

LEASE OR GROUND LEASE OPPORTUNITY

EXECUTIVE SUMMARY

7305 W Newberry Road | Gainesville, FL 32605



OFFERING SUMMARY

Building Size:	1,856 SF
Lease Rate:	27.50 SF
Lease Type	NNN
Lot Size	.49 Acres
Year Built:	1975
Zoning:	BH

PROPERTY OVERVIEW

Positioned on one of Gainesville's busiest corridors and adjacent to the I-75 exit, this .49-acre site is a golden opportunity for redevelopment. Boasting a daily traffic count of 49,500-50,000 vehicles, the property ensures exceptional visibility and accessibility for commercial ventures. With 175 feet of frontage along W Newberry Road and a depth of approximately 200 feet, the site offers ample space for a variety of uses. Located in Alachua County, the property has the flexibility to be annexed into the City of Gainesville, providing further growth potential. Don't miss this chance to secure a high-traffic, strategic location in a rapidly developing area!

Ground Lease Consideration

48,500 AADT

Adjacent to the southbound I-75 on-ramp

Portion of 06655-009-000

FOR MORE INFORMATION:

Eric Ligman

Director

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GAINESVILLE, FL.

Located in the heart of North Central Florida, the city of Gainesville is home to Florida's oldest and largest university, the beloved University of Florida. Gainesville is the educational, cultural, and economic center for the rapidly growing population of Alachua County and its surrounding 12 counties within North Central Florida. Centrally located between the Gulf of Mexico and the Atlantic Ocean, Gainesville is easily accessible with less than 2 hours of travel time to the three major Florida cities of Jacksonville, Orlando and Tampa. The local climate consists of mild winters and warm to hot summers, with an average of 2,800 hours of sunshine annually and a 255 day growing season. Over time, Gainesville has progressively transformed into a melting pot of arts and culture, sports, education, technological innovation, and historic preservation. With over 20 hotels, highly-rated medical and research facilities, sporting venues, historic districts, new developments, cultural support, and a strong sense of community, Alachua County continues to annually rank among the top ten places to live within the United States.

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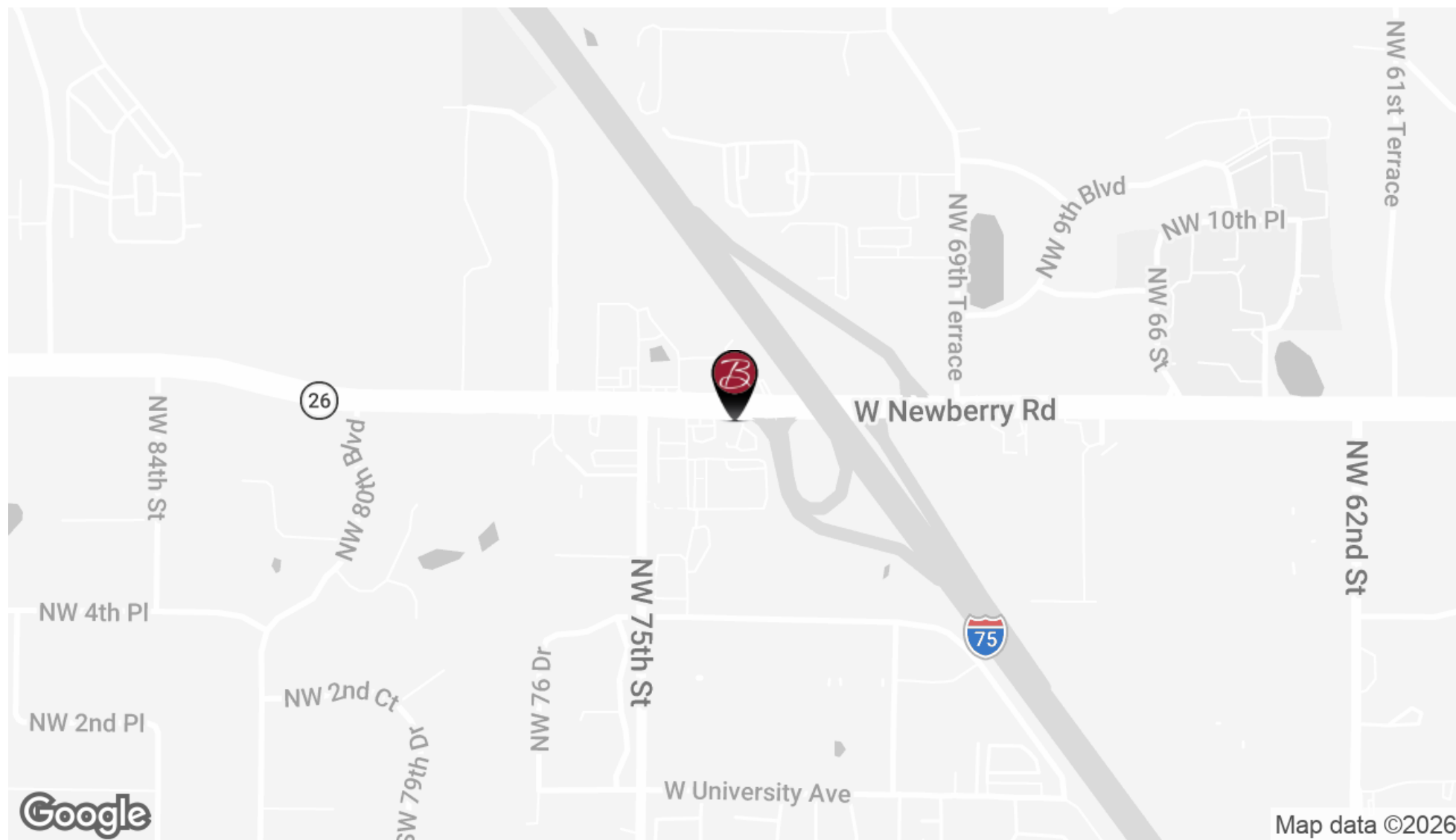
BOSSHARDT

REALTY SERVICES

COMMERCIAL & LAND DIVISION

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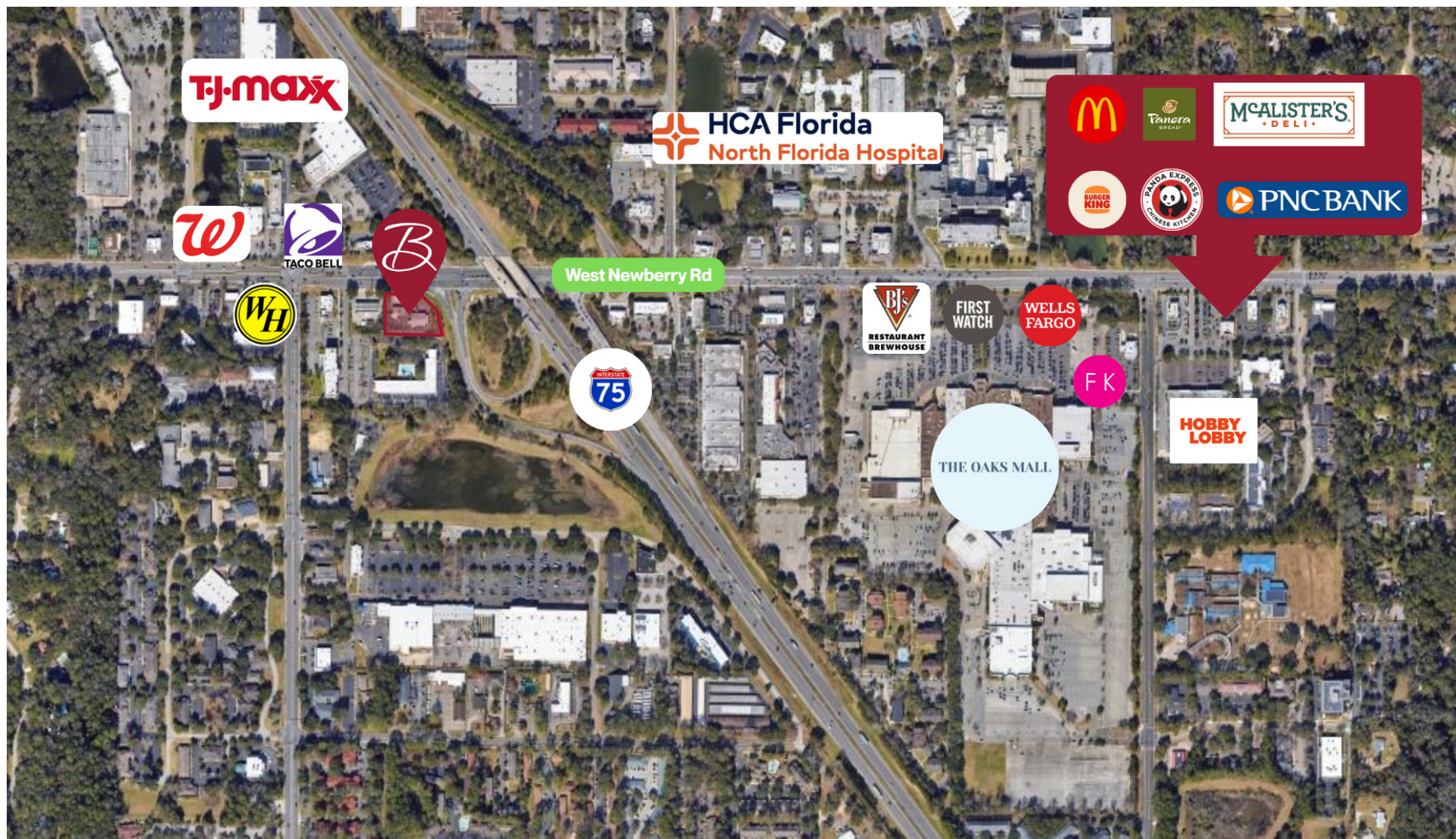
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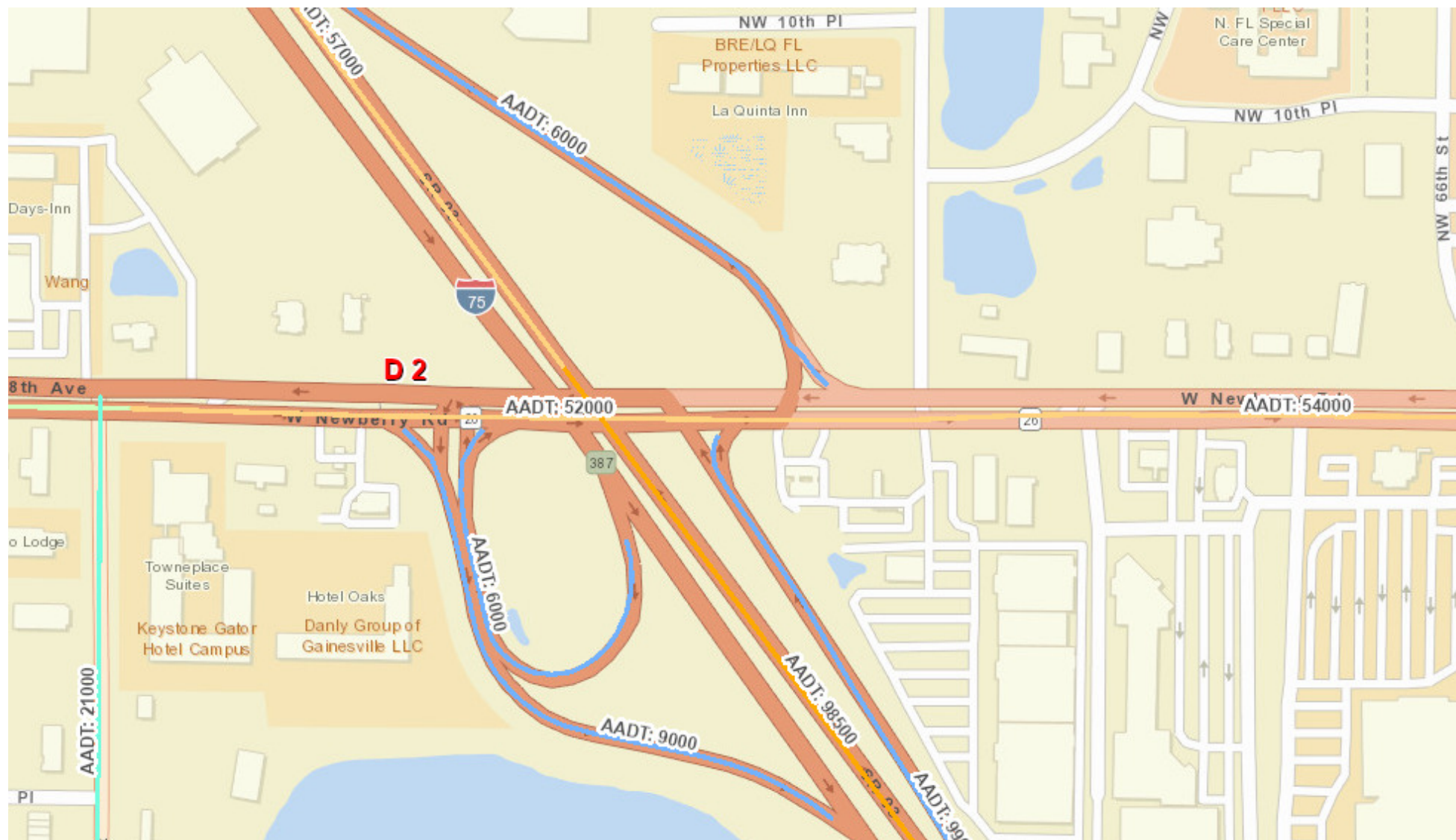


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AADT

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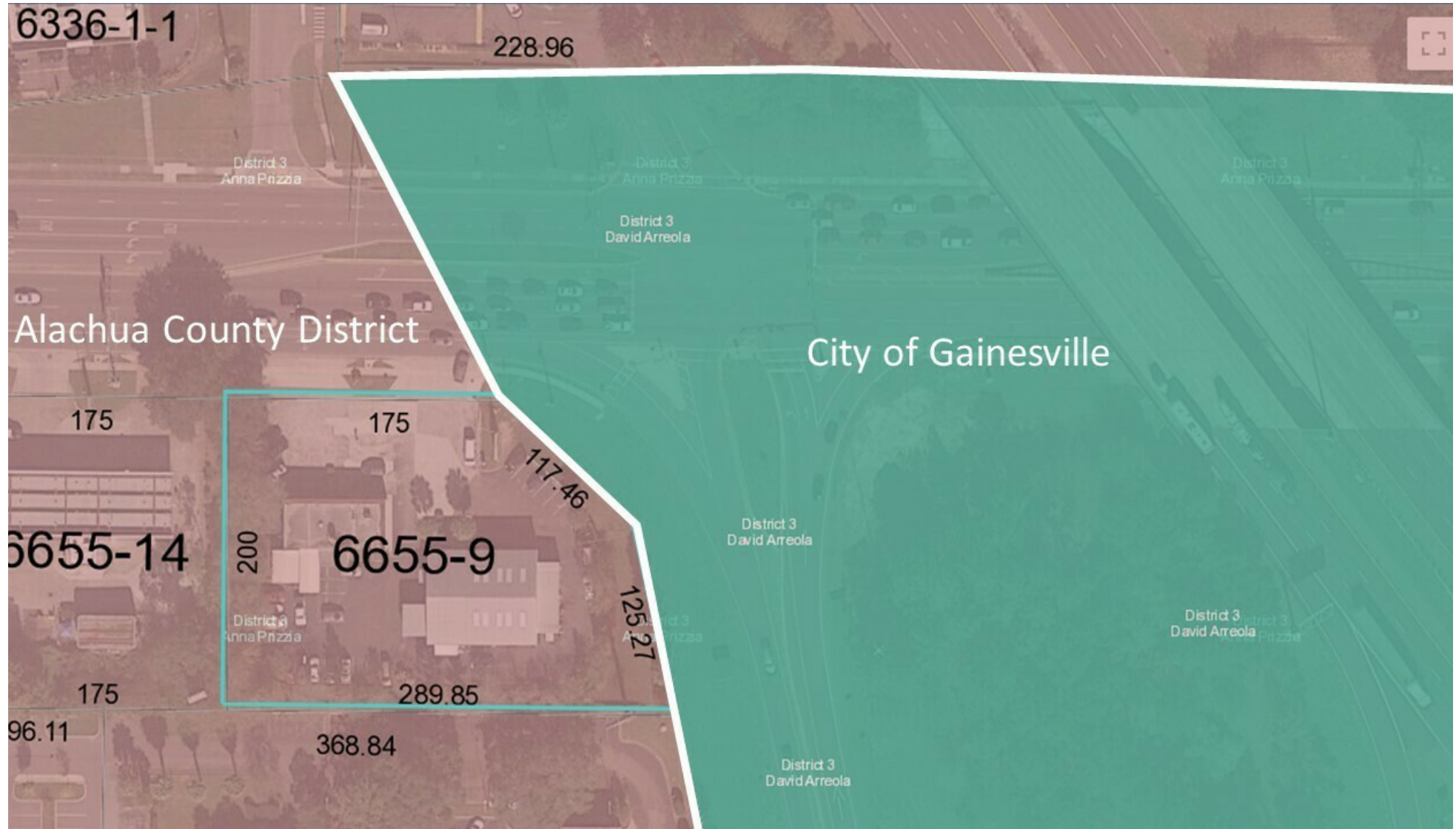
REALTY SERVICES

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POSSIBLE ANNEXATION

7305 W Newberry Road | Gainesville, FL 32605



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REALTY SERVICES

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ADVISOR

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ERIC LIGMAN

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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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