

GROUND LEASE - AUTO/INDUSTRIAL

EXECUTIVE SUMMARY

4031 NW 6th St | Gainesville, FL 32609



OFFERING SUMMARY

Lease Rate:	\$4,200.00 per month (Ground)
Building Size:	TBD
Available:	1.2 Acres
Zoning:	BA
Intersection AADT:	38400

PROPERTY OVERVIEW

1.2 acre lot ready for ground lease. Owner is willing to build to suit for the right tenant. Would suit a car dealership, flex space, or office/retail. Existing structure will be demolished.

PROPERTY HIGHLIGHTS

- High Visibility
- Build to suit
- BA Zoning allows for Auto sales and repair
- Equipment storage

FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com



Sage Alfonso
Commercial Associate
352.316.8413
sage@bosshardtrealty.com



GROUND LEASE - AUTO/INDUSTRIAL

ADDITIONAL PHOTOS

4031 NW 6th St | Gainesville, FL 32609



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



Sage Alfonso

Commercial Associate

352.316.8413

sage@bosshardtrealty.com



BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

GROUND LEASE - AUTO/INDUSTRIAL

ADDITIONAL PHOTOS

4031 NW 6th St | Gainesville, FL 32609



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com



Sage Alfonso
Commercial Associate
352.316.8413
sage@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

GROUND LEASE - AUTO/INDUSTRIAL

STRUCTURE TO BE DEMOLISHED

4031 NW 6th St | Gainesville, FL 32609



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



Sage Alfonso

Commercial Associate

352.316.8413

sage@bosshardtrealty.com



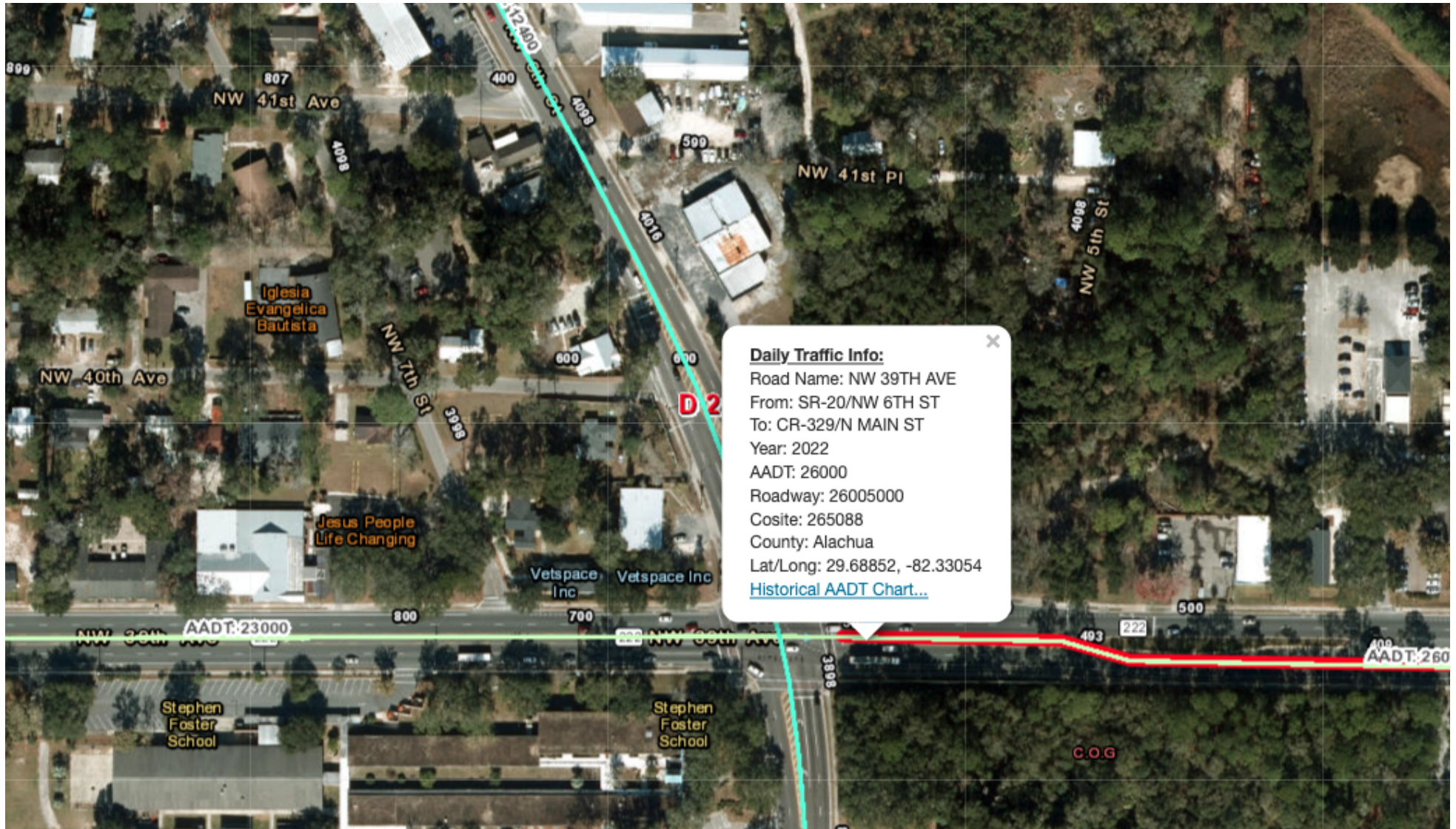
BOSSHARDT
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

GROUND LEASE - AUTO/INDUSTRIAL

38400 VEHICLES AT INTERSECTION

4031 NW 6th St | Gainesville, FL 32609



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



Sage Alfonso

Commercial Associate

352.316.8413

sage@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

GROUND LEASE - AUTO/INDUSTRIAL

HIGHLY VISIBLE SIGNAGE

4031 NW 6th St | Gainesville, FL 32609



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



Sage Alfonso

Commercial Associate

352.316.8413

sage@bosshardtrealty.com



BOSSHARDT

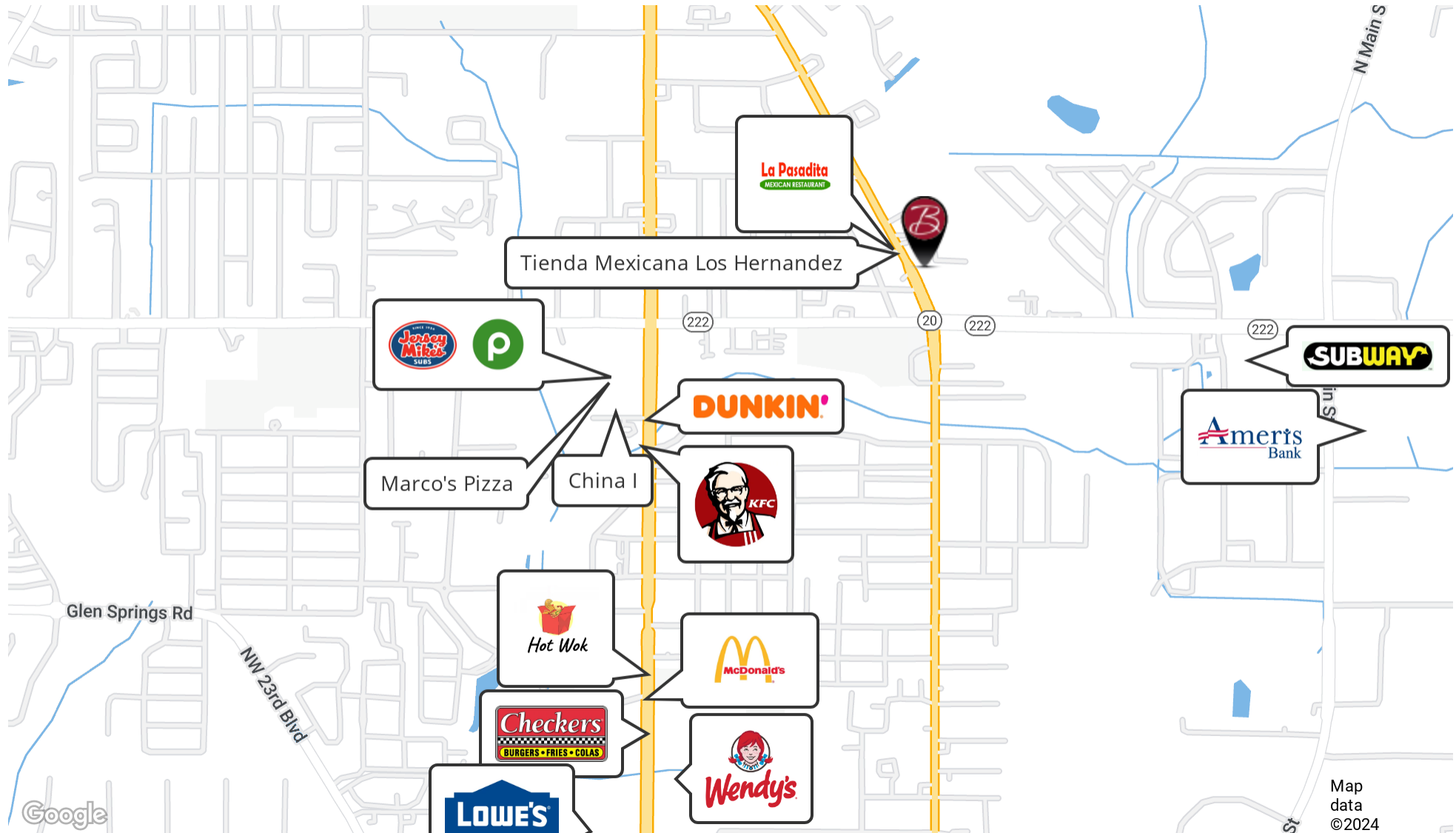
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

GROUND LEASE - AUTO/INDUSTRIAL

RETAILER MAP

4031 NW 6th St | Gainesville, FL 32609



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



Sage Alfonso

Commercial Associate

352.316.8413

sage@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

GROUND LEASE - AUTO/INDUSTRIAL

DEMOGRAPHICS MAP & REPORT

4031 NW 6th St | Gainesville, FL 32609

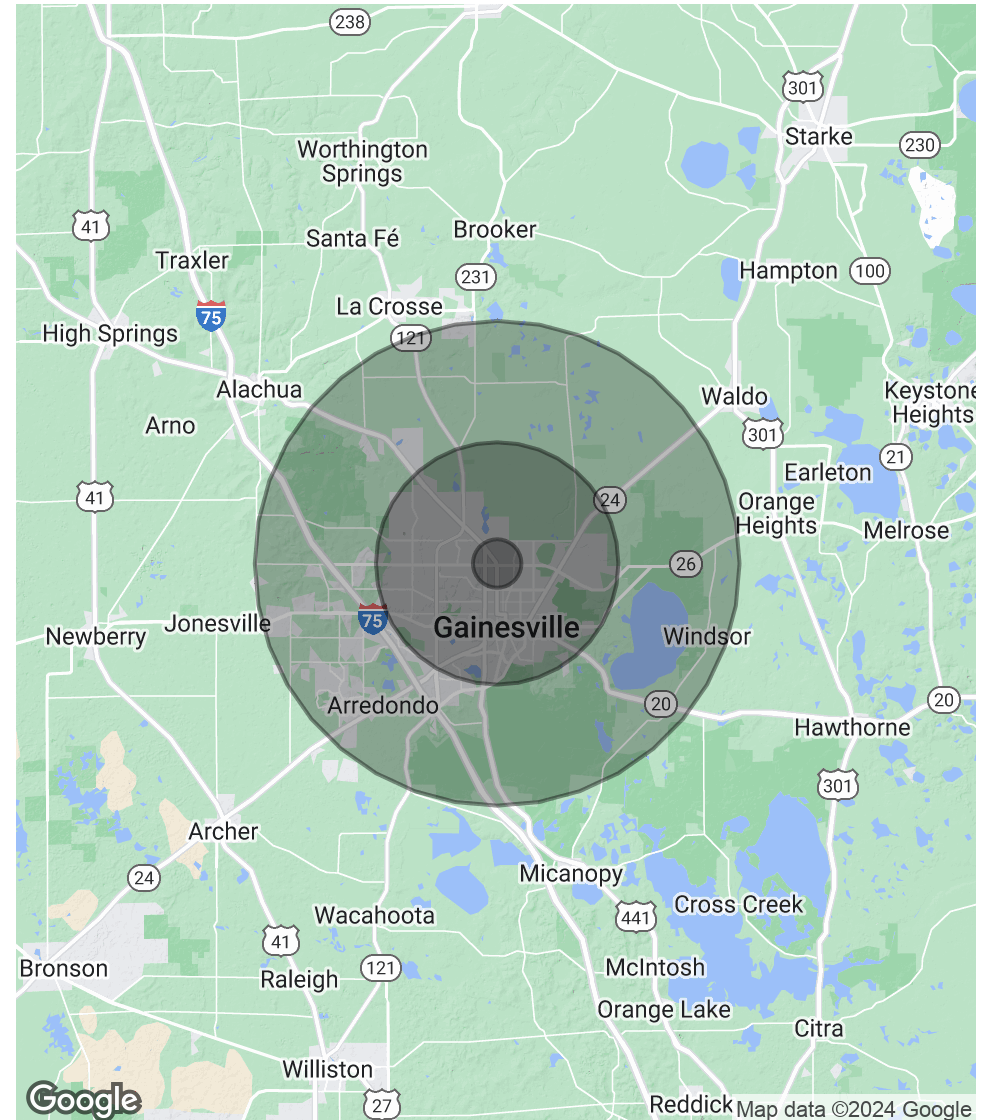
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,622	119,231	212,447
Average Age	34.0	32.9	34.4
Average Age (Male)	31.3	31.9	33.3
Average Age (Female)	38.4	34.3	35.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,665	52,371	95,156
# of Persons per HH	1.7	2.3	2.2
Average HH Income	\$38,989	\$53,763	\$59,719
Average House Value	\$106,528	\$172,909	\$179,521

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



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



Sage Alfonso

Commercial Associate

352.316.8413

sage@bosshardtrealty.com



BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

GROUND LEASE - AUTO/INDUSTRIAL

ERIC LIGMAN

4031 NW 6th St | Gainesville, FL 32609



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
352.371.6100

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



Sage Alfonso

Commercial Associate

352.316.8413

sage@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

GROUND LEASE - AUTO/INDUSTRIAL

SAGE ALFONSO

4031 NW 6th St | Gainesville, FL 32609



SAGE ALFONSO

Commercial Associate

sage@bosshardtrealty.com

Direct: **352.316.8413** | Cell: **352.316.8413**

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)

Bosshardt Realty Services

5542 NW 43rd Street
Gainesville, FL 32653
352.371.6100

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



Sage Alfonso

Commercial Associate

352.316.8413

sage@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION