PRIME MEDICAL OFFICE NEAR HCA

EXECUTIVE SUMMARY

1034 NW 57th St | Gainesville, FL 32605





OFFERING SUMMARY

Sale Price:	$1,100,000
Building Size:	7,000 SF
Number of Units:	1
Price / SF:	$157.14
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.

PROPERTY HIGHLIGHTS

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

FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



Aaron Bosshardt
Principal
352.318.9700
aaronbosshardt@bosshardtrealty.com

BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

PRIME MEDICAL OFFICE NEAR HCA

1034 NW 57th St | Gainesville, FL 32605



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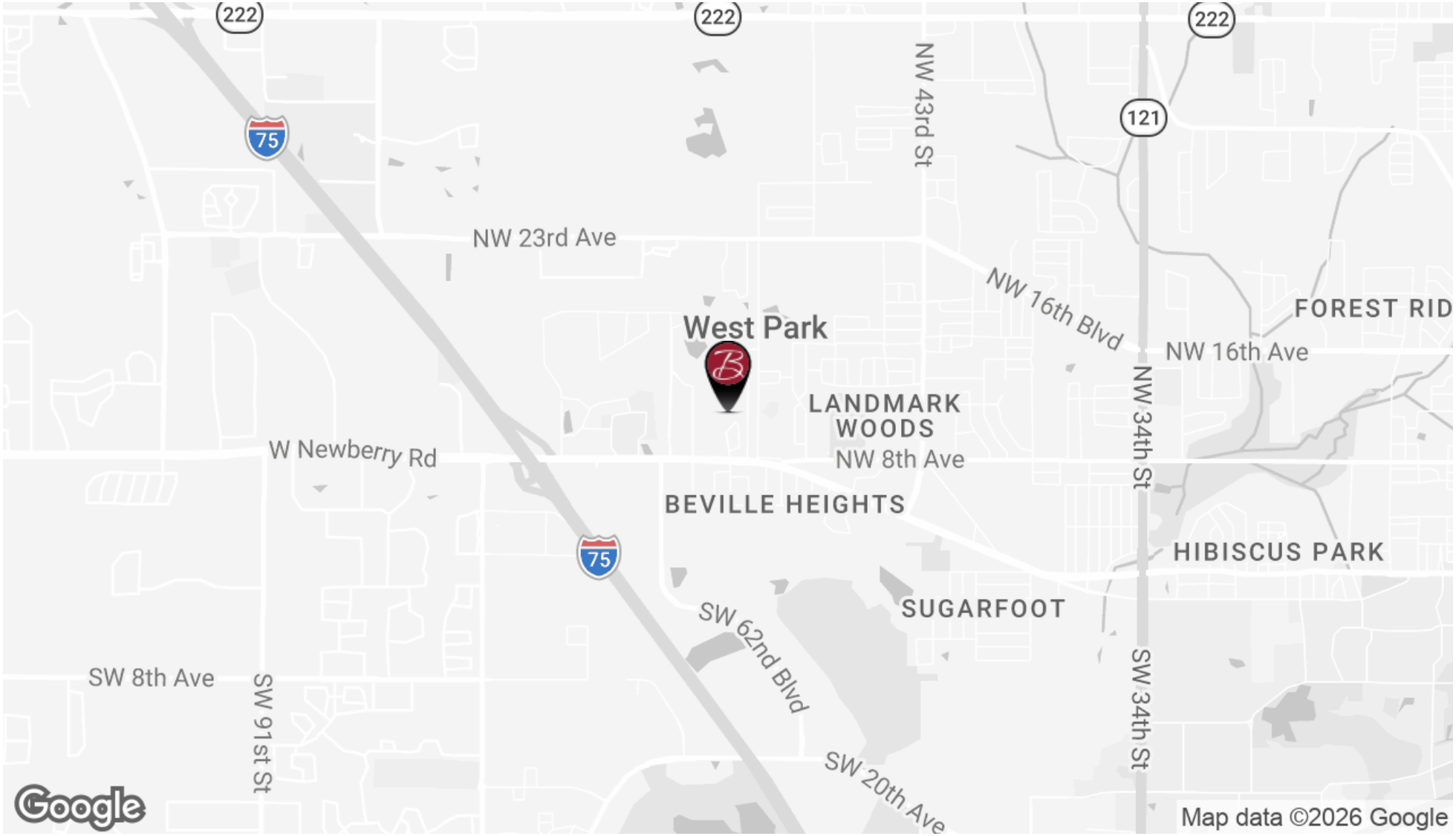
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LOCATION MAP

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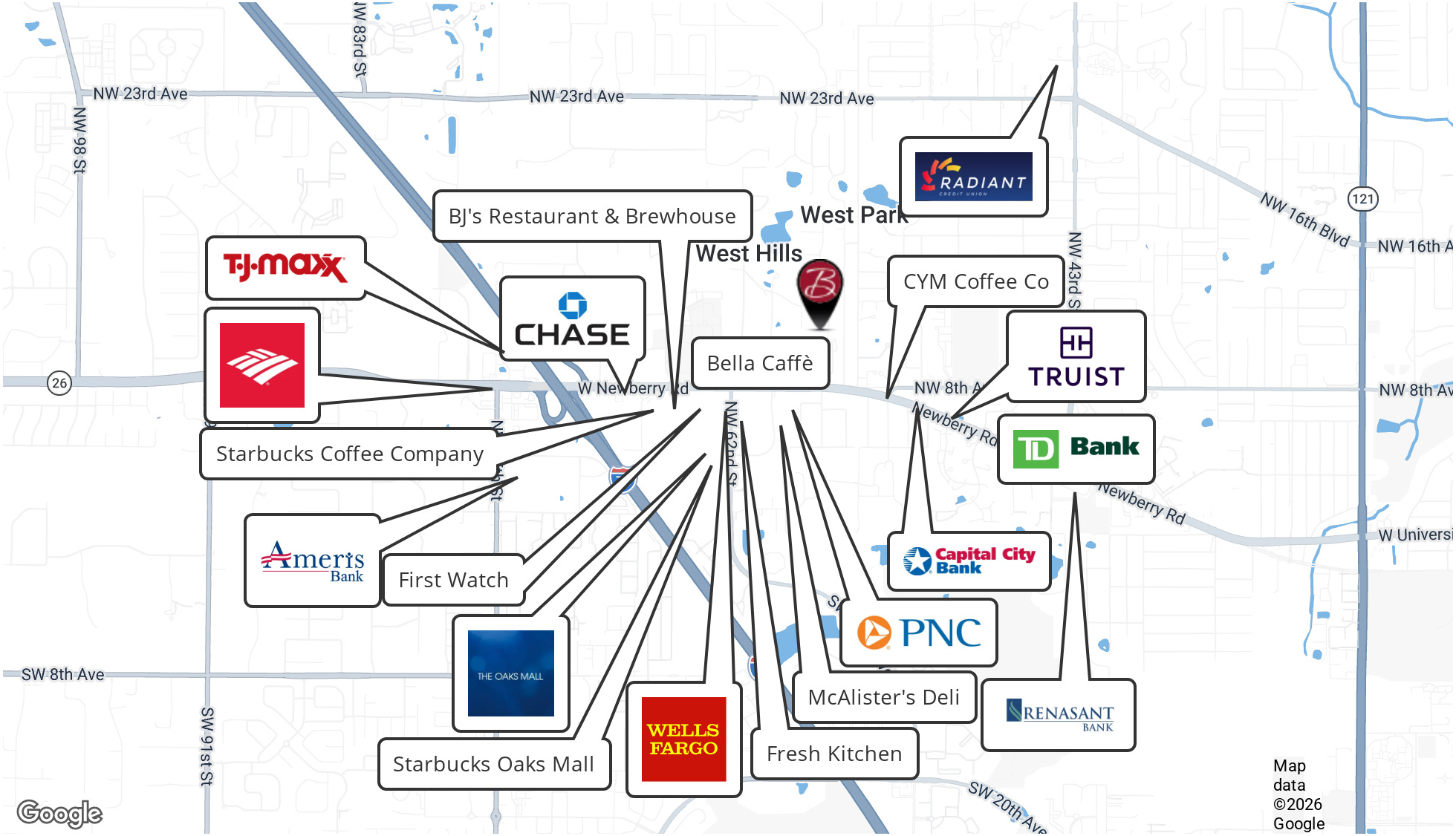
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RETAILER MAP

1034 NW 57th St | Gainesville, FL 32605



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Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



Aaron Bosshardt
Principal
352.318.9700
aaronbosshardt@bosshardtrealty.com

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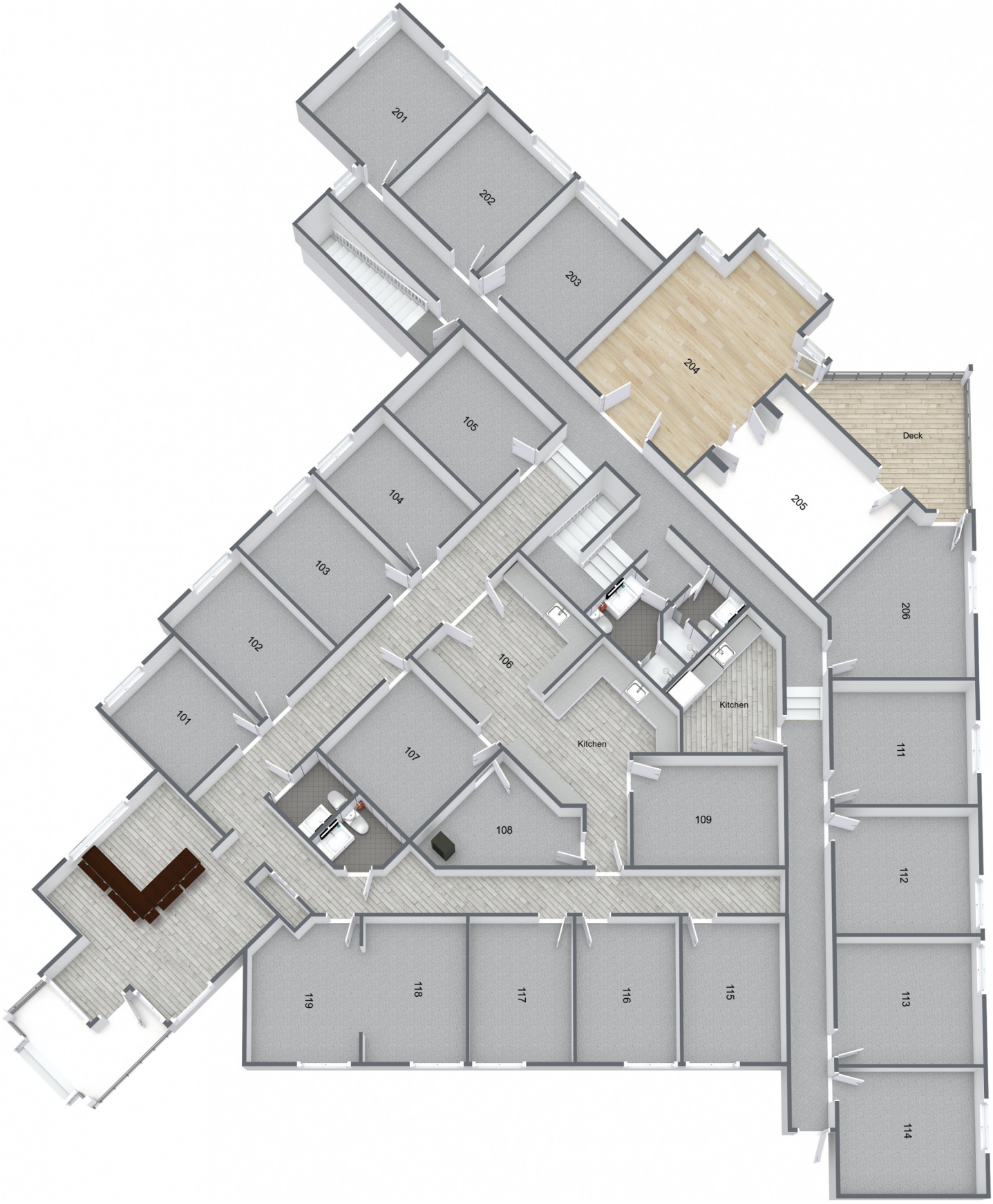


Aaron Bosshardt
Principal
352.318.9700
aaronbosshardt@bosshardtrealty.com

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Park Ave

Upper



Park Ave

Lower



PRIME MEDICAL OFFICE NEAR HCA

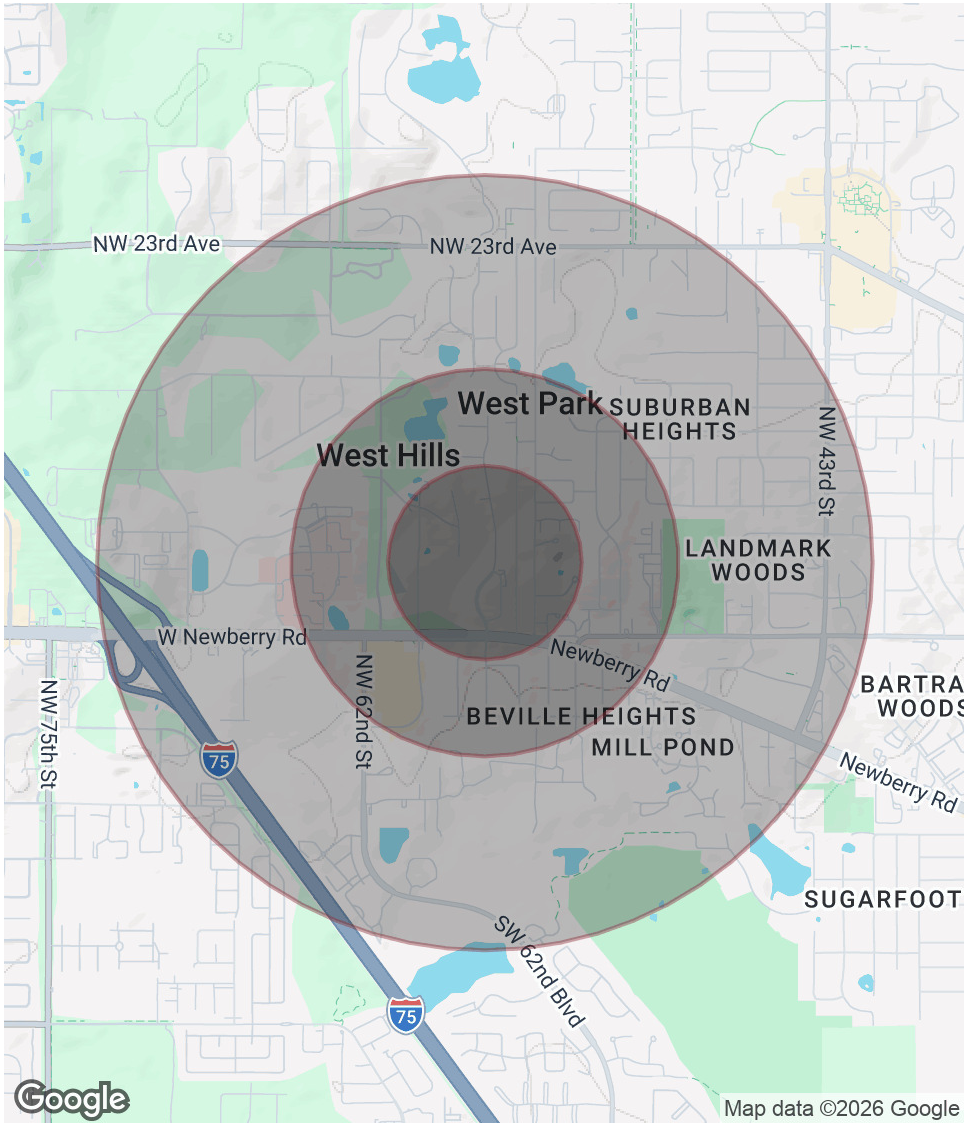
DEMOGRAPHICS MAP & REPORT

1034 NW 57th St | Gainesville, FL 32605

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	209	1,119	5,597
Average Age	47.5	42.8	40.7
Average Age (Male)	46.9	40.2	37.2
Average Age (Female)	47.5	44.3	42.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	77	464	2,365
# of Persons per HH	2.7	2.4	2.4
Average HH Income	$147,321	$123,139	$106,059
Average House Value	$343,341	$314,147	$298,953

2023 American Community Survey (ACS)



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



Aaron Bosshardt
Principal
352.318.9700
aaronbosshardt@bosshardtrealty.com

BOSSHARDT REALTY SERVICES
COMMERCIAL & LAND DIVISION

PRIME MEDICAL OFFICE NEAR HCA

ADVISOR

1034 NW 57th St | Gainesville, FL 32605



ERIC LIGMAN

Director

Ericligman@bosshardtrealty.com

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)

Bosshardt Realty Services
5542 NW 43rd Street,
Gainesville, FL 32653
352.371.6100

FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



Aaron Bosshardt
Principal
352.318.9700
aaronbosshardt@bosshardtrealty.com

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ADVISOR

1034 NW 57th St | Gainesville, FL 32605



AARON BOSSHARDT

Principal

aaronbosshardt@bosshardtrealty.com

Direct: **352.318.9700**

FL #BK635736

PROFESSIONAL BACKGROUND

Real estate executive and broker, philanthropist, and someone that loves all things real estate. As an investor in real estate myself you learn early on how important it is to have trusted advisors on your team. It helps when your goal is to enjoy building and maintaining relationships and real estate portfolios. A constant learner and student of leadership. Committed to growth and success. Currently serving on the state board of the Children's Home Society of Florida, the Advisory board of Partners in Adolescence lifestyle Support(PALS), and the 2015 Institute of Real Estate Management national legislative and public policy Chairman.

Awards & Designations: • Certified Property Manager (CPM) • CPM of the Year 2011 • Certified Residential Broker (CRB) • Commercial Council Investment Member (CCIM) • BA in Economics from the University of Florida • Graduate of the Florida Realtors Leadership Academy 2013

EDUCATION

BA Economics from the University of Florida
CRB - Certified Real Estate Broker, CPM - Certified Property Manager, CCIM - Commercial Council Investment Member

MEMBERSHIPS

Institute of Real Estate Management (IREM), International Councils of Shopping Centers (ICSC), National Association of Realtors (NAR), Urban Land Institute (ULI) Stellar Multiple Listing Service, Gainesville Multiple Listing Service, Gainesville Chamber of Commerce, Ocala Chamber of Commerce, North Florida Builders Association, Aircraft Owners and Pilots Association (AOPA).

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