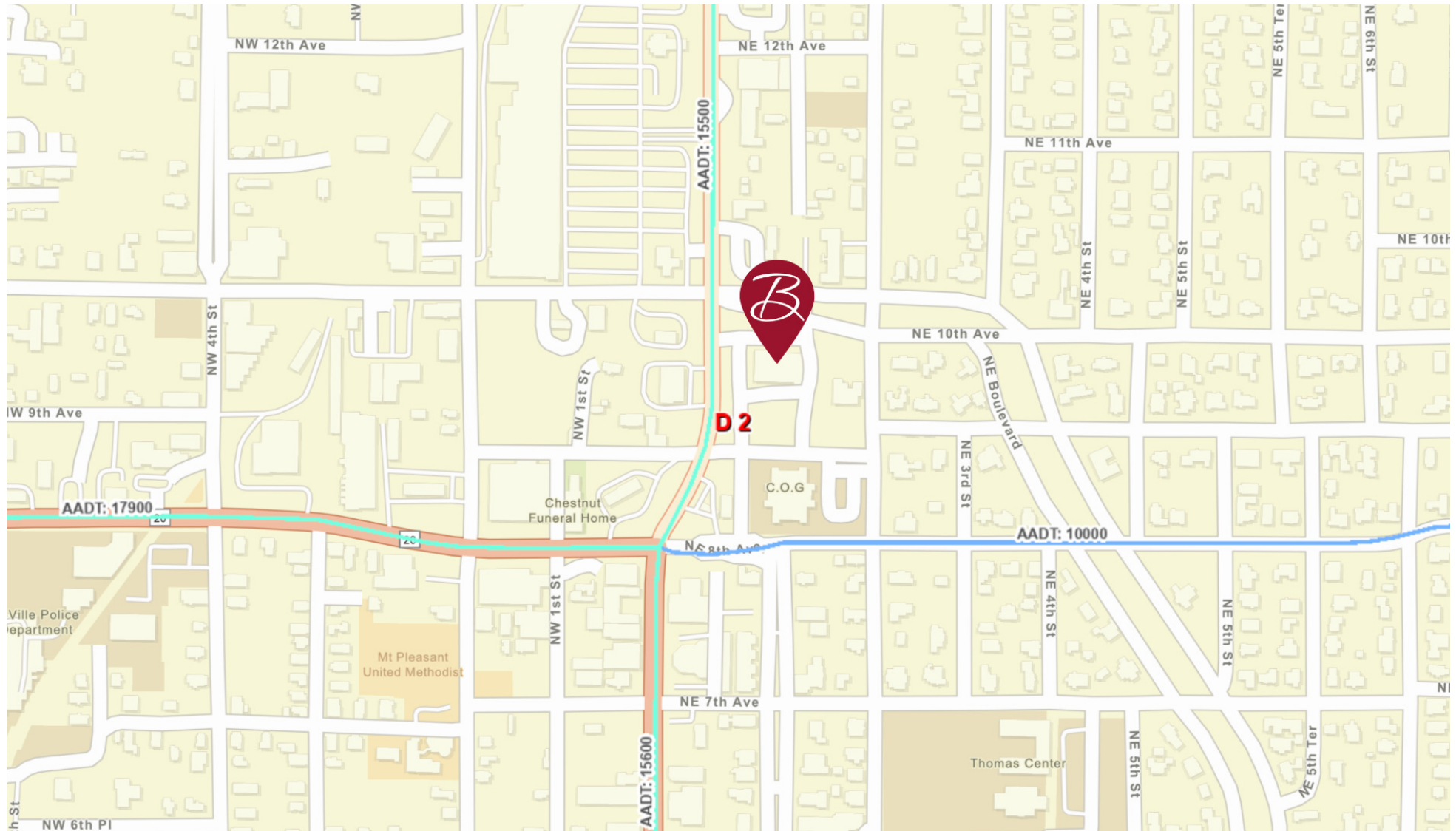


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TRAFFIC COUNTS

901 North Main Street | Gainesville, FL 32601



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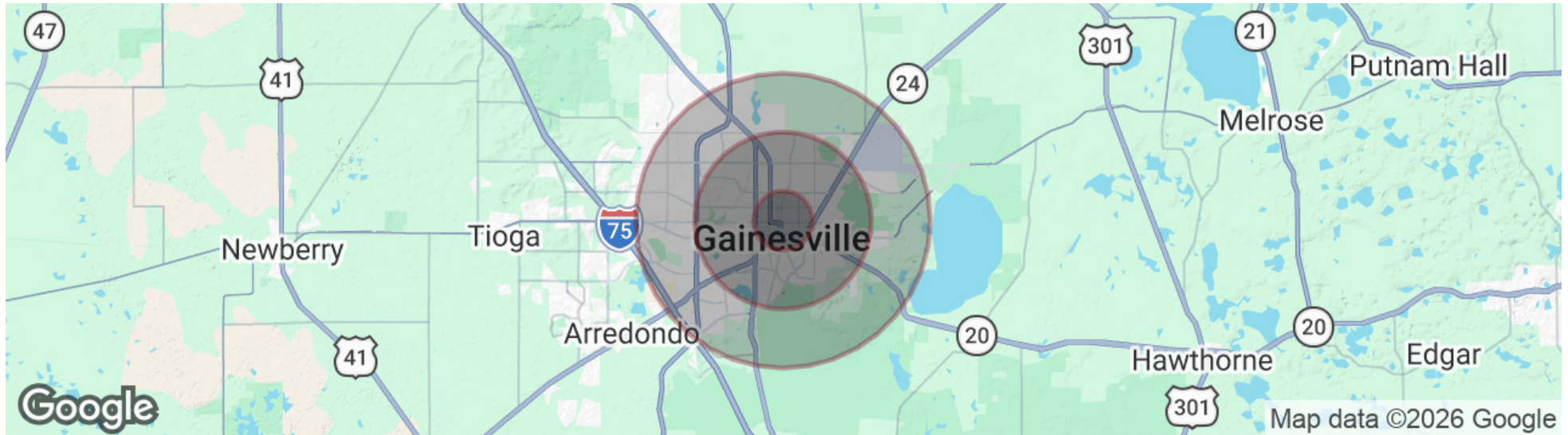
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,786	76,761	146,044
Average Age	31.8	29.8	32.2
Average Age (Male)	33.6	29.2	31.5
Average Age (Female)	30.9	31.1	33.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,486	28,188	58,480
# of Persons per HH	2.1	2.7	2.5
Average HH Income	\$67,195	\$66,626	\$70,977
Average House Value	\$272,808	\$239,040	\$239,427

2023 American Community Survey (ACS)

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ADVISOR

901 North Main Street | Gainesville, FL 32601

Rod Castan L. CRRP
Executive
VP/Principal
Metro Commercial Real Estate

Rod L. Castan has been in the commercial property development, sales, leasing, and management business since 1985. He is a principal with Metro Commercial Real Estate and President of Barron Collier Investment Partners. Previously, he was the President of the Leasing and Property Management Division and a Partner with Courtelis Company, a Miami-based commercial and multi-family real estate development firm where he was responsible for the leasing and management of the company's portfolio. During his 27-year tenure at Courtelis, he was involved in the development of multiple ground-up and redevelopment commercial projects totaling over 4 million square feet and valued at over \$1 Billion. As Executive Vice President and Principal at Metro, Rod Castan assisted in opening of the Miami, FL office in 2022, is the broker of record, and is involved in representing both major national retailers and commercial development projects throughout Florida.

Rod is the past Southern Division Operations Chairman of the International Council of Shopping Centers (ICSC), past ICSC State Director for Florida, and recipient of the CRRP Certified Retail Real Estate Professional, CRX Certified Retail Executive, and Certified Leasing Specialist designations, CLS. He has been a lecturer and guest speaker at real estate programs at ICSC, ULI, University of Florida, FSU, FIU, CCIM and Miami Board of Realtors, and is Past Chairman of the Advisory Board of the University of Florida's Bergstrom Center for Real Estate.

Rod Castan
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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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