

GROUP HOUSING OPPORTUNITY

2618 Northwest 6th Street | Gainesville, FL 32609



FOR LEASE

FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
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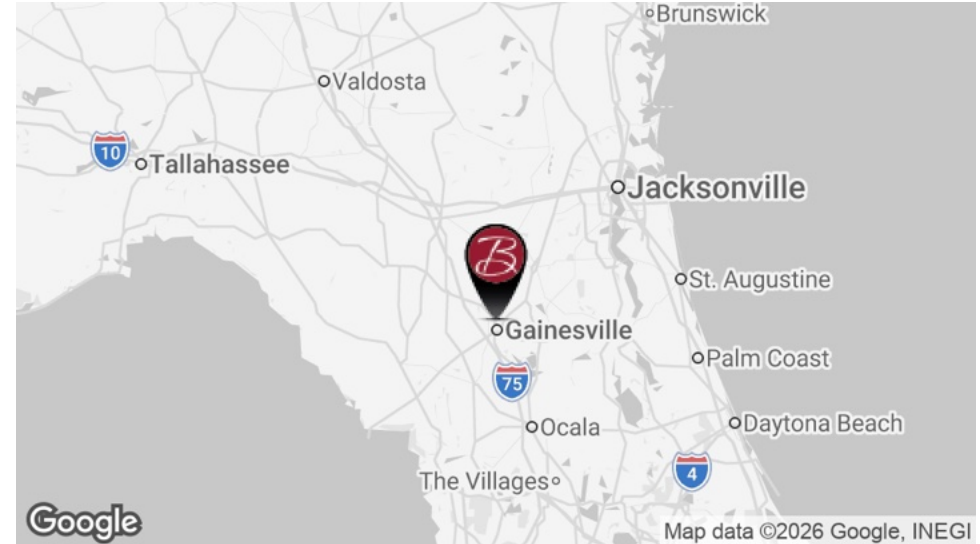


BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

GROUP HOUSING OPPORTUNITY

EXECUTIVE SUMMARY

2618 Northwest 6th Street | Gainesville, FL 32609



OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Building Size:	4,423 SF
Available SF:	4,423 SF
Lot Size:	0.72 Acres
Number of Units:	16
Zoning:	OR

PROPERTY OVERVIEW

Set on a shaded 0.71-acre lot just two miles from both downtown Gainesville and the University of Florida, Arbor House is a rare two-building residential compound offering 16 bedrooms and 6,408± square feet of purpose-built group living space. The property pairs a 2004 wood frame residence (8 bedrooms and 4 baths, with a large front porch, rear porch, and second floor balcony) with a classic 1954 Craftsman bungalow (8 bedrooms and 4.5 baths, newly re-roofed), each anchored by its own commercial-grade kitchen, central heat and air, and a full fire sprinkler and alarm system. Outside, mature live oaks, picket and privacy fencing, a children's play area, and 14 on-site parking spaces complete a genuine community setting. Flexible OR (Office/Residential) zoning, which permits group housing, multifamily, professional or medical office, and more, makes this an exceptional opportunity for investors, operators, and institutions alike, all in an established Gainesville neighborhood served by city utilities, public transit, and everyday shopping and dining just minutes away.

PROPERTY HIGHLIGHTS

- Two move-in-ready residences on one 0.71-acre lot, offering 16 bedrooms and 8.5 baths across 6,408± square feet
- Two commercial-grade kitchens plus full fire sprinkler and alarm systems in both buildings
- Flexible OR (Office/Residential) zoning that permits group housing, multifamily, professional, or medical office, and more

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LOCATION MAP

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PHOTOS

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ADDITIONAL PHOTOS

2618 Northwest 6th Street | Gainesville, FL 32609



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DEMOGRAPHICS MAP & REPORT 2618 Northwest 6th Street | Gainesville, FL 32609

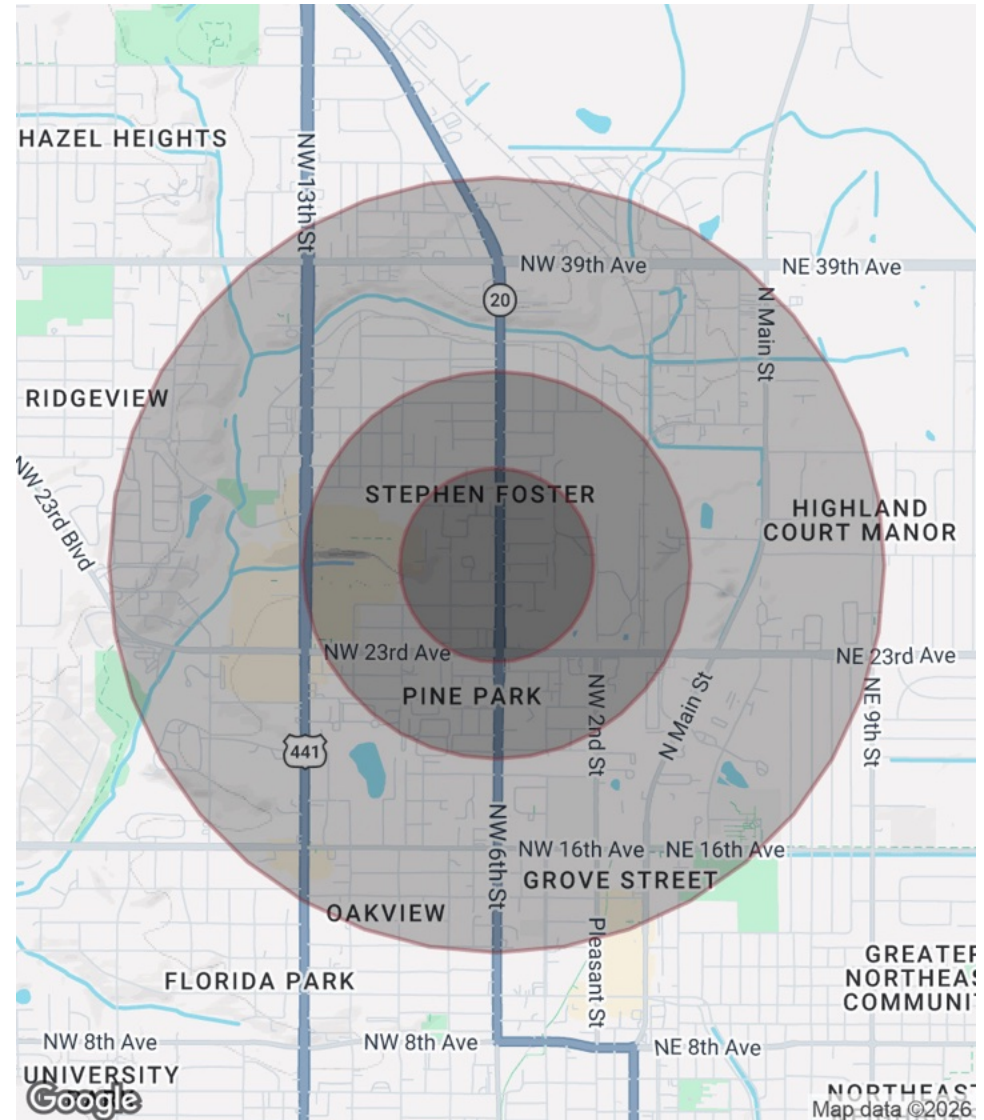
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	339	1,725	7,898
Average Age	54.7	43.4	38.1
Average Age (Male)	37.8	32.6	34.2
Average Age (Female)	64.1	50.7	42.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	166	862	3,842
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$61,609	\$57,706	\$64,249
Average House Value	\$184,176	\$179,602	\$207,351

2023 American Community Survey (ACS)



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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)

Bosshardt Realty Services

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