

RETAIL/RESTAURANT SPACE

5750 SW 75th Ct | Gainesville, FL 32608



FOR LEASE

FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



Marlon Bruce
Commercial Advisor | Realtor®
352.502.5407
marlon@bosshardtrealty.com

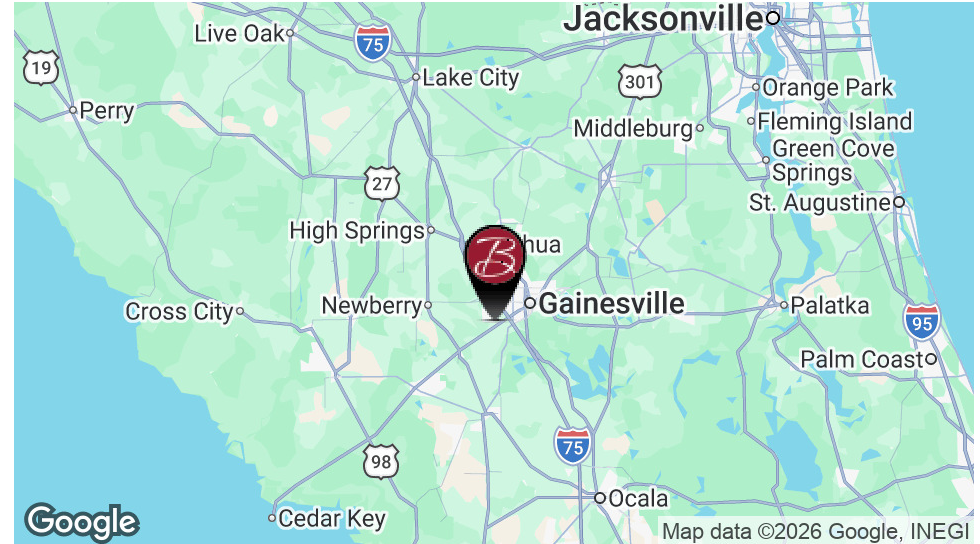


BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

RETAIL/RESTAURANT SPACE

EXECUTIVE SUMMARY

5750 SW 75th Ct | Gainesville, FL 32608



OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Size:	2,417 SF
Pass Thru	Approximately \$5.62/SF
Year Built:	2005
Zoning:	PD
Market:	Tower Road
Submarket:	Park Lane

PROPERTY OVERVIEW

This mixed-use development is at the entrance of the highly sought-after Park Lane luxury apartments. The property is advantageously positioned near the intersection of SW Archer Rd and Tower Road, directly across from Tower Square Both Spaces were formerly occupied by a coffee shop. This suite has ample indoor seating, two bathrooms, and a built-in showcase previously used for displaying pastries.

PROPERTY HIGHLIGHTS

- Easy access to main roads of Archer Rd and Tower Road
- Located Nearby National Retailers Including Publix, CVS, Dollar General & UF Health

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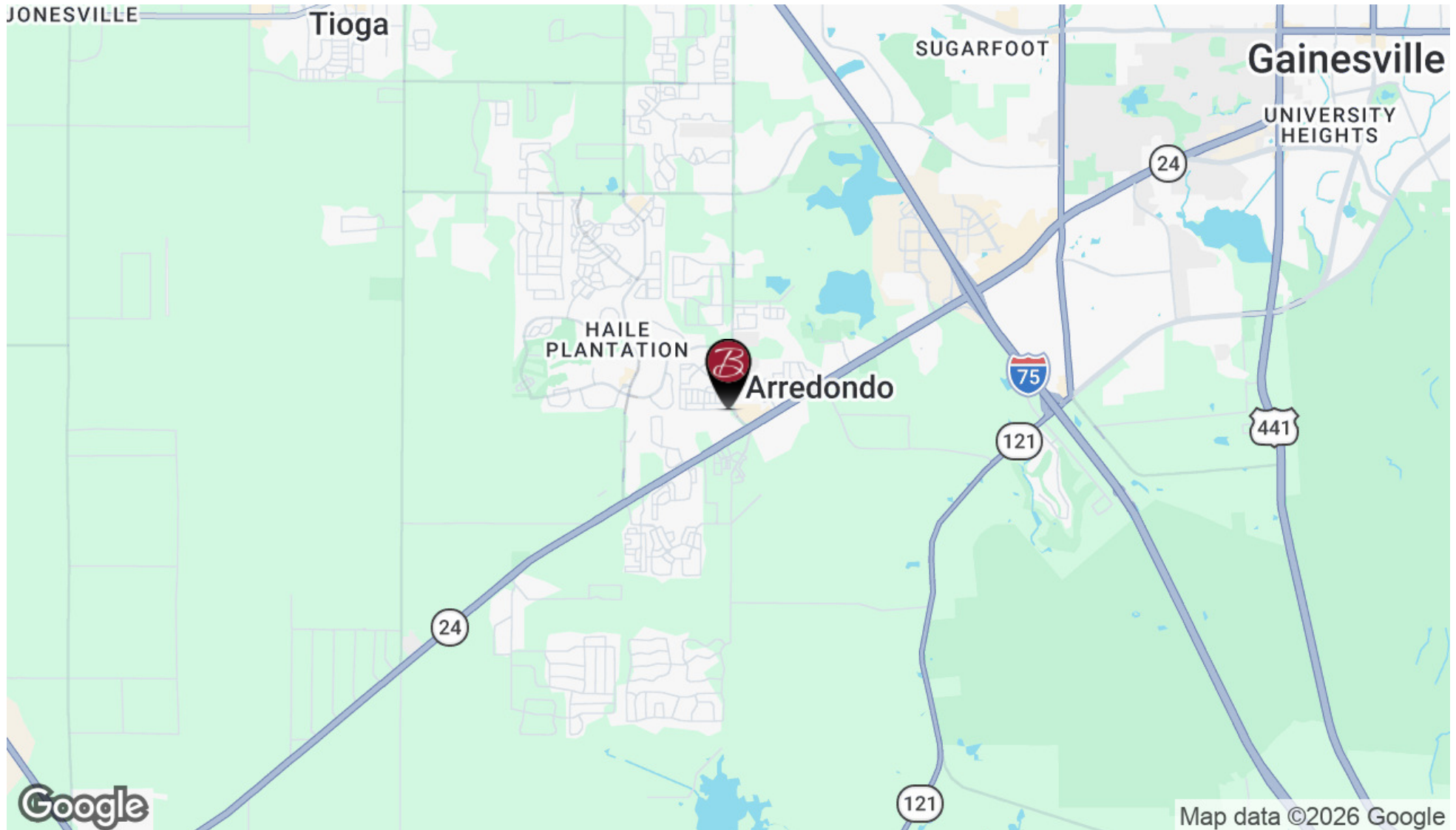


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RETAIL/RESTAURANT SPACE

LOCATION MAP

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RETAILER MAP

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RETAIL/RESTAURANT SPACE

AERIAL MAP

5750 SW 75th Ct | Gainesville, FL 32608



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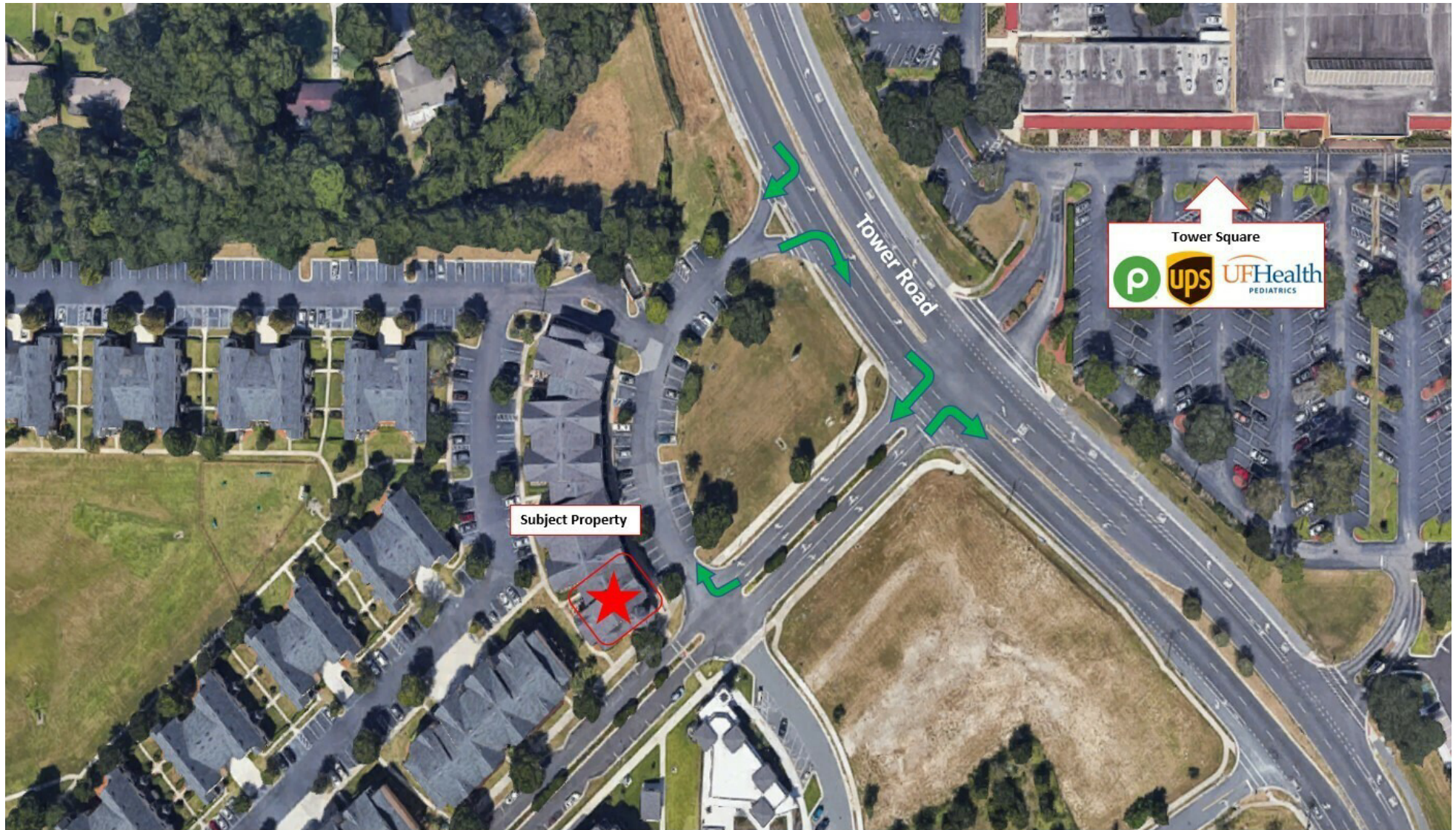


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RETAIL/RESTAURANT SPACE

INGRESS/EGRESS

5750 SW 75th Ct | Gainesville, FL 32608



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RETAIL/RESTAURANT SPACE

EXTERIOR PHOTOS

5750 SW 75th Ct | Gainesville, FL 32608



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RETAIL/RESTAURANT SPACE

INTERIOR PHOTOS

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RETAIL/RESTAURANT SPACE

DEMOGRAPHICS MAP & REPORT

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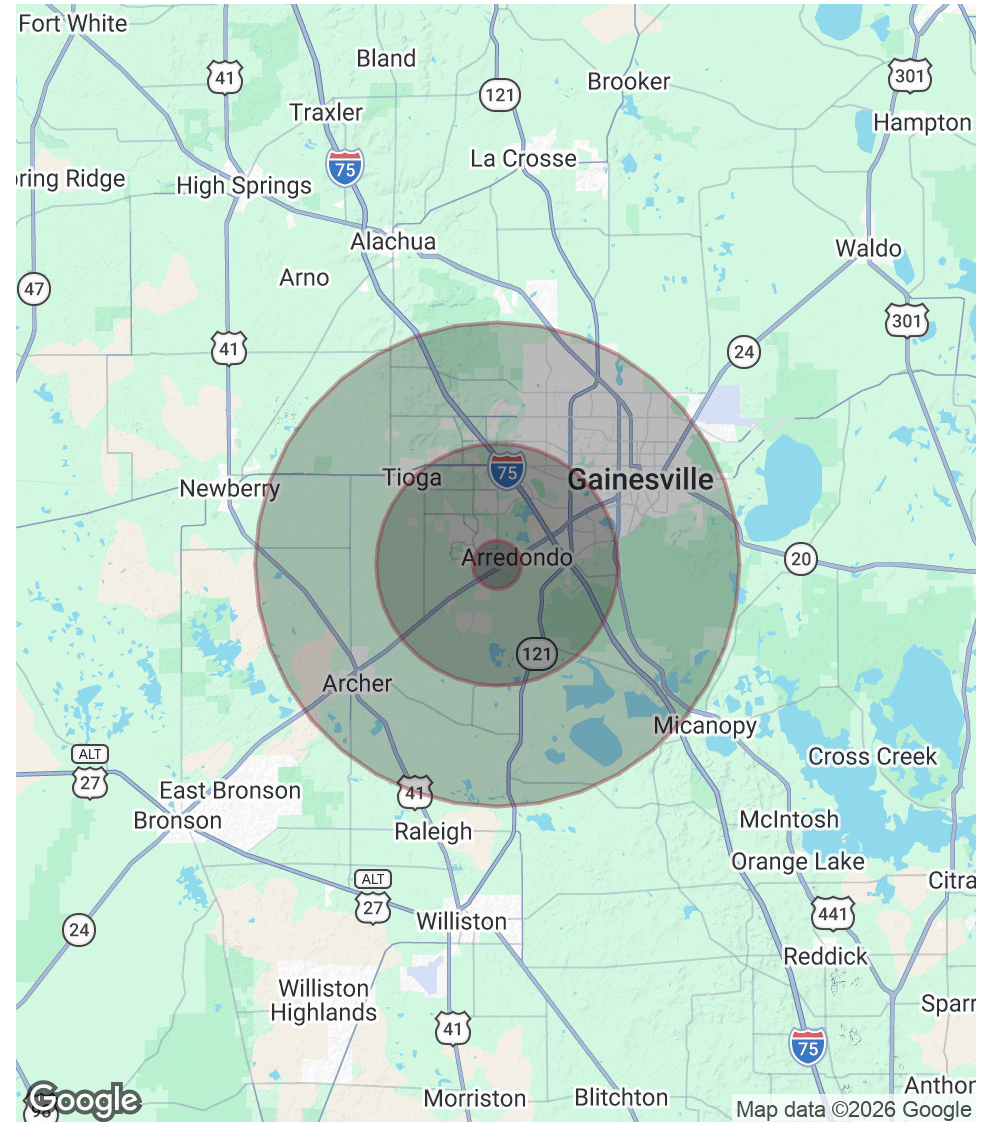
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,895	87,171	217,256
Average Age	32.5	32.6	34.5
Average Age (Male)	32.9	32.6	33.6
Average Age (Female)	33.2	32.9	35.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,588	40,830	97,802
# of Persons per HH	2.7	2.1	2.2
Average HH Income	\$81,859	\$63,650	\$63,349
Average House Value	\$201,192	\$174,217	\$191,440

2020 American Community Survey (ACS)



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ABOUT ERIC LIGMAN

5750 SW 75th Ct | Gainesville, FL 32608



ERIC LIGMAN

Director

Ericligman@bosshardtrealty.com

Direct: **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.

MEMBERSHIPS

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

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5542 NW 43rd Street
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352.371.6100

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MARLON BRUCE, REALTOR®

5750 SW 75th Ct | Gainesville, FL 32608



MARLON BRUCE

Commercial Advisor | Realtor®

marlon@bosshardtrealty.com

Direct: **352.502.5407**

PROFESSIONAL BACKGROUND

Marlon Bruce – Your Commercial Real Estate Partner

Marlon Bruce has years of experience in real estate management, focusing on investment and growth. His hands-on approach has helped clients maximize returns. A serial entrepreneur, Marlon has built businesses in marketing, business development, and consulting, bringing that mindset to his real estate work.

With nearly a decade in politics, including leading national campaigns, Marlon excels in problem-solving, communication, and navigating complex deals. He recently completed his second term as Chair of the Alachua County Economic Development Advisory Committee, driving local business and development.

Whether buying, selling, or investing, Marlon's experience and business-focused approach make him a trusted partner.

MEMBERSHIPS

National Association of Realtors (NAR/OMCAR)

Builders Association of North Central Florida (NAHB/BANCF)

International Council of Shopping Centers (ICSC)

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