

# SMALL-BAY UNITS WITH OFFICE/WAREHOUSE SPACE

3532-3536 Northwest 97th Boulevard | Gainesville, FL 32606

# FOR LEASE

## FOR MORE INFORMATION:



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**Makayla Richardson**  
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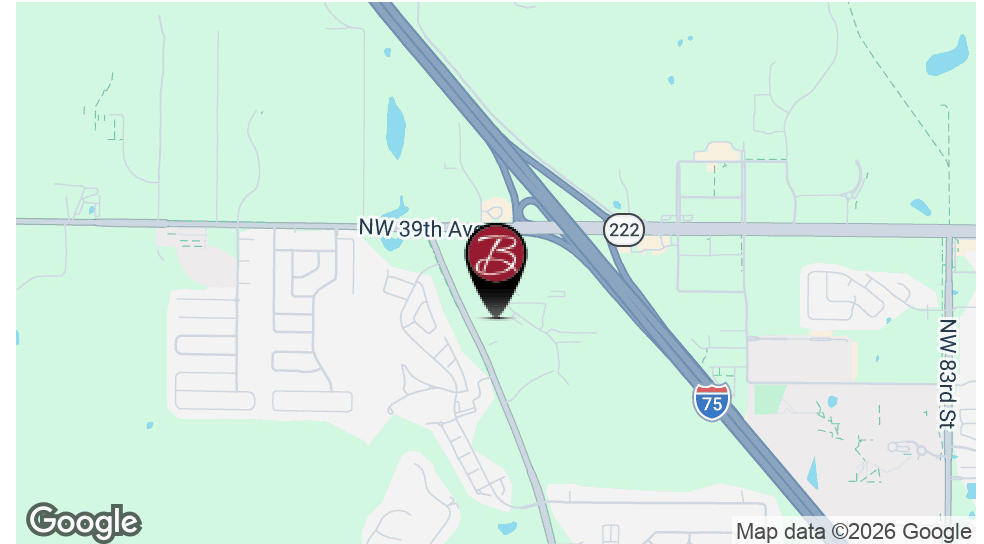


**BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

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## EXECUTIVE SUMMARY

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### OFFERING SUMMARY

Lease Rate:	\$1,700 per month (MG)
Building Size:	1,200 SF
Available SF:	1,200 - 3,600 SF
Number of Units:	3
Zoning:	BW

### PROPERTY OVERVIEW

Temperature-controlled office/warehouse units available, offering a functional mix of office space, restroom, and warehouse area. Each unit includes a 10-foot roll-up door and dock-high access, making the space ideal for contractors, light storage, distribution, service businesses, or small flex users needing both workspace and warehouse functionality. There are three units available, each offered at \$1,700/month modified gross. All three units are located next to each other and may be combined for a larger contiguous footprint. Each unit is currently separated by a firewall, providing flexibility for users who may need one unit individually or multiple units together. All units separately metered.

### PROPERTY HIGHLIGHTS

- 200 SF of office space up front
- Front entry door for customer/client access
- Private restroom in each unit
- Temperature-controlled office/warehouse space

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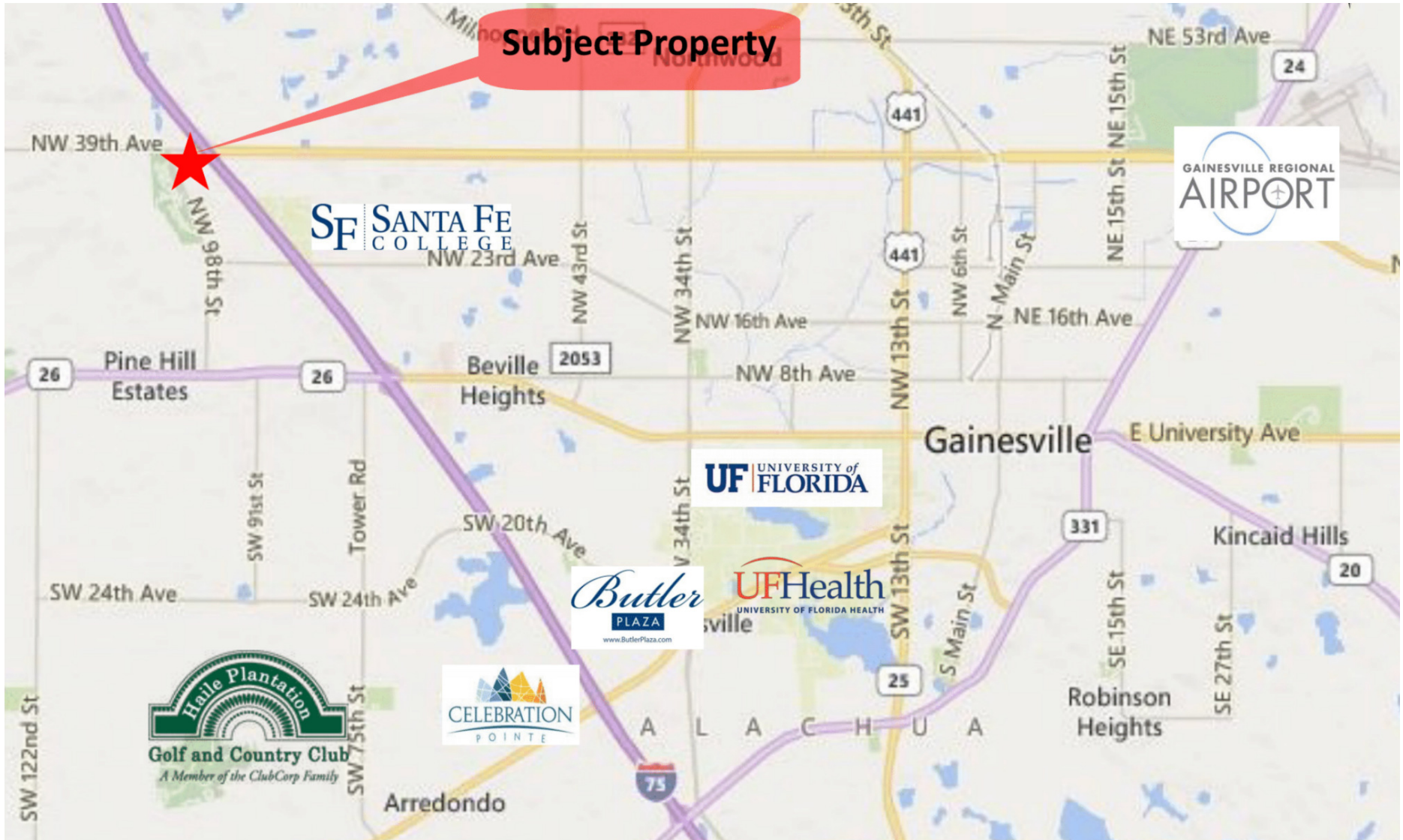
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MAP

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## DEMOGRAPHICS MAP & REPORT

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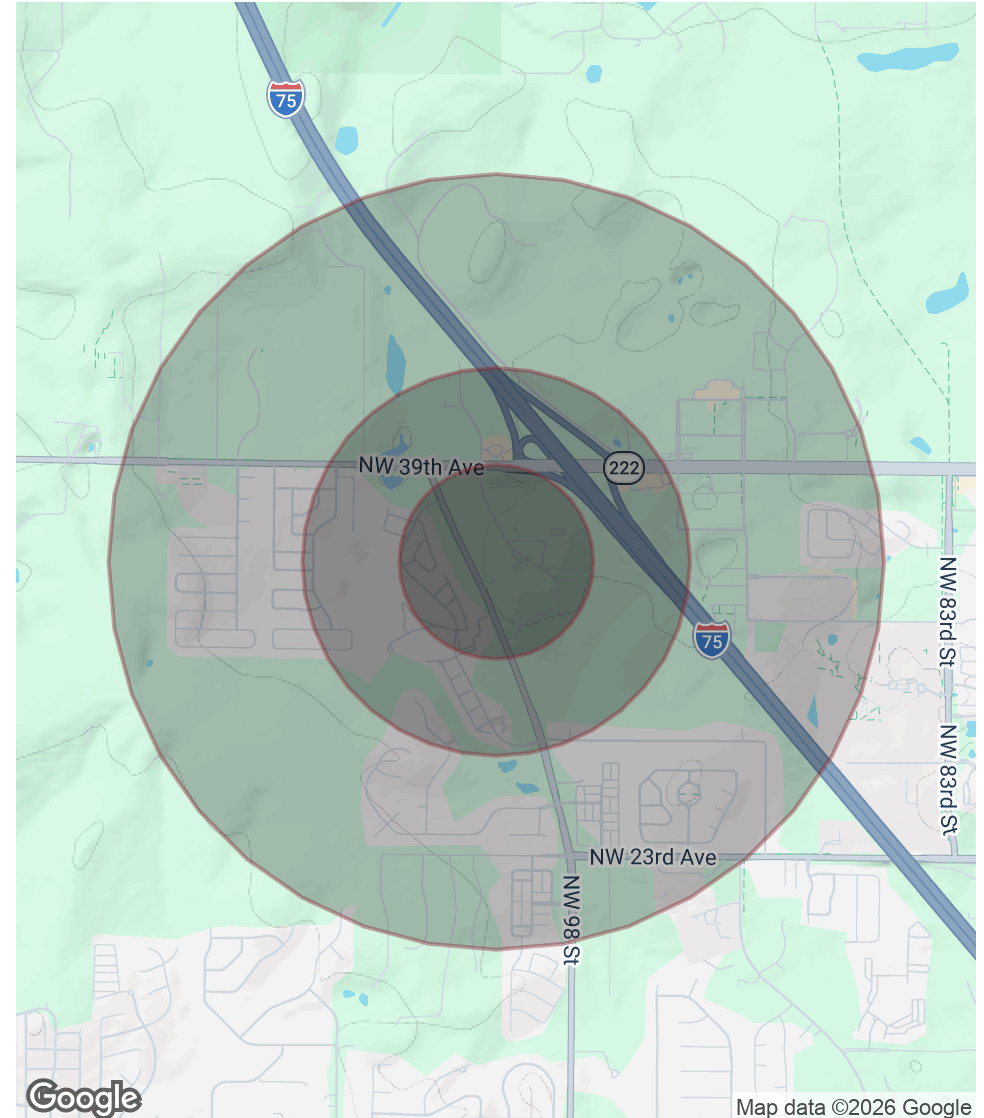
### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	117	583	2,780
Average Age	41.8	41.4	41.6
Average Age (Male)	43.3	41.7	40.1
Average Age (Female)	41.2	42.9	44.9

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	46	243	1,172
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$145,912	\$135,054	\$125,816
Average House Value	\$462,529	\$413,550	\$395,056

2023 American Community Survey (ACS)



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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.

## MEMBERSHIPS

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

### Bosshardt Realty Services

5542 NW 43rd Street  
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352.371.6100

## FOR MORE INFORMATION:



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## MAKAYLA RICHARDSON

Commercial Associate

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Direct: **352.256.7532**

FL #SL3598503

## PROFESSIONAL BACKGROUND

As a Commercial Associate with Bosshardt Realty, Makayla Richardson takes a multi-faceted and forward-thinking approach to commercial real estate. With two years of experience, she brings a fresh perspective to a seasoned industry, combining market insight with creativity and strategy.

Makayla specializes in acquisitions, focusing on industrial and retail properties across North Florida. Her goal is to help business owners, landlords, and developers maximize profitability through informed deal structures and a deep understanding of market trends.

## EDUCATION

Associate's Degree in Economics, Santa Fe College

## MEMBERSHIPS

GACAR - Realtor Association

Public Notary

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### Makayla Richardson

Commercial Associate

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