

FLEX SPACE FOR LEASE

4949 SW 41st Blvd | Gainesville, FL 32608



FOR LEASE

FOR MORE INFORMATION:



Eric Ligman
Director
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Marlon Bruce
Commercial Advisor | Realtor®
352.502.5407
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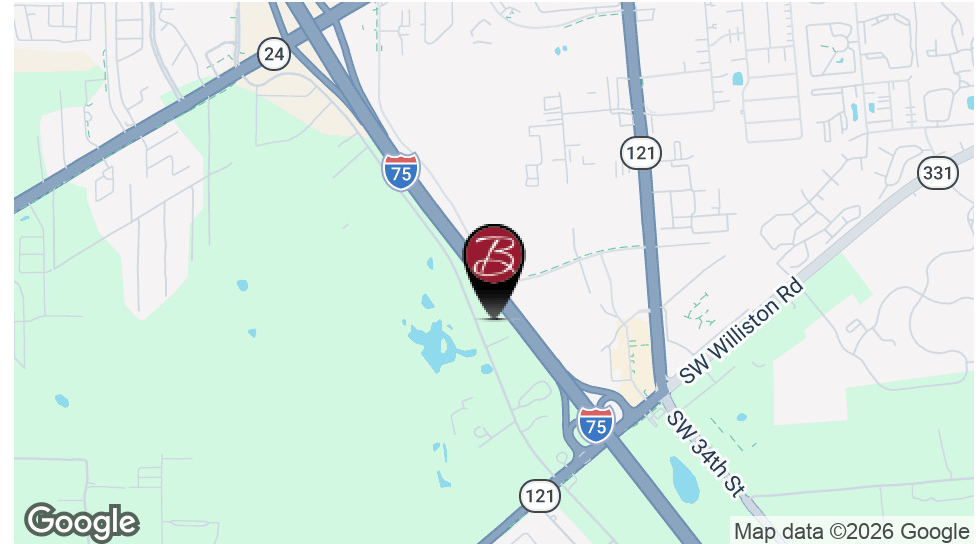


BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

FLEX SPACE FOR LEASE

EXECUTIVE SUMMARY

4949 SW 41st Blvd | Unit 30 | Gainesville, FL 32608



OFFERING SUMMARY

Lease Rate:	\$1,700.00/mo. Modified Gross
Association Fee:	\$220.00/mo.
Building Size:	13,500 SF
Available SF:	1,500 SF
Number of Units:	9
Year Built:	2006
Zoning:	MS

PROPERTY OVERVIEW

Introducing a premier leasing opportunity at the Interstate Industrial Park. Located in an established industrial park, this 1,500 SF flex space offers 500 SF of office space and 1,000 SF of warehouse space, including a climate-controlled storage room. The property provides on-site parking, signage opportunities, and a functional layout suitable for a range of industrial, professional, or service-based businesses. The space is well-suited for businesses needing practical office and warehouse space in a convenient location.

PROPERTY HIGHLIGHTS

- Ample Parking
- 10 Foot Bay Door
- 14 Foot Ceilings
- Office and Warehouse Space
- Climate-Controlled Storage Room
- 12.5 Foot width of the Warehouse

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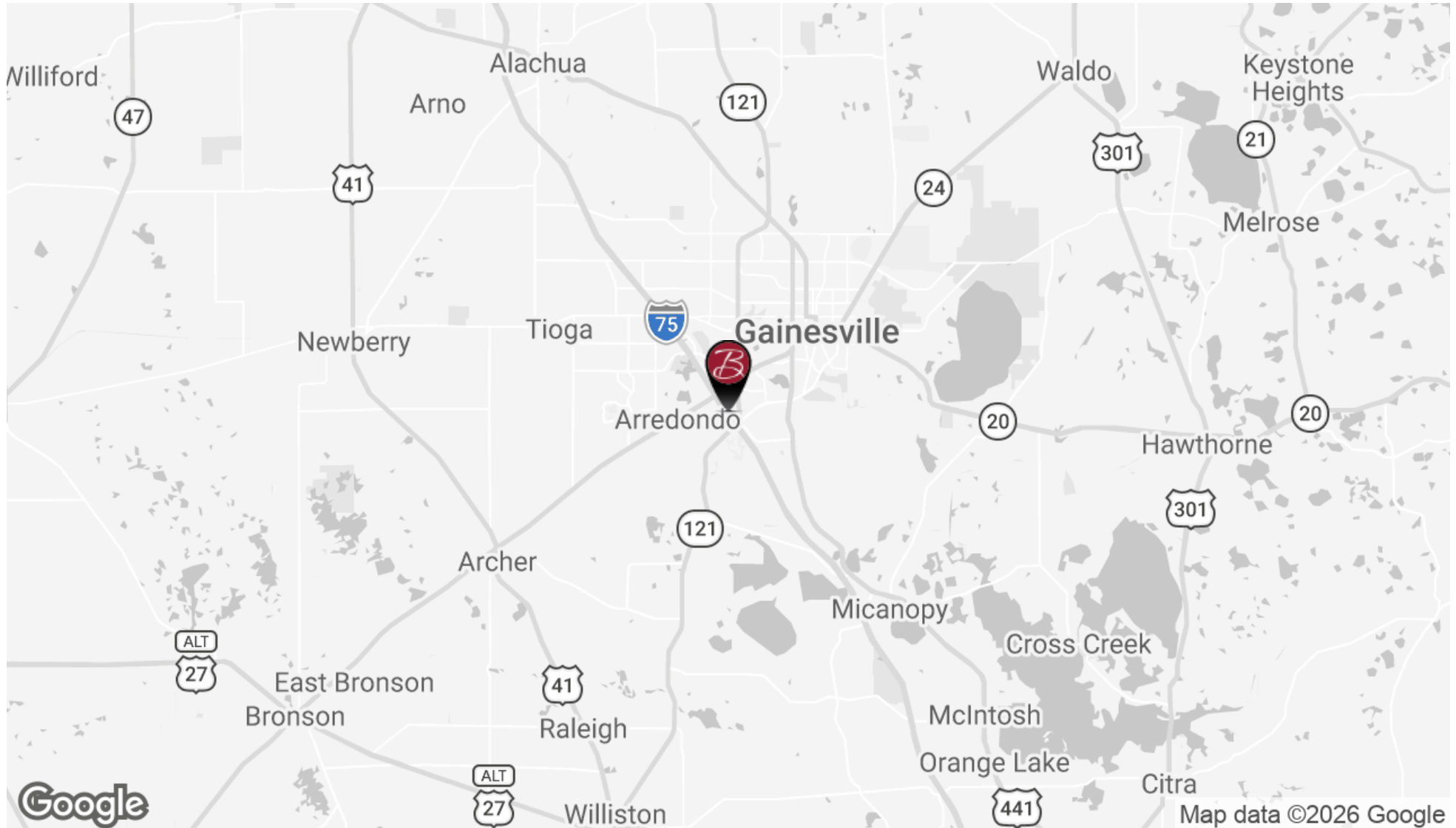


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LOCATION MAP

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ADDITIONAL PHOTOS

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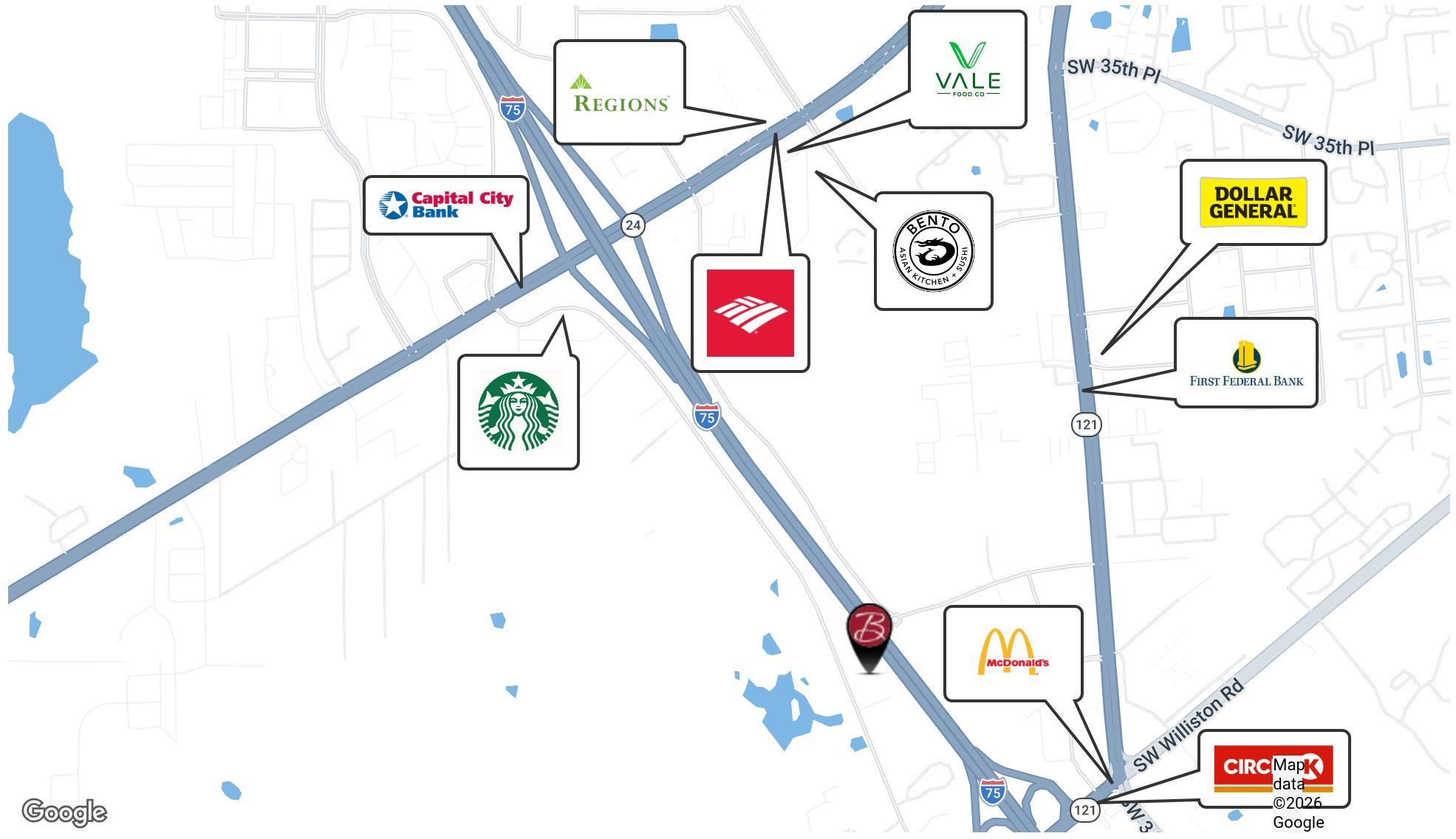


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RETAILER MAP

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DEMOGRAPHICS MAP & REPORT 4949 SW 41st Blvd | Unit 30 | Gainesville, FL 32608

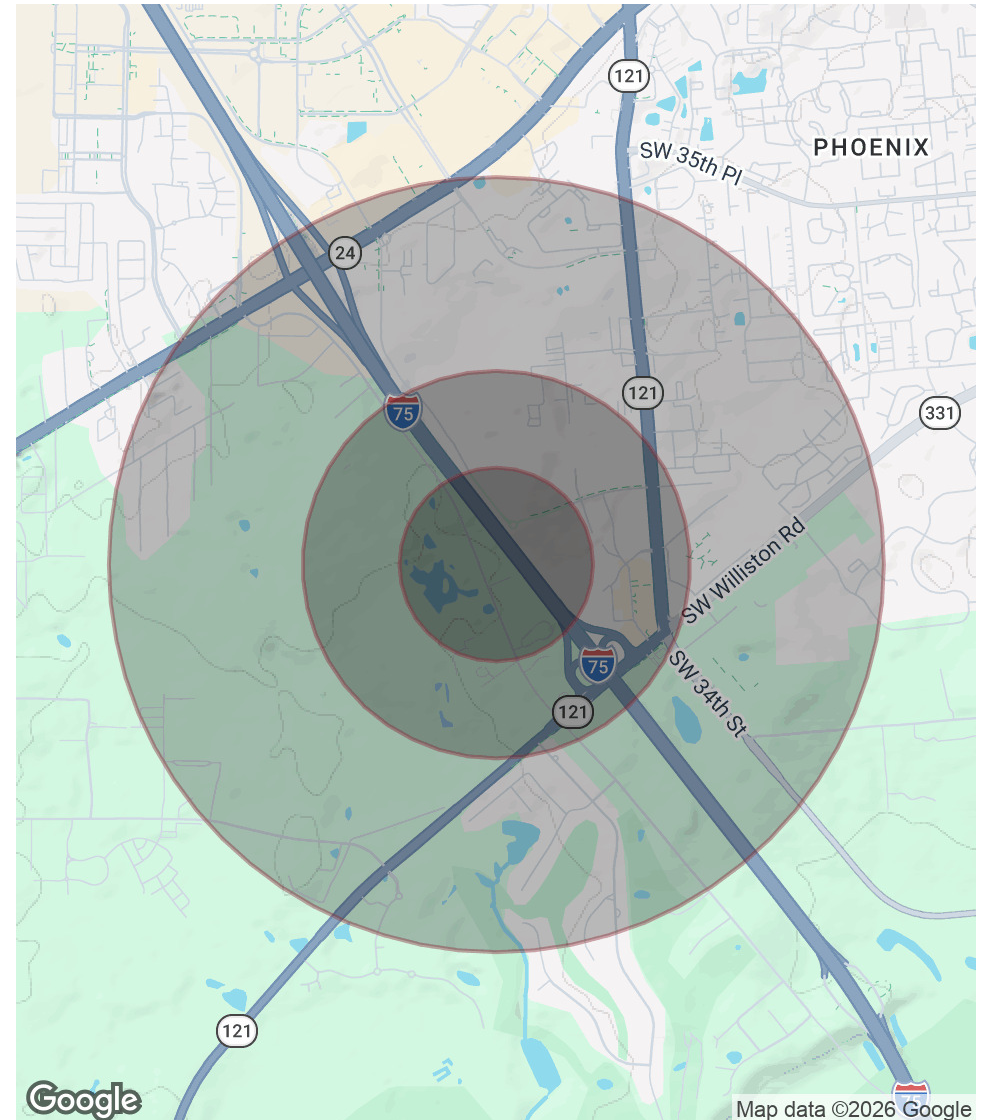
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	245	1,116	6,162
Average Age	26.4	25.7	27.4
Average Age (Male)	25.8	25.0	26.8
Average Age (Female)	26.9	26.1	27.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	92	430	2,570
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$65,553	\$63,230	\$63,718
Average House Value	\$386,715	\$371,170	\$312,876

2023 American Community Survey (ACS)



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ADVISOR BIO 1

4949 SW 41st Blvd | Gainesville, FL 32608



ERIC LIGMAN

Director

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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,
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352.371.6100

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BOSSHARDT
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ADVISOR BIO 2

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MARLON BRUCE

Commercial Advisor | Realtor®

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Direct: **352.502.5407**

FL #SL3625253

PROFESSIONAL BACKGROUND

Marlon Bruce – Your Commercial Real Estate Partner

Marlon Bruce has years of experience in real estate management, focusing on investment and growth. His hands-on approach has helped clients maximize returns. A serial entrepreneur, Marlon has built businesses in marketing, business development, and consulting, bringing that mindset to his real estate work.

With nearly a decade in politics, including leading national campaigns, Marlon excels in problem-solving, communication, and navigating complex deals. He recently completed his second term as Chair of the Alachua County Economic Development Advisory Committee, driving local business and development.

Whether buying, selling, or investing, Marlon's experience and business-focused approach make him a trusted partner.

MEMBERSHIPS

National Association of Realtors (NAR/OMCAR)

Builders Association of North Central Florida (NAHB/BANCF)

International Council of Shopping Centers (ICSC)

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