

LARGE OFFICE/WAREHOUSE SPACE NORTHWEST GAINESVILLE

3704 NW 97th Blvd | Gainesville, FL 32606



FOR LEASE

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

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BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

LARGE OFFICE/WAREHOUSE SPACE NORTHWEST GAINESVILLE

EXECUTIVE SUMMARY

3704 NW 97th Blvd | Gainesville, FL 32606



OFFERING SUMMARY

| | |
|---------------|--------------------|
| Lease Rate: | \$12.50 SF/yr (MG) |
| Available SF: | 4,800 SF |
| Year Built: | 1987 |
| Zoning: | BH |

PROPERTY OVERVIEW

Featuring two suites, this space currently features 3,600 SF office, 1,200 SF warehouse, and two roll up doors. This space offers the potential to be configured to your needs including the possibility of customizing the space to 3,900 SF heated and cooled warehouse space and the remaining 900 SF office space. With close proximity to I-75, the space boasts easy access for transportation. Available March 1st, 2024.

PROPERTY HIGHLIGHTS

- Office Warehouse Space
- Easy Access to I-75
- Two 12-Foot Roll Up Doors

FOR MORE INFORMATION:



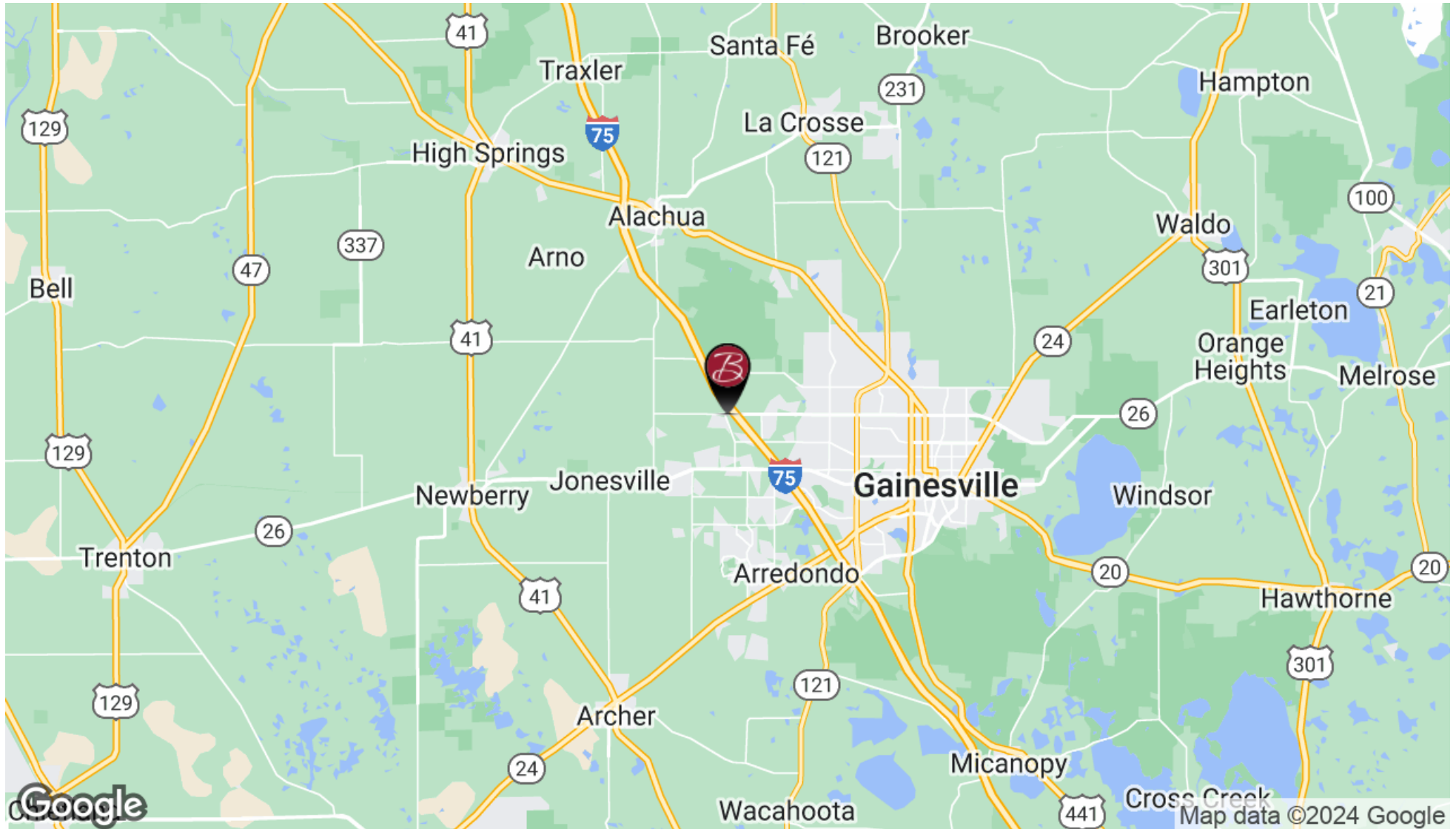
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LOCATION MAP

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INTERIOR PHOTOS

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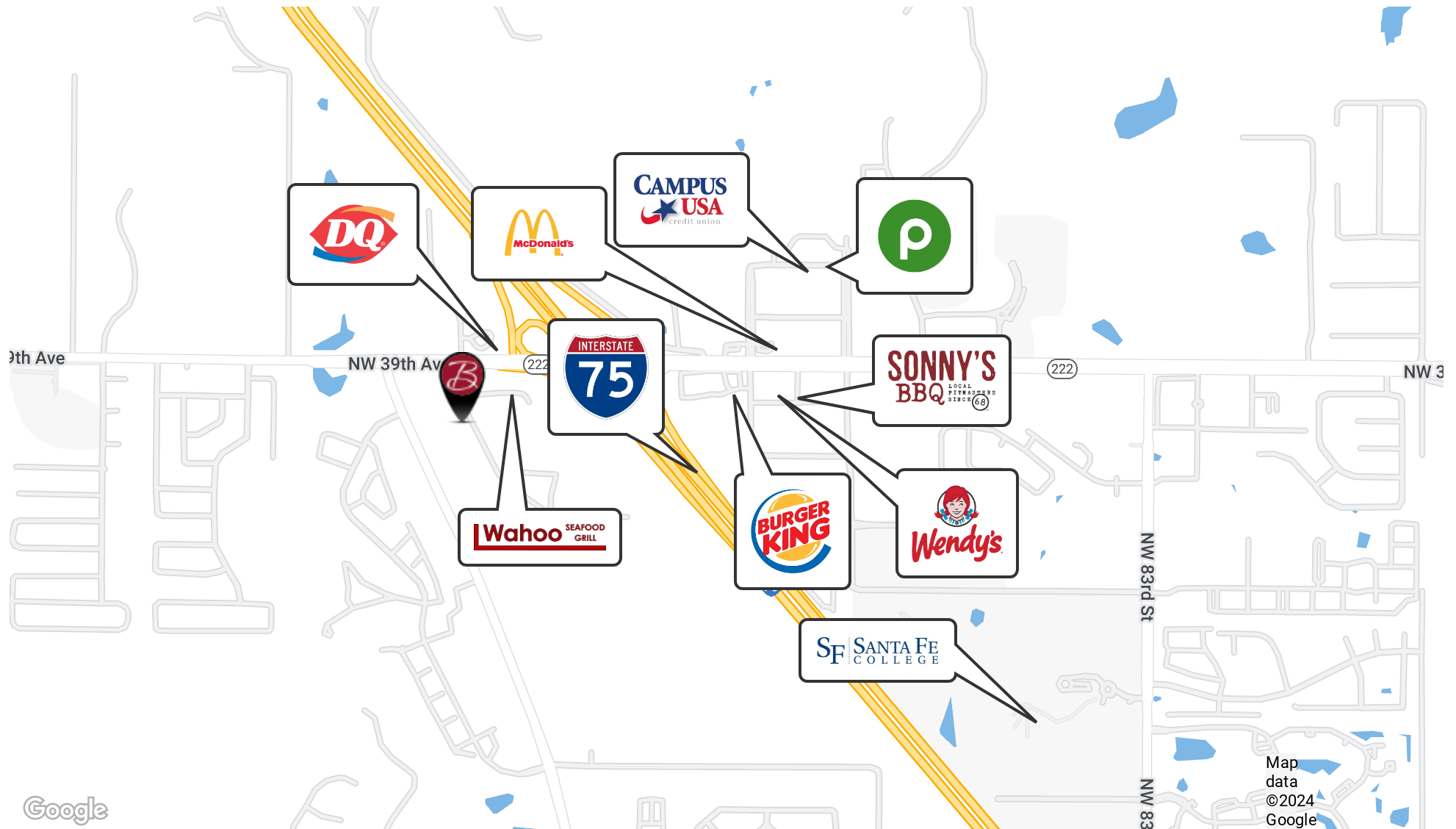
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RETAILER MAP

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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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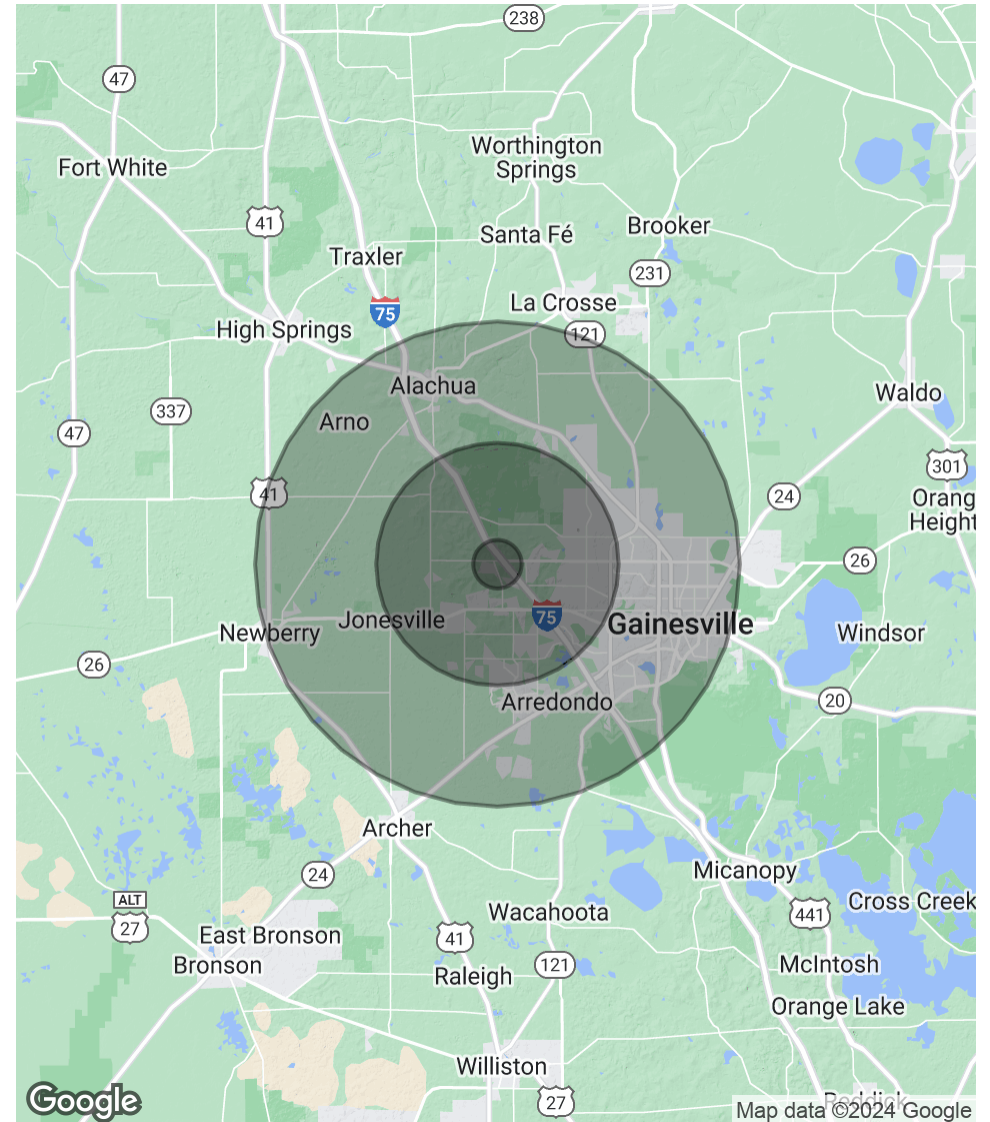
POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 2,312 | 76,175 | 218,892 |
| Average Age | 43.3 | 40.1 | 34.5 |
| Average Age (Male) | 38.3 | 38.0 | 33.8 |
| Average Age (Female) | 44.2 | 41.6 | 35.6 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,034 | 35,080 | 98,939 |
| # of Persons per HH | 2.2 | 2.2 | 2.2 |
| Average HH Income | \$89,552 | \$78,744 | \$63,543 |
| Average House Value | \$247,114 | \$219,771 | \$191,051 |

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



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