

# PRIME RETAIL IN DOWNTOWN HIGH SPRINGS

| 18646 High Springs Main St, High Springs, FL 32643



## FOR LEASE

### FOR MORE INFORMATION:



**Eric Ligman**

Director

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**Sage Alfonso**

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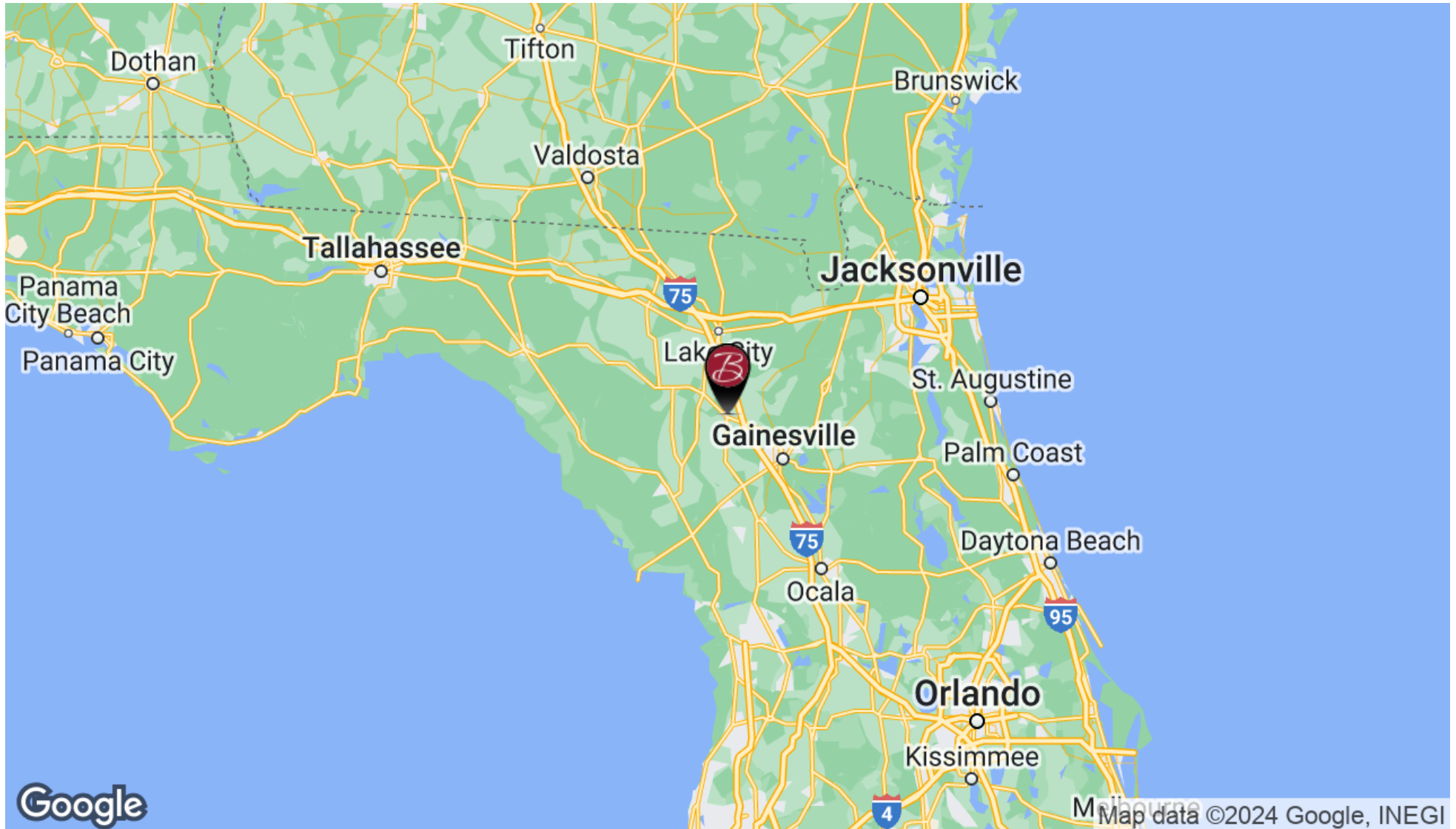
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# PRIME RETAIL IN DOWNTOWN HIGH SPRINGS

## REGIONAL MAP

| C2 Zoning Main St, High Springs, FL 32643



### FOR MORE INFORMATION:



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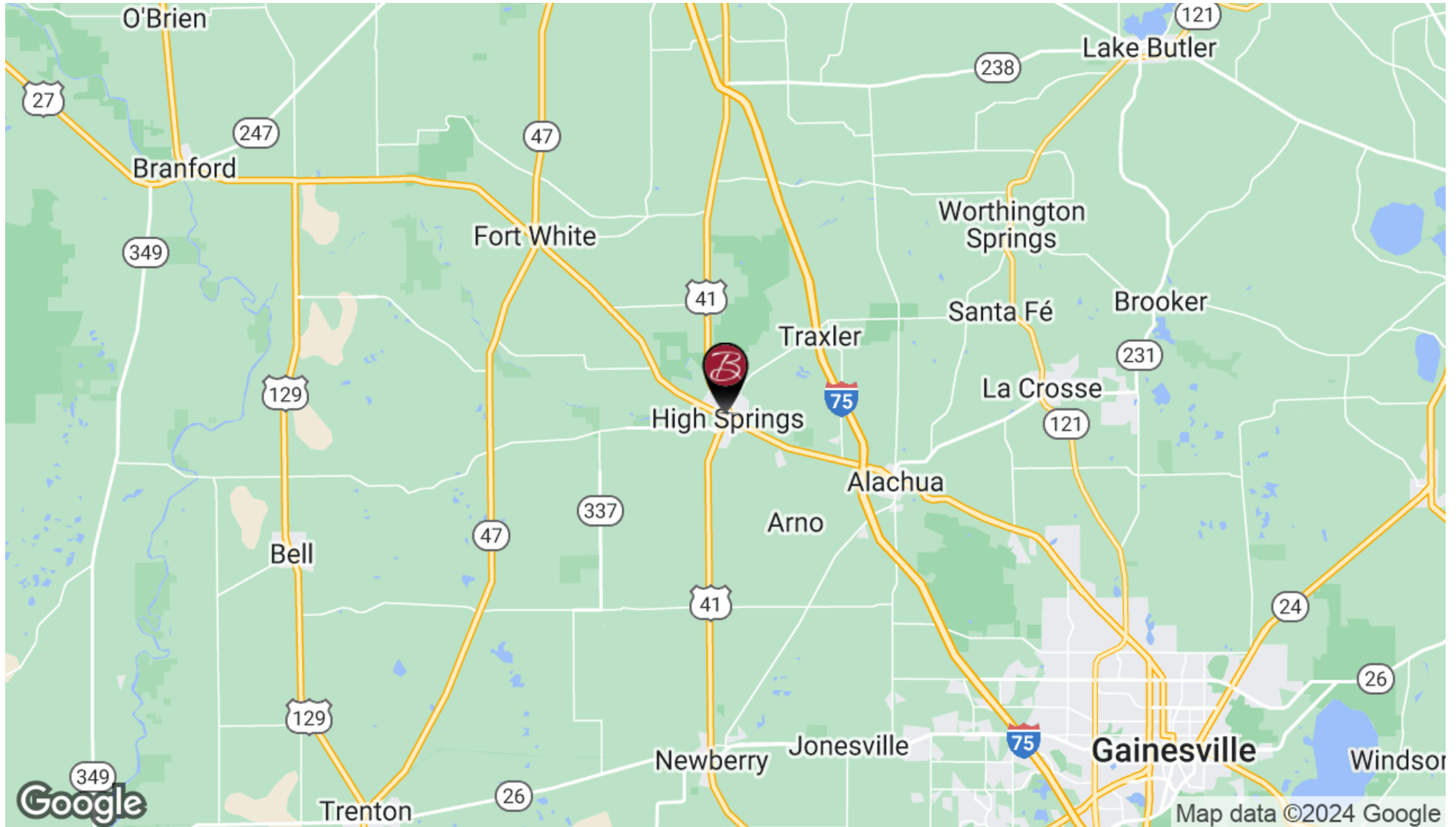
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# PRIME RETAIL IN DOWNTOWN HIGH SPRINGS

## LOCATION MAP

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# PRIME RETAIL IN DOWNTOWN HIGH SPRINGS

## RETAILER MAP

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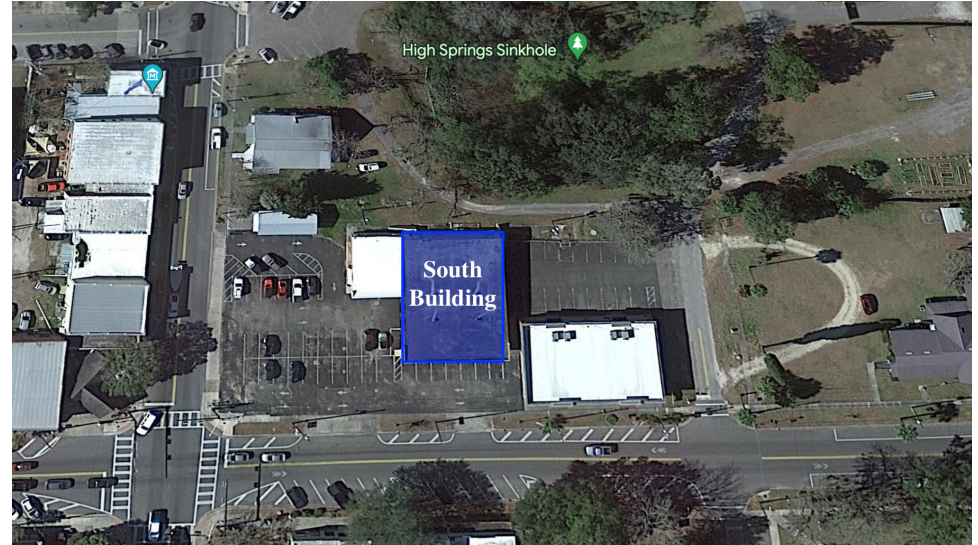
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# PRIME RETAIL IN DOWNTOWN HIGH SPRINGS

## EXECUTIVE SUMMARY

| C2 Zoning Main St, High Springs, FL 32643



### OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	5,956 SF
Zoning	C-2 (General Business)

### PROPERTY OVERVIEW

Prime retail location in the heart of High Springs. AADT counts at the main intersection are 11,000 and 10,000 vehicles per day. The Suites 30 and 40 are being combined and converted to shell condition ready for buildout to a restaurant, office, or retail. If desired, a door may be added to access the back parking lot and a portion of the lot may be sectioned or fenced off for outdoor/patio seating.

### PROPERTY HIGHLIGHTS

- Ample Parking
- Frontage on High Springs Main St
- Walkable Shopping and Dining
- Rear Patio/Outdoor Seating Available

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## ADDITIONAL PHOTOS

| C2 Zoning Main St, High Springs, FL 32643



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## FACADE RENDERING

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## DEMOGRAPHICS MAP & REPORT

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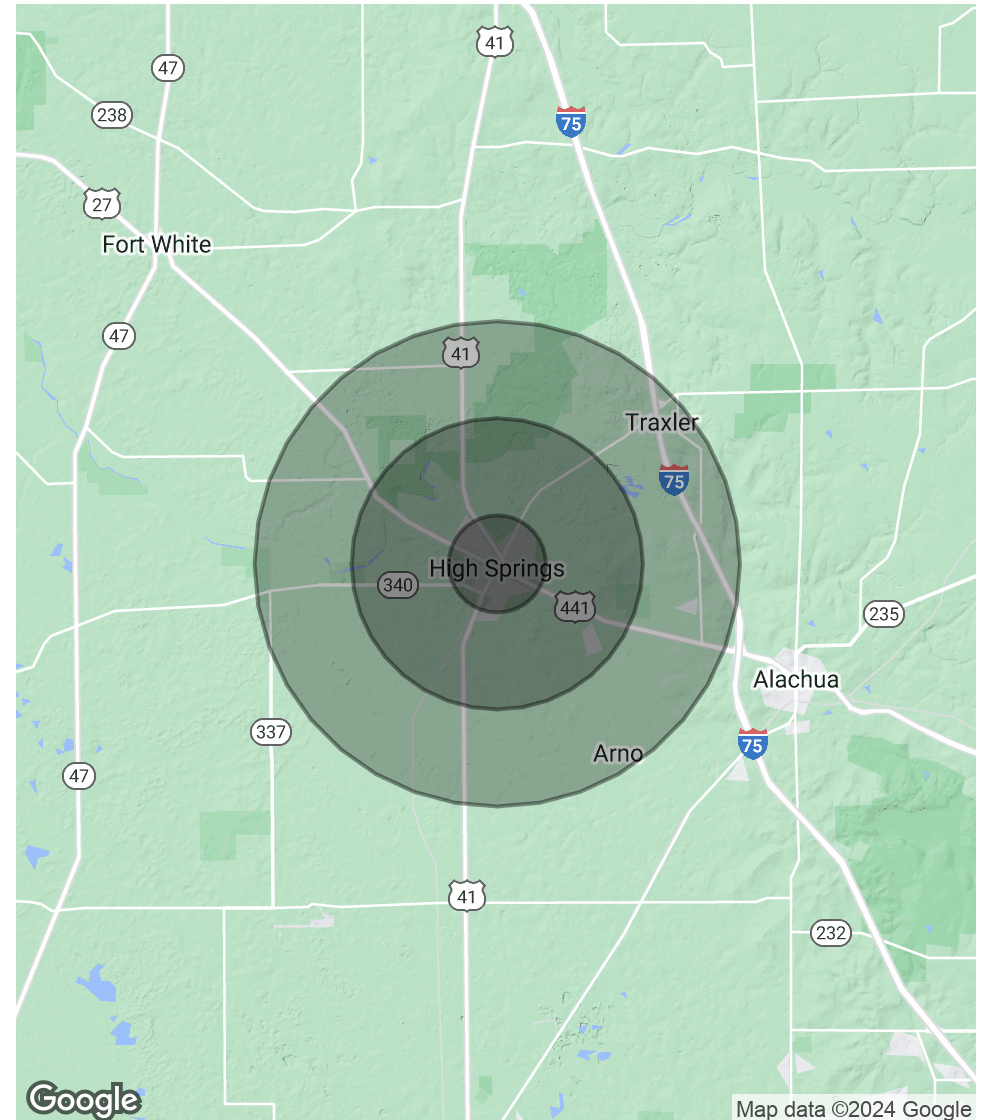
### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,117	5,032	9,679
Average Age	41.7	40.6	40.6
Average Age (Male)	38.0	37.4	38.6
Average Age (Female)	48.4	45.2	42.9

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	474	2,051	3,925
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$66,674	\$66,890	\$66,753
Average House Value	\$168,421	\$185,192	\$197,758

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



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# PRIME RETAIL IN DOWNTOWN HIGH SPRINGS

## ADVISOR BIO 1

| C2 Zoning Main St, High Springs, FL 32643



### 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.

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

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352.371.6100

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## ADVISOR BIO 2

| C2 Zoning Main St, High Springs, FL 32643



### SAGE ALFONSO

Commercial Associate

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FL #SL3476286

### PROFESSIONAL BACKGROUND

Sage has a passion for customer service complemented by an unwavering work ethic that sets him apart. He specializes in adding value to transactions through market analysis, investment analysis, relations with local jurisdictions, and strategic marketing with national reach. Sage is currently the exclusive representation for LINE - X of Gainesville and St. Augustine. He seamlessly adapts to various client requirements, whether in the role of a discrete hospitality broker or providing meticulous tenant or landlord representation. Beyond his professional commitments, Sage remains a genuine Floridian at heart. He enjoys exploring what North Central Florida has to offer. Call or text today to get your share of Sage advice!

### MEMBERSHIPS

ICSC

CoStar

GACAR- Gainesville Alachua County Association of Realtors

National Association of Realtors (NAR)

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