

OFFICE/WAREHOUSE FLEX SPACE

3714 NW 97th Blvd | Gainesville, FL 32607



**FOR
LEASE**

FOR MORE INFORMATION:



Eric Ligman
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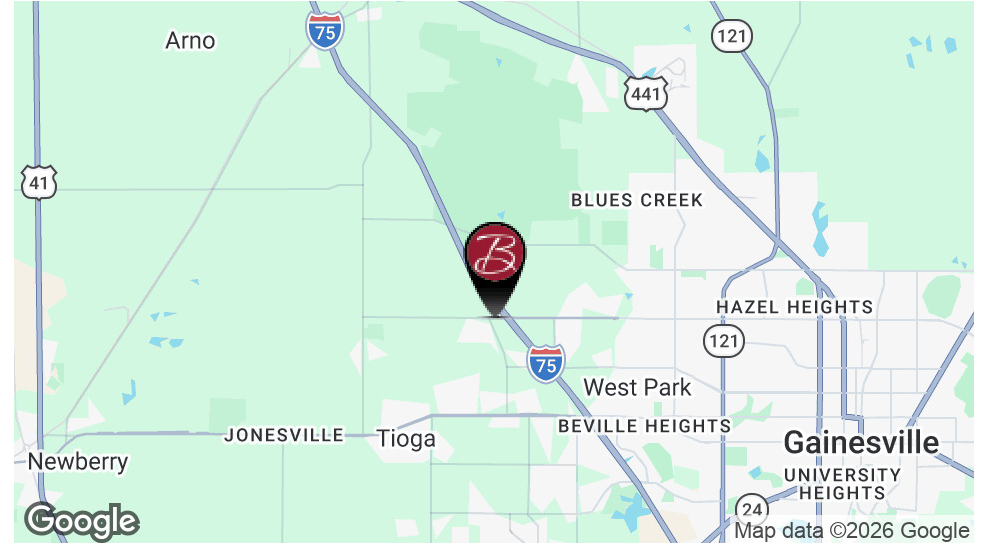


BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

OFFICE/WAREHOUSE FLEX SPACE

EXECUTIVE SUMMARY

3714 NW 97th Blvd | Gainesville, FL 32607



OFFERING SUMMARY

Lease Rate:	\$3,000 per month (Gross)
Rate:	\$9.37 SF
Term	5 year minimum
Total SF:	4,800 SF
Office/Showroom	900 SF
Open Warehouse	3,900 SF
Price / SF:	\$0.00
Zoning:	BH
Market:	I-75 West

PROPERTY OVERVIEW

Office/warehouse flex space located near the on-ramp of I-75 on NW 39th Ave. Space offers private offices, showroom, two HVAC systems, kitchen/break area, bathrooms, two 14' roll up door and mezzanine for additional storage.

PROPERTY HIGHLIGHTS

- Easy access to i-75
- Three Phase Power Available
- Ample Parking
- 18' High Ceilings

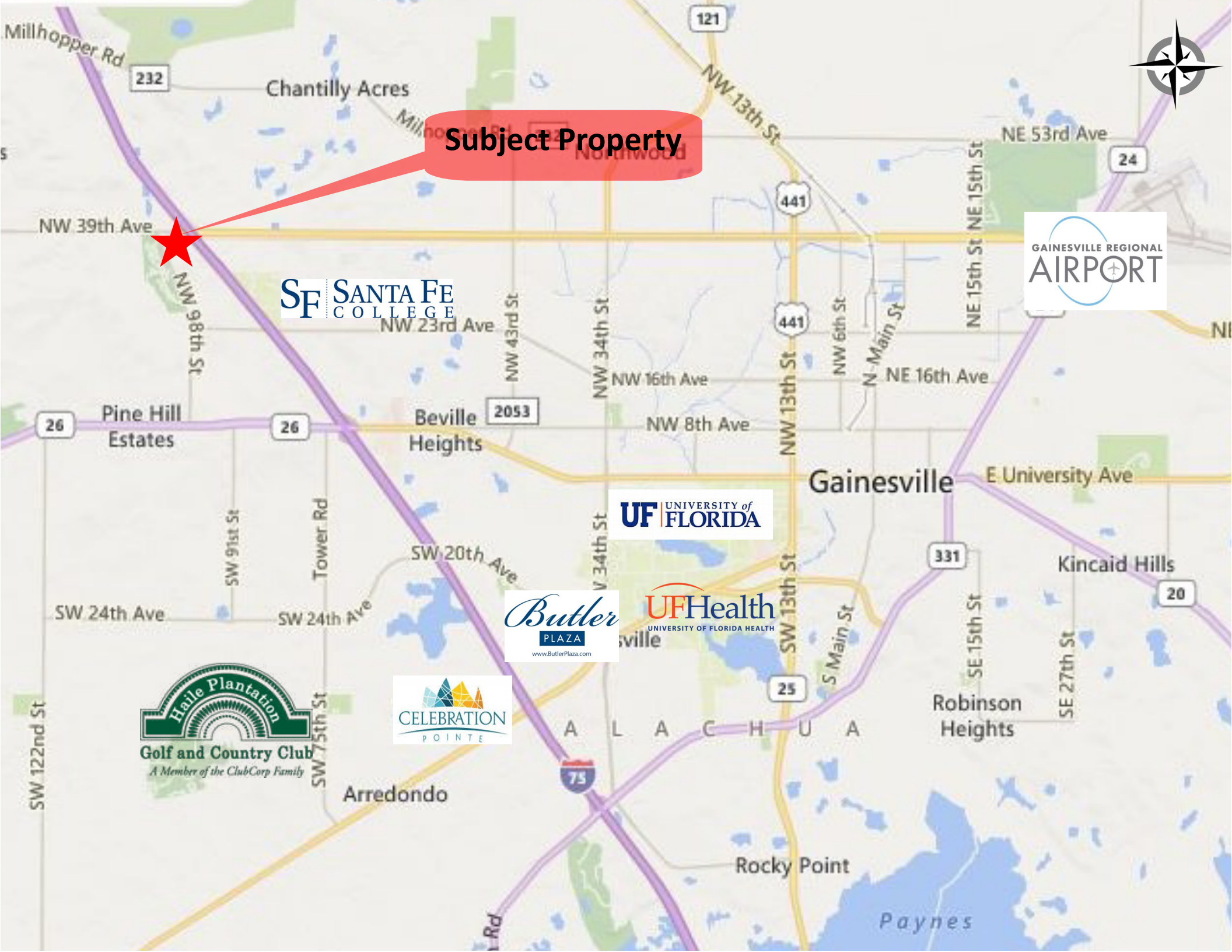
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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

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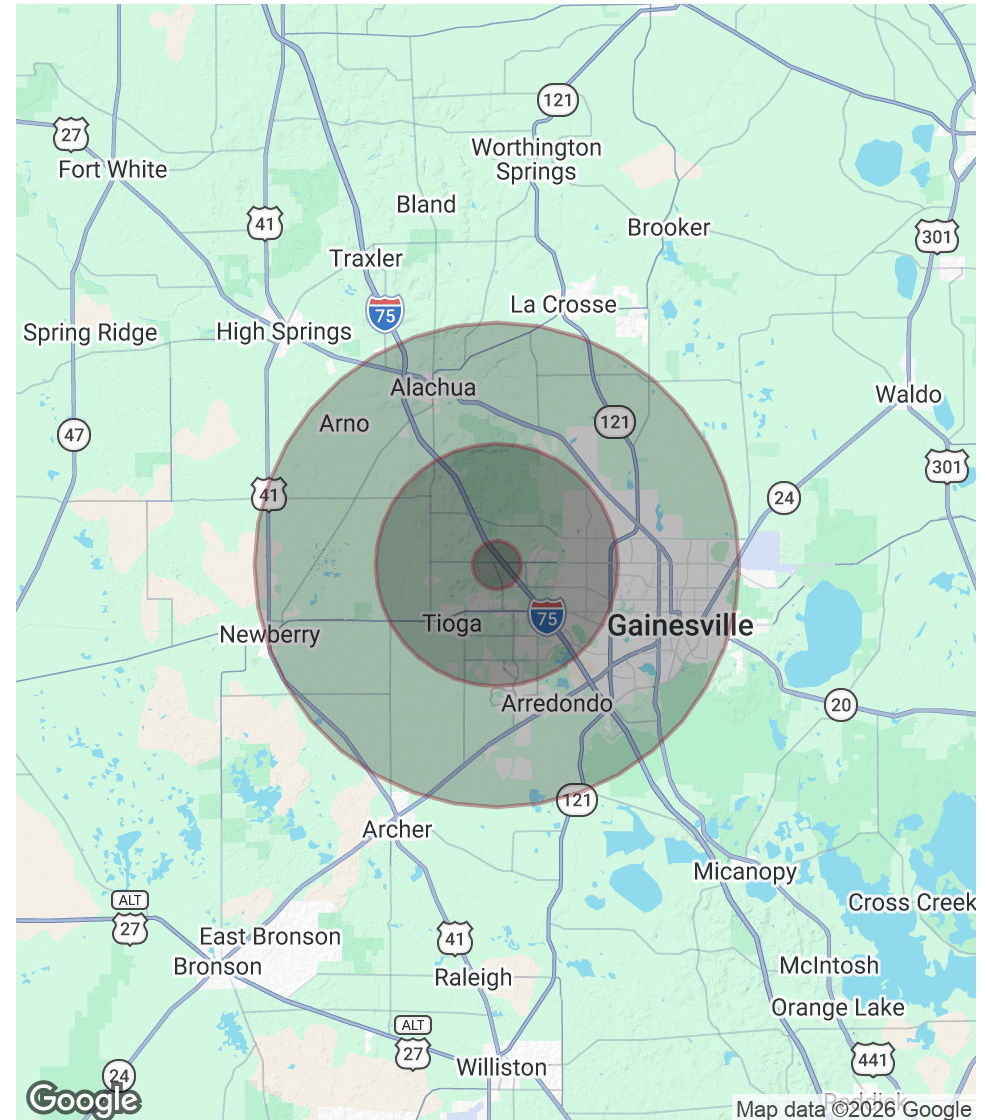
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,125	68,002	215,115
Average Age	37.7	36.8	32.5
Average Age (Male)	35.0	35.0	31.5
Average Age (Female)	39.0	38.1	33.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,313	28,507	87,777
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$82,678	\$79,055	\$60,601
Average House Value	\$238,498	\$273,789	\$231,609

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



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ERIC LIGMAN

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ERIC LIGMAN

Director

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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.

MEMBERSHIPS

ICSC
LoopNet
CoStar
Gainesville Chamber Commerce
GACAR- Gainesville Alachua County Association of Realtors
National Association of Realtors (NAR)

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