

PROFESSIONAL OFFICE SPACE

2228 NW 40th Ter. Suite C | Gainesville, FL 32605



AVAILABLE FOR LEASE

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



Hayle Short

Commercial Associate

813.297.4914

hayleshort@bosshardtrealty.com



BOSSHARDT

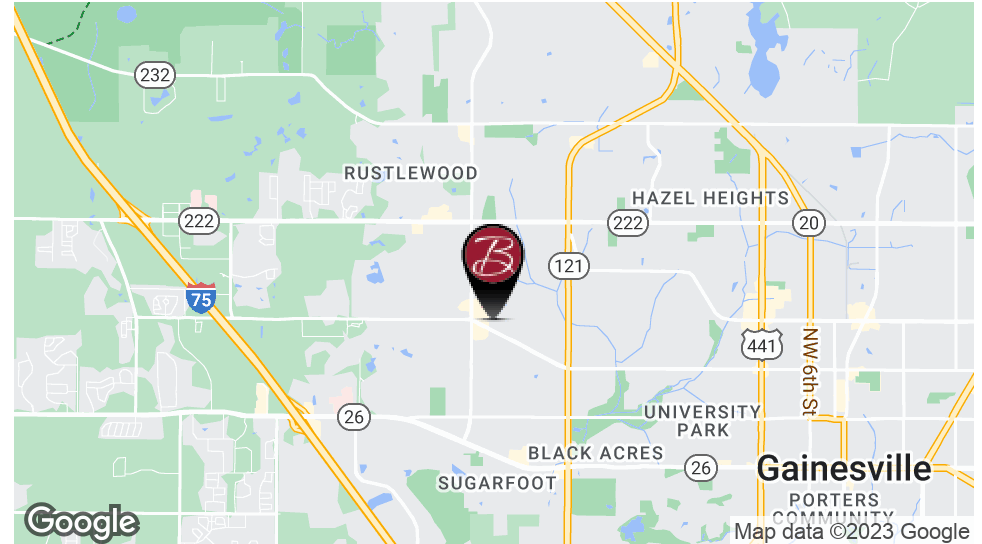
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

PROFESSIONAL OFFICE SPACE

EXECUTIVE SUMMARY

2228 NW 40th Ter. Suite C | Gainesville, FL 32605



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (MG)
Size:	1,036 SF
Number of Units:	1
Year Built:	1996
Zoning:	PD
Market:	43rd Street Business District

PROPERTY OVERVIEW

Rare opportunity to lease this newly renovated professional office space in Crown Pointe. Located in Gainesville's premiere NW Business District, this multi-tenant building offers 5 offices, kitchenette, storage closet, and a back door. Ideally located off NW 43rd St. within the affluent Millhopper area, making it perfect for both clients and employees.

PROPERTY HIGHLIGHTS

- Newly Renovated (2023) with high visibility off NW 43rd St. (19,700 AADT)
- 5 Offices, Kitchenette, Bathroom, Waiting Area, and Reception with Ample Parking
- Adjacent to several established medical tenants (including HCA Florida) providing Dental, Chiropractic, Orthodontic, Periodontal, and Internal care services.
- Premiere NW Business District with Capital City Bank, Gainesville Community Playhouse, The Fresh Market, The Flying Biscuit, etc. all within walking distance

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ADDITIONAL PHOTOS

2228 NW 40th Ter. Suite C | Gainesville, FL 32605



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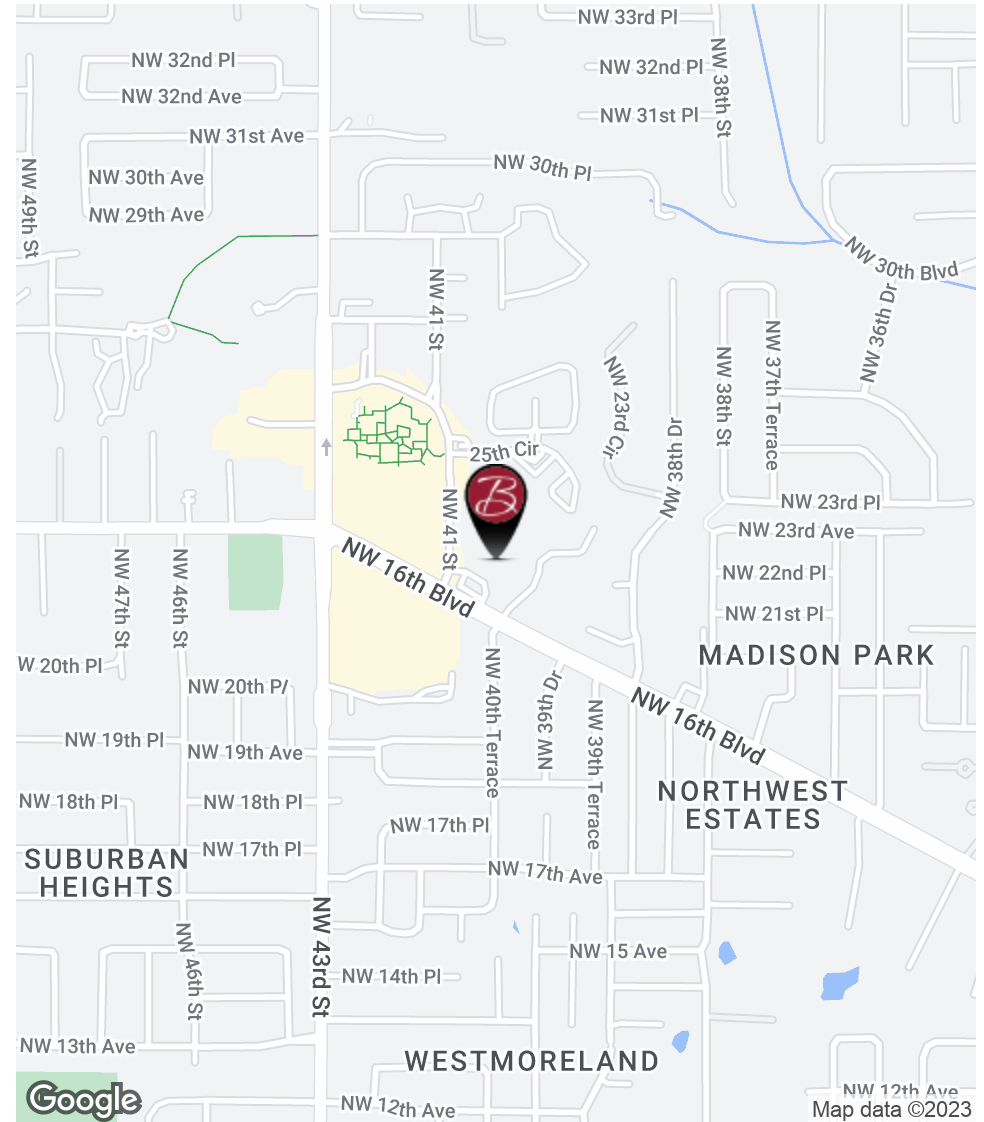
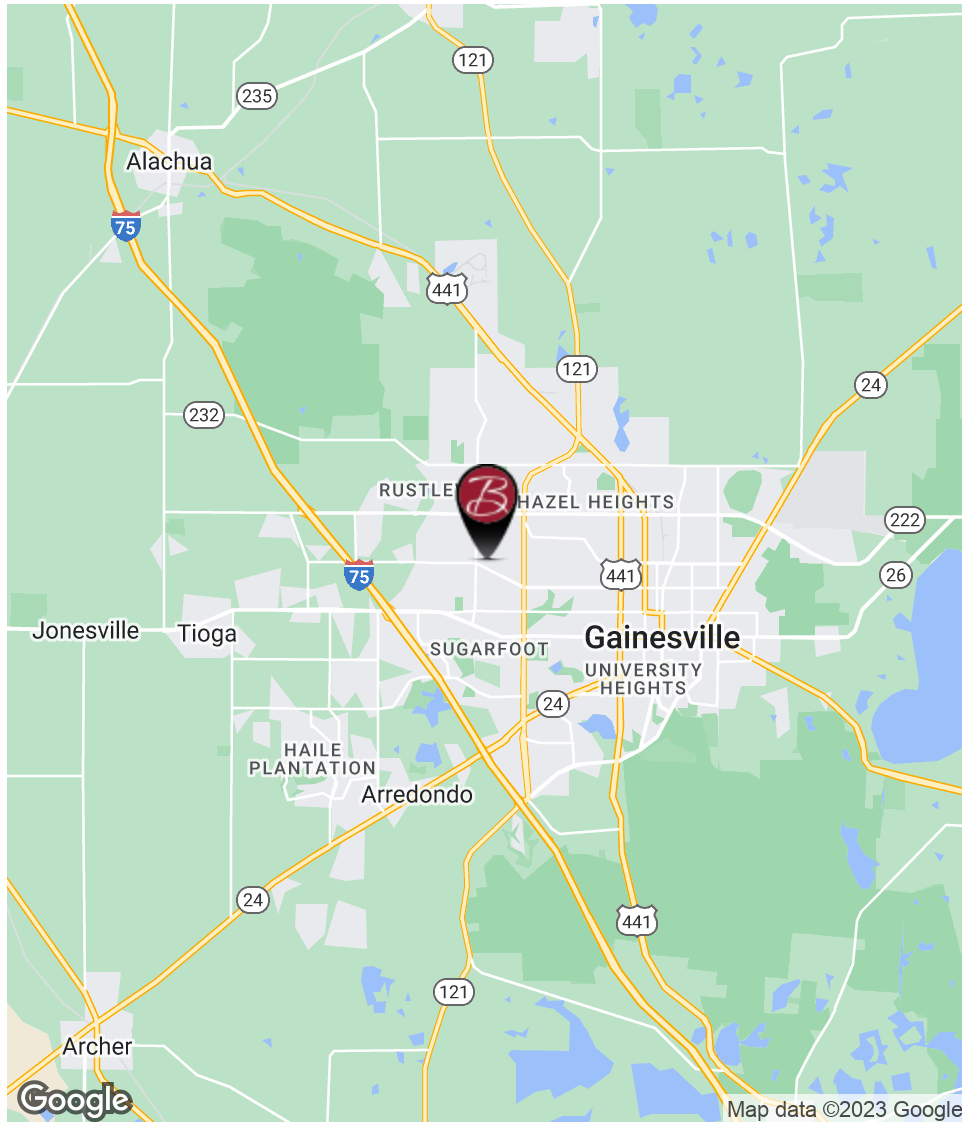
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LOCATION MAP

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INGRESS & EGRESS

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RETAILER MAP

2228 NW 40th Ter. Suite C | Gainesville, FL 32605



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DEMOGRAPHICS MAP & REPORT 2228 NW 40th Ter. Suite C | Gainesville, FL 32605

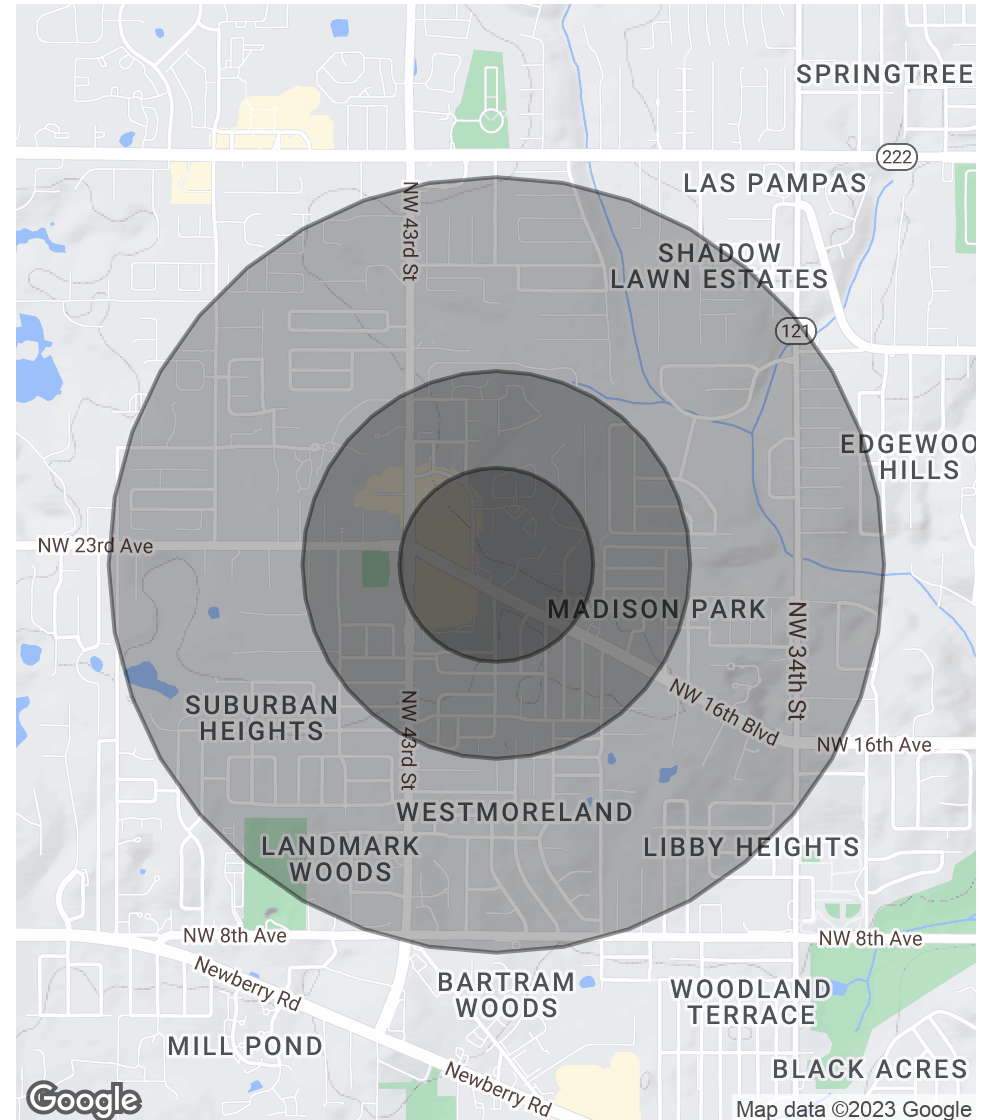
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	632	2,283	8,393
Average Age	56.4	55.0	50.4
Average Age (Male)	56.1	54.5	48.7
Average Age (Female)	57.3	55.0	51.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	316	1,129	3,854
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$73,226	\$79,927	\$89,045
Average House Value	\$211,130	\$220,757	\$237,328

** Demographic data derived from 2020 ACS - US Census*



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ERIC LIGMAN

2228 NW 40th Ter. Suite C | 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.

Eric is deeply dedicated to the North Florida community and is involved with local organizations such as the Ronald McDonald House Charities and the Junior League of Gainesville. His love for the area is reflected in his decision to raise his family there, and in his spare time, he enjoys playing on his highly-ranked tennis team and fishing.

In conclusion, Eric Ligman is a highly experienced and knowledgeable commercial real estate professional with an exceptional track record of success in the North Florida market. His unwavering dedication to his clients, innovative approach, and deep comprehension of the industry make him an invaluable asset for anyone seeking assistance with their commercial real estate endeavors. With Eric's expertise, clients can rest assured that they have a trusted partner to guide them

Bosshardt Realty Services

5542 NW 43rd Street
Gainesville, FL 32653
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HAYLE SHORT

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PROFESSIONAL BACKGROUND

Hayle Short is a first-generation college graduate with a Bachelor of Arts in Economics with Minors in Retailing and Business Administration from the University of Florida. After being introduced to Commercial Real Estate as Marketing Coordinator for Eric Ligman in 2019, she has joined the Commercial and Land Division team at Bosshardt Realty. Since joining as a Commercial Associate full-time in January 2023, she has closed over \$1.1 million in commercial transactions in her first quarter. Through her involvement with ICSC, preparing for the ARGUS Enterprise Certification, she has quickly been able to learn about the commercial world and has enjoyed setting a solid foundation for a successful career.

She is a member of the Public Policy Committee, RPAC committee, and Commercial Investment Council through the Gainesville-Alachua County Association of Realtors (GACAR) and has dedicated time to meeting with local and state leaders to advocate for affordable housing policies across the state of Florida.

Prior to her real estate career, Hayle Short has experience interning at the Miller Retail Center at the Warrington College of Business and as a Debt Associate for a boutique investment firm specializing in commercial lending opportunities and underwriting multifamily properties.

EDUCATION

University of Florida, Bachelor of Arts in Economics (2023)

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