

OFFICE CONDO

3615 NW 13th St Suite A | Gainesville, FL 32609

FOR SALE

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



Bruce D. Rider

Vice President, CCIM, MARE

352.275.9613

bruce@ridercommercial.com



BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

EXECUTIVE SUMMARY

3615 NW 13th St Suite A | Gainesville, FL 32609



OFFERING SUMMARY

| | |
|----------------|-------------------------|
| Sale Price: | \$274,500 |
| Building Size: | 1,826 SF |
| Price / SF: | \$150.33 |
| Year Built: | 1978 |
| Zoning: | OF |
| Market: | NW 13th Street/39th Ave |
| Traffic Count: | 25,000 |

PROPERTY OVERVIEW

Centrally located office condo on NW 13th Street, adjacent to a natural preserve and offering views of Hogg Town Creek. This office features five private offices, a reception area, a spacious open-plan area bathed in natural light, and a large wooden deck overlooking the preserve. The building was recently repainted, and a new roof was installed in 2020.

PROPERTY HIGHLIGHTS

- Sign Monument fronting NW 13th Street
- 25,000 AADT
- Ample Parking
- High Ceilings and lots of natural light

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RETAILER MAP

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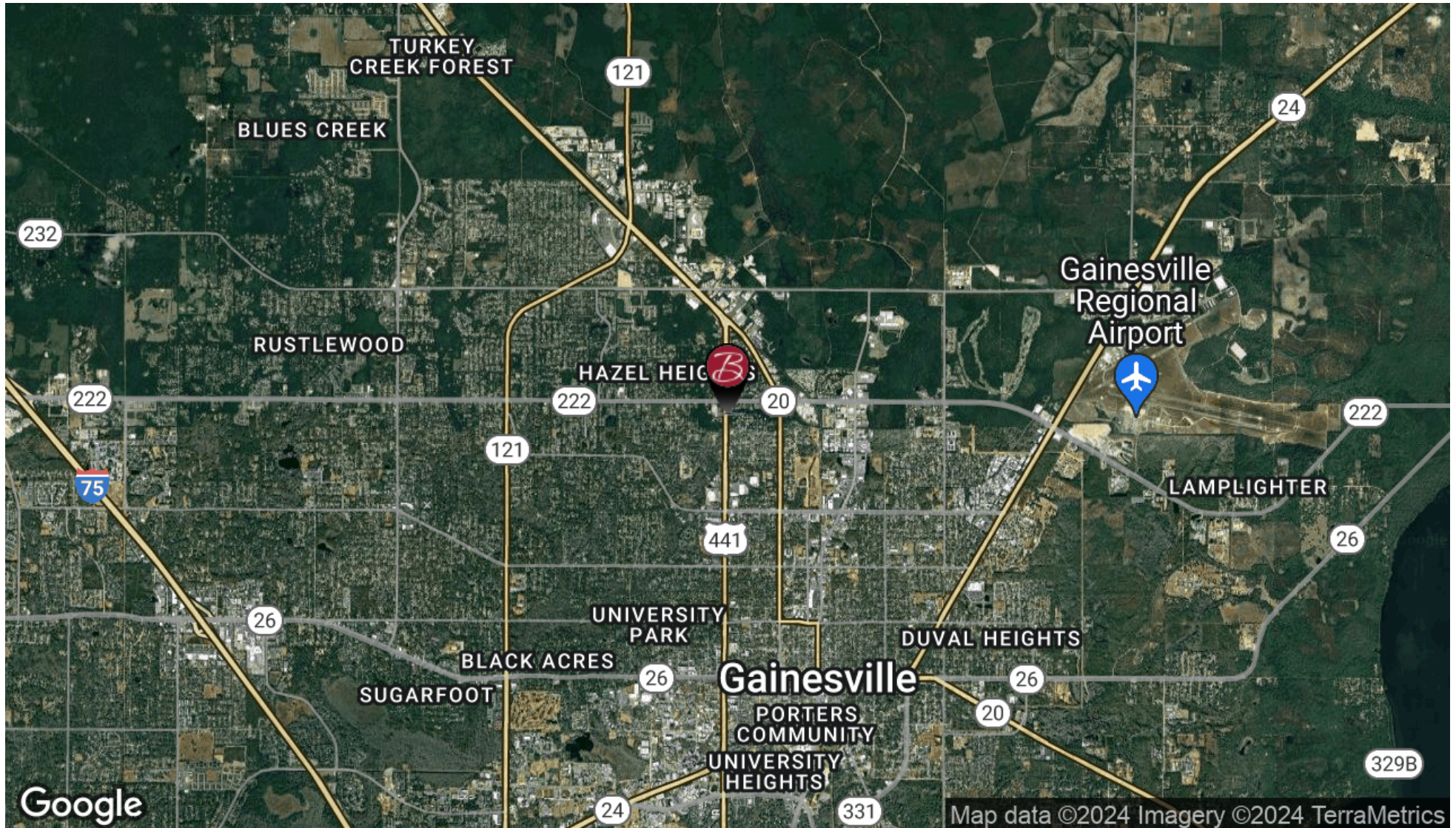
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LOCATION MAP

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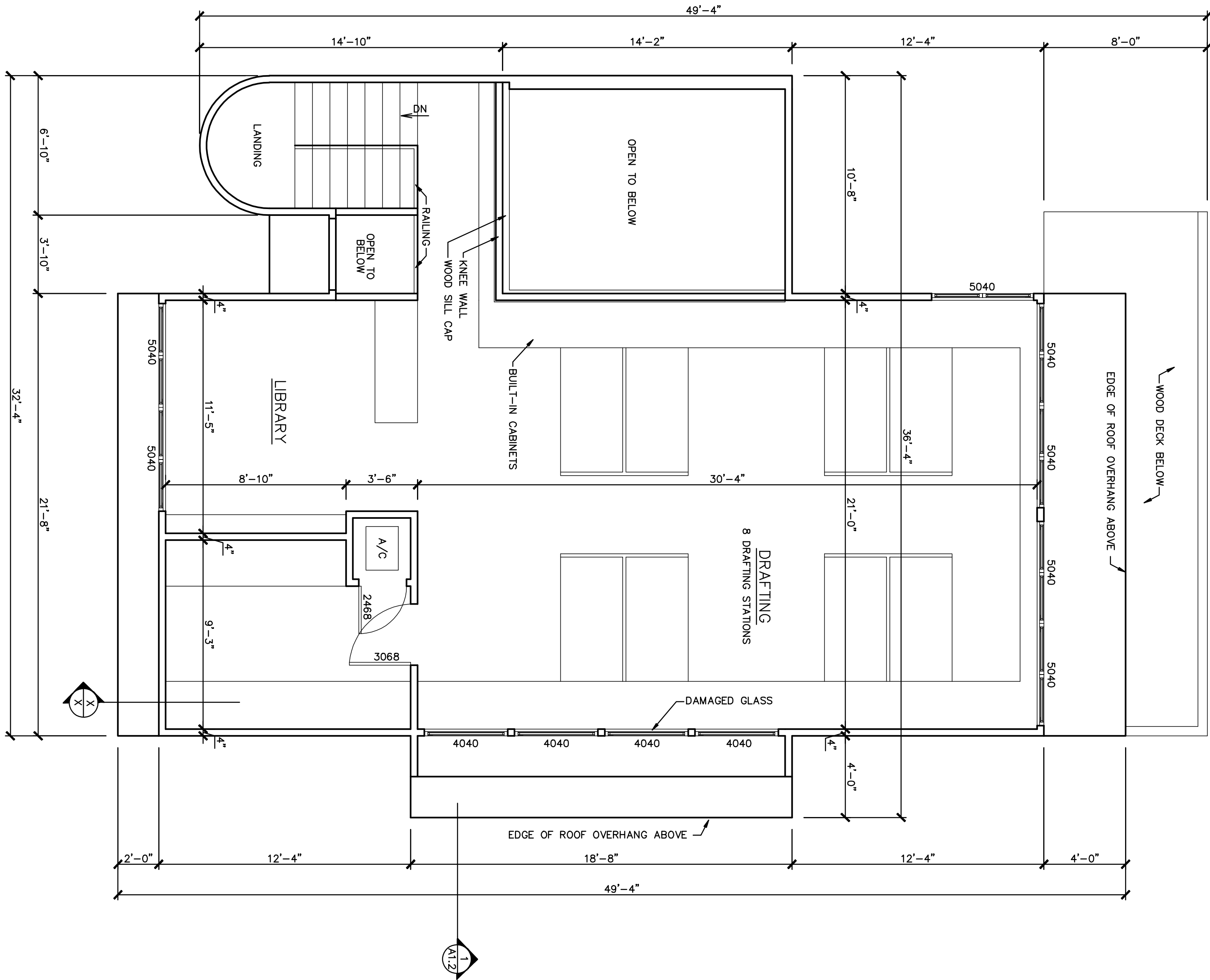
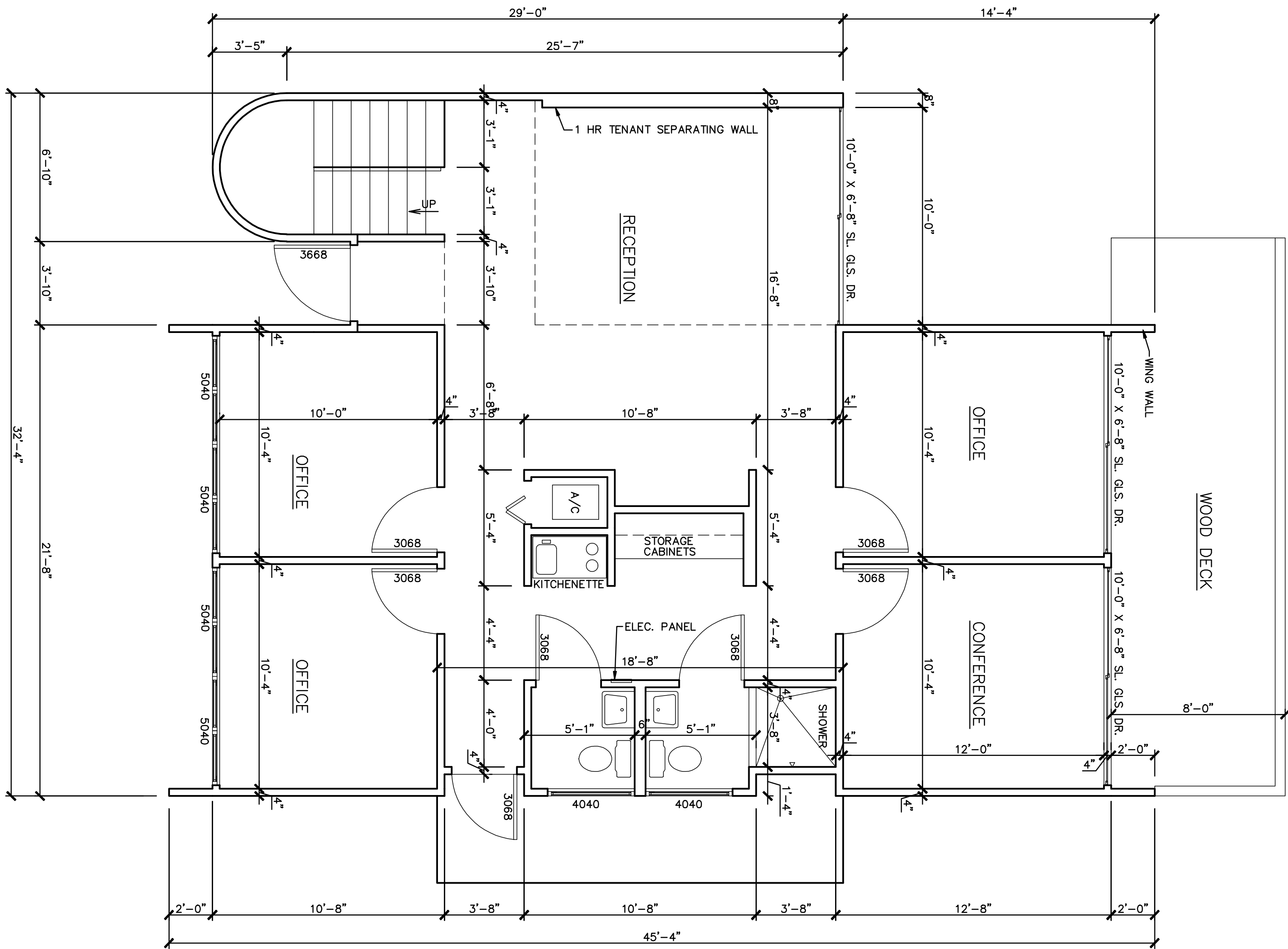
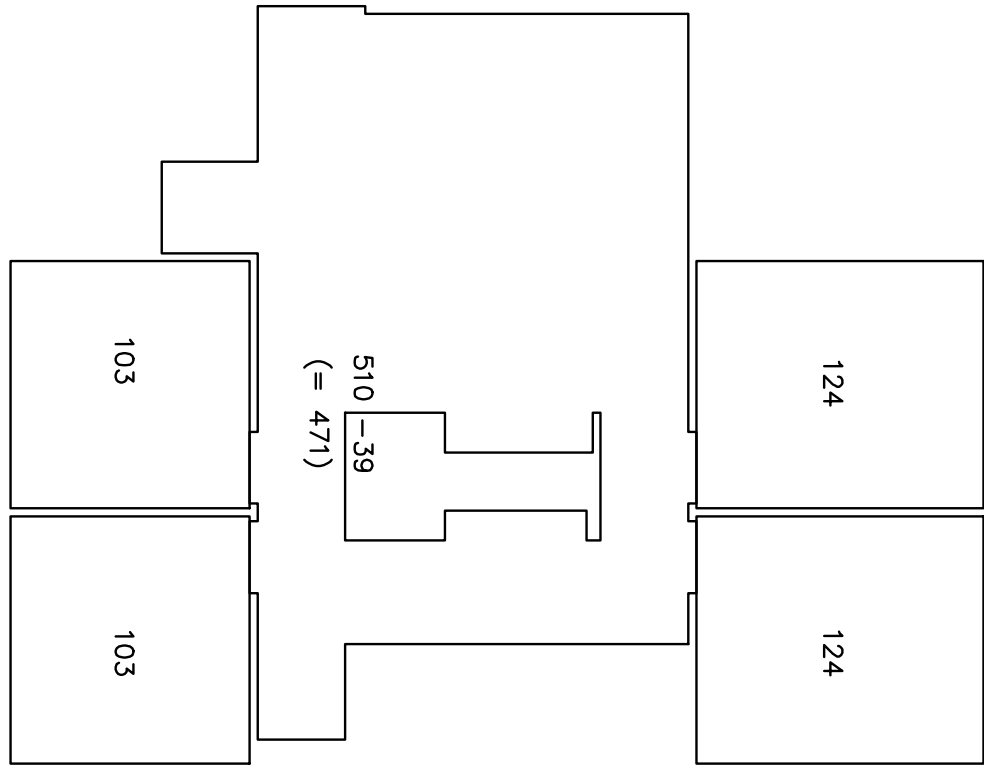
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BOSSHARDT
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COMMERCIAL & LAND DIVISION



1ST FLOOR
SCALE - 1/4" = 1'-0" (EXISTING)

2ND FLOOR
SCALE - 1/4" = 1'-0" (EXISTING)

ssol

LIC. No. AA0002469
3615 N.W. 13th Street
Gainesville, FL 32609
Phone (352) 372-6477
Fax (352) 338-4476

**EUGENE
RUSSELL
DAVIS**
architect inc.

STORM / TREE DAMAGE REPAIR
TO THE OFFICE OF
EUGENE RUSSELL DAVIS ARCHITECT, INC.
3615 N.W. 13TH ST, GAINESVILLE, FL 32609

PROJ. NO.: 2017-01
DRAWN: AMS
CHECKED: EBD
DATE: 01-12-17

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drawing no.:

A1.0

EXISTING FLOOR PLANS

OFFICE CONDO

3615 NW 13th St Suite A | Gainesville, FL 32609



BRUCE D. RIDER

Vice President, CCIM, MARE

bruce@ridercommercial.com

Direct: **352.275.9613**

PROFESSIONAL BACKGROUND

Bruce Rider has spent a lifetime in and around the real estate industry. In Michigan, Bruce's family business was in custom home building and real estate. Bruce has earned degrees from Michigan State University (BS in Building Construction) and the University of Florida (MA Real Estate). Bruce and his family adopted Gainesville as their hometown in 1999.; remaining actively involved in sales, leasing, and property management of Gainesville's office, retail, and restaurant property sectors for over two decades.

Since joining Bosshardt Realty Services, LLC in 2006, Bruce quickly became a multi-million dollar producer and was named the Bosshardt "2006 Commercial Rookie of the Year." Bruce served as the 2008 Gainesville Alachua County Association of Realtors (GACAR) Commercial/Investment Committee Chair. Bruce also earned his CCIM designation in 2008 and became a Vice President with Bosshardt in 2012. His peers recognized Bruce for his 10+ years of consistent, outstanding performance in the commercial real estate profession in Alachua County when he received the GACAR Commercial/Investment "Ironman" award.

Bosshardt Realty Services

5542 NW 43rd Street
Gainesville, FL 32653
352.371.6100

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Eric Ligman

Director

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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.

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DEMOGRAPHICS MAP & REPORT 3615 NW 13th St Suite A | Gainesville, FL 32609

POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 6,960 | 130,349 | 214,253 |
| Average Age | 34.2 | 32.4 | 34.5 |
| Average Age (Male) | 31.8 | 31.7 | 33.4 |
| Average Age (Female) | 38.4 | 33.6 | 35.6 |

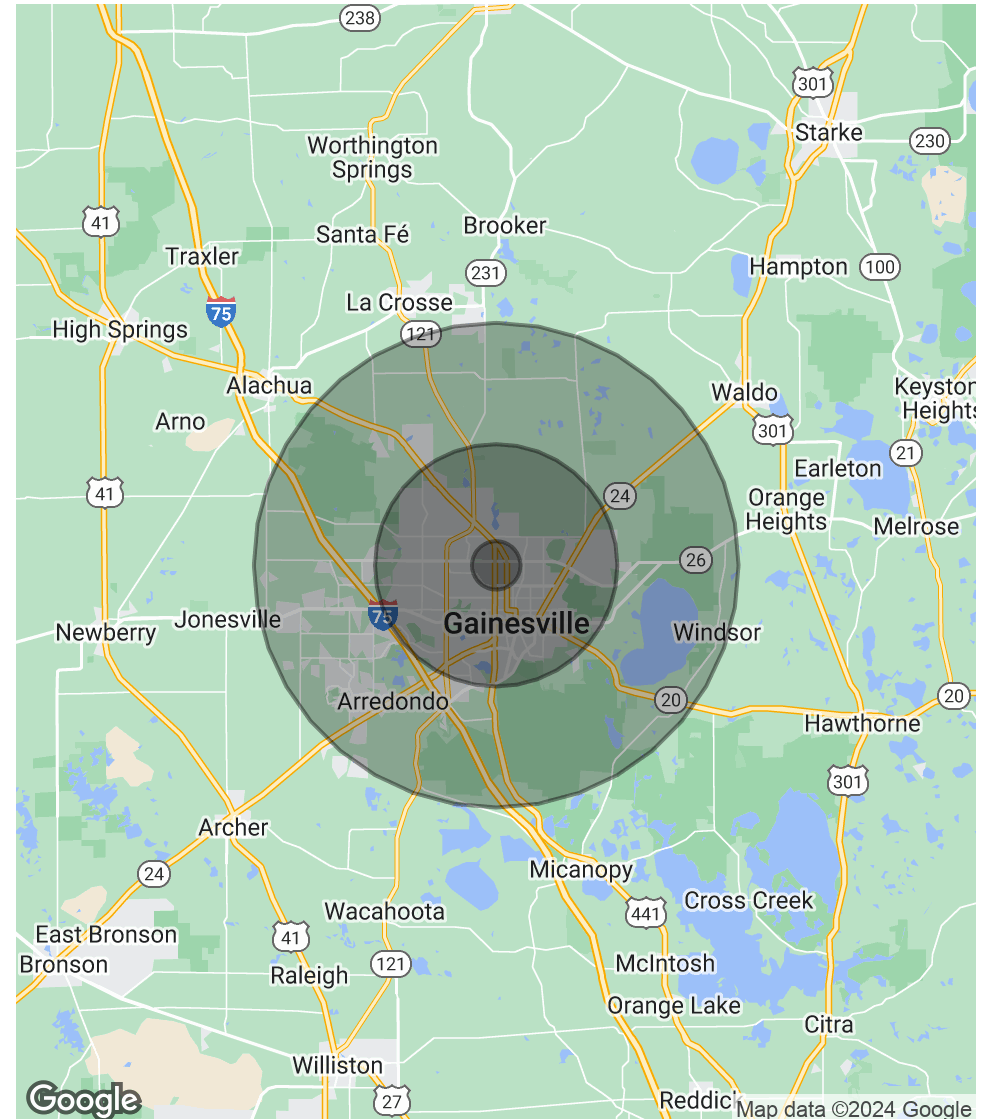
HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,841 | 58,895 | 95,839 |
| # of Persons per HH | 1.8 | 2.2 | 2.2 |
| Average HH Income | \$50,694 | \$51,751 | \$60,296 |
| Average House Value | \$135,395 | \$166,580 | \$181,052 |

TRAFFIC COUNTS

25,000/day

* Demographic data derived from 2020 ACS - US Census



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