

PARK AVENUE MEDICAL SPACE

915 NW 56th Ter | Gainesville, FL 32605



FOR LEASE

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

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BOSSHARDT

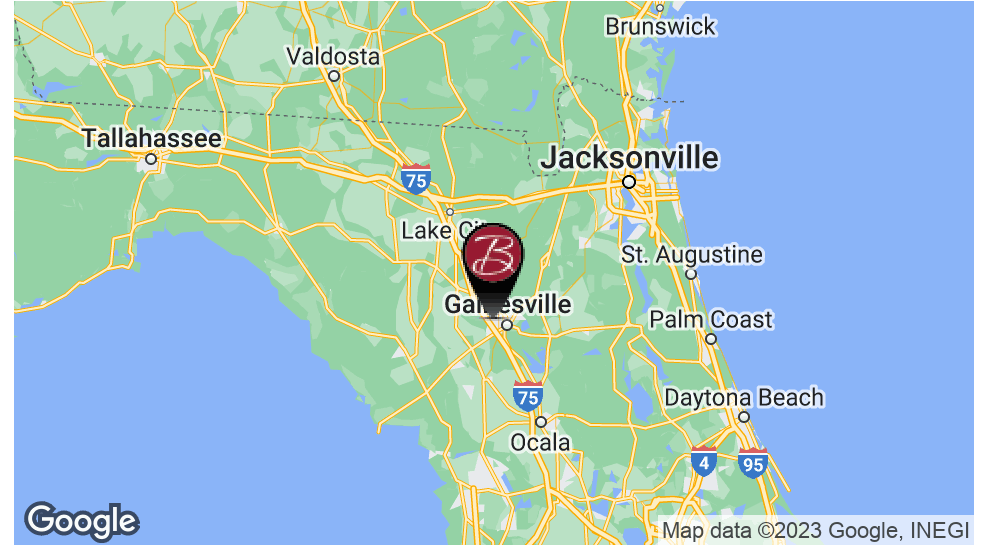
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

PARK AVENUE MEDICAL SPACE

EXECUTIVE SUMMARY

915 NW 56th Ter | Gainesville, FL 32605



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (MG)
Building Size:	3,267 SF
Available SF:	1,867 SF
Lot Size:	0.5 Acres
Year Built:	1988
Zoning:	PD

PROPERTY OVERVIEW

Located within the Park Avenue Medical Office Park, this space offers 3 exam rooms, bathroom, and a doctor's office. Additional space upstairs that can be used for a private office or storage. The building is divided into two spaces with half of the building currently leased out. There will be a shared waiting room, reception and break area.

PROPERTY HIGHLIGHTS

- Park Avenue
- PD Zoning
- Ample Parking

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INTERIOR PHOTOS

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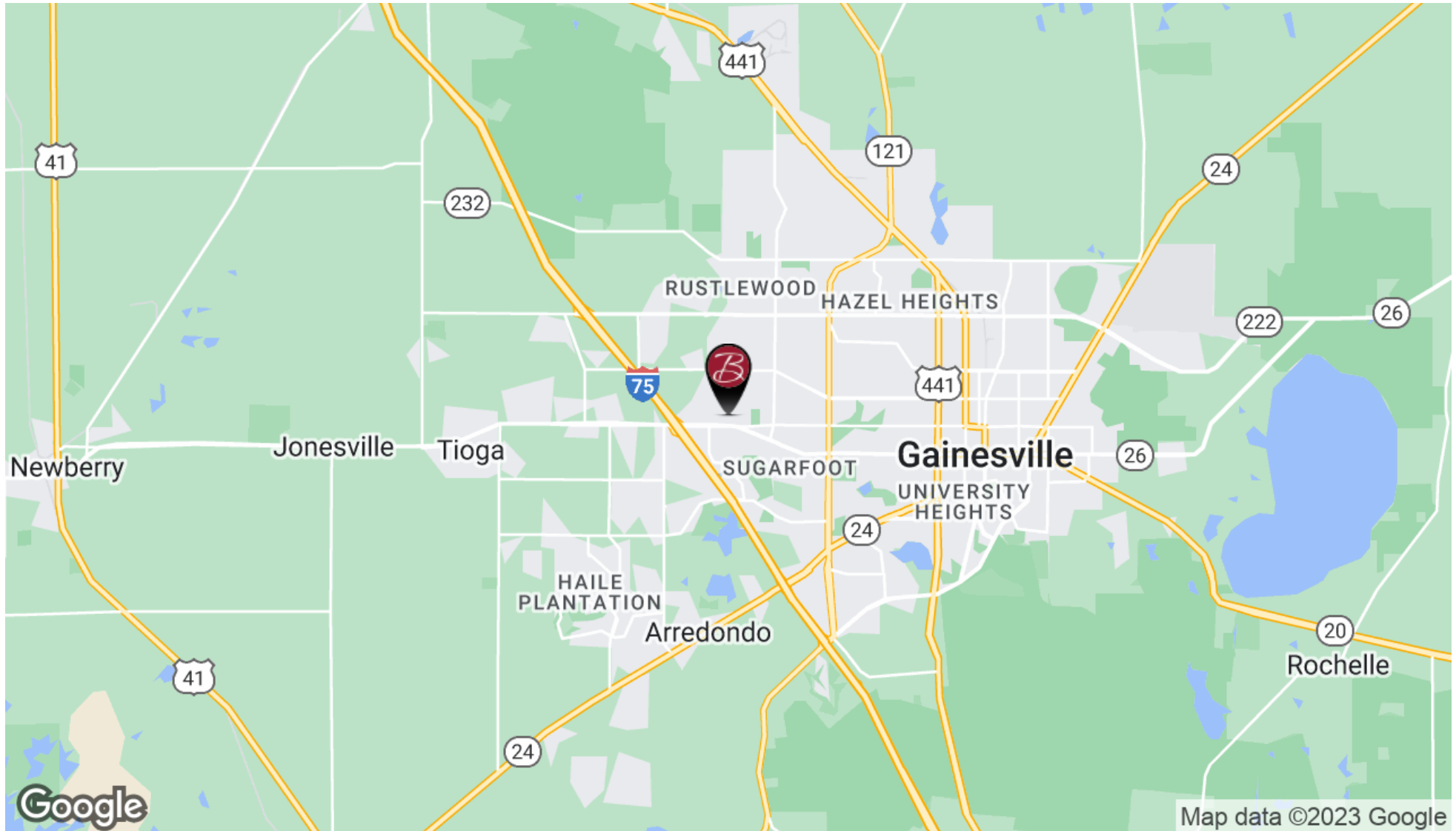
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LOCATION MAP

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RETAILER MAP

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ABOUT ERIC LIGMAN

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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.

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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DEMOGRAPHICS MAP & REPORT

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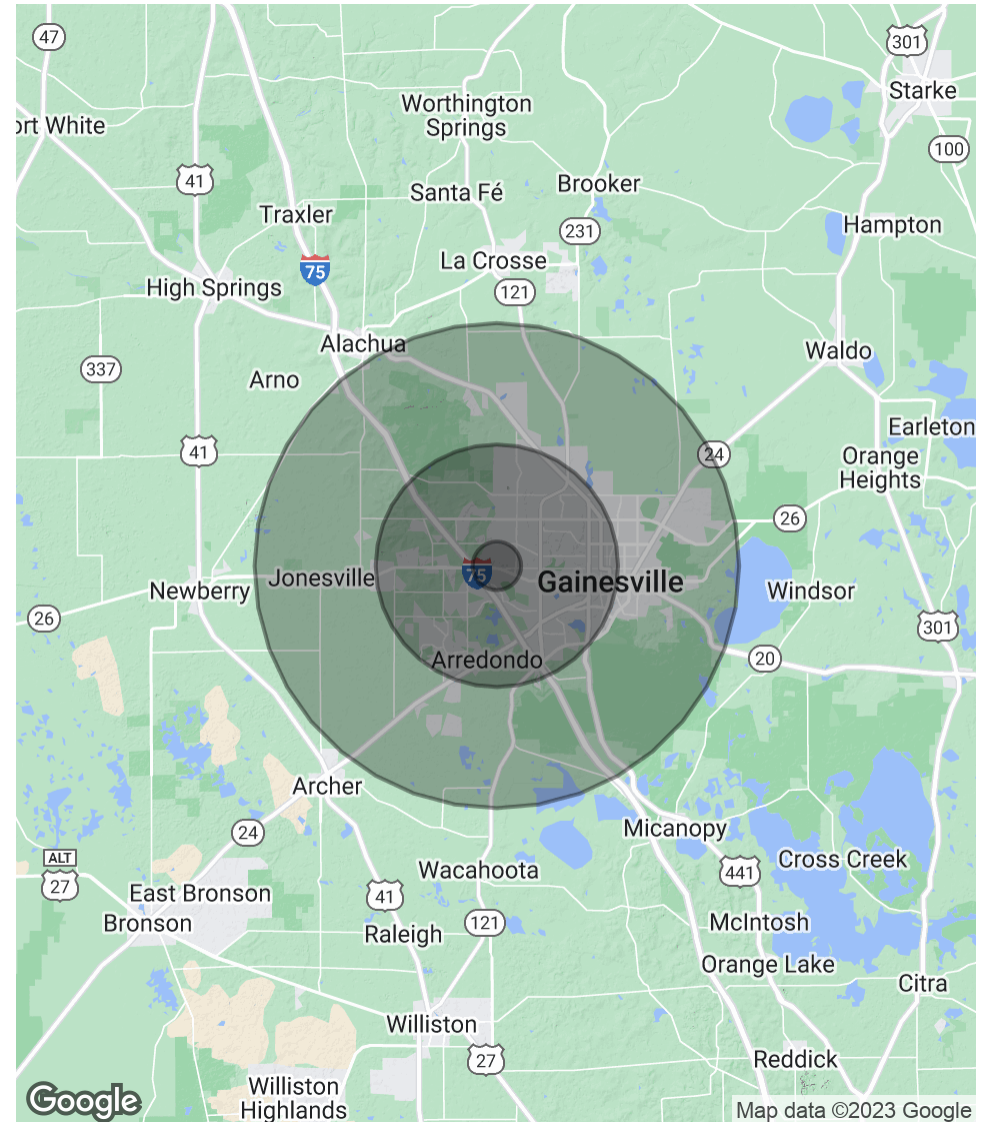
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,995	163,827	225,032
Average Age	37.2	33.2	34.6
Average Age (Male)	39.4	32.4	33.6
Average Age (Female)	35.0	34.3	35.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,669	75,496	100,001
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$76,953	\$60,592	\$62,915
Average House Value	\$188,867	\$186,867	\$188,407

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



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