

SPECIAL USE OPPORTUNITY

1930 NE Waldo Rd | Gainesville, FL 32609



FOR LEASE

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

Ericligman@bosshardtrealty.com



BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

SPECIAL USE OPPORTUNITY

EXECUTIVE SUMMARY

1930 NE Waldo Rd | Gainesville, FL 32609



OFFERING SUMMARY

Lease Rate:	\$9.60 SF/yr (NN)
Building Size:	6,238 SF
Lot Size:	15,720 SF
Year Built:	1954
Zoning:	MU1

PROPERTY OVERVIEW

Located within Gainesville city limits on NE Waldo Road (SR 24), this flexible commercial property enjoys exposure to more than 26,000 vehicles per day, is minutes from Gainesville Regional Airport, and offers a direct route to Jacksonville. The building offers a highly functional layout featuring two large open rooms ideal for showroom, service, training, assembly, or clinical use, complemented by multiple private offices, multiple restrooms, and a full kitchen. A fenced outdoor storage area adds secure yard space that's hard to find along this corridor. The property is equipped with three-phase power and a fire alarm system and offers 12 on-site parking spaces. Zoned MU-1 (Mixed-Use Low-Intensity) by the City of Gainesville, the property accommodates a wide range of uses permitted by right, including professional and medical offices, health services, medical and dental laboratories, business and personal services, retail sales, restaurants, daycare centers, veterinary services, indoor recreation, light assembly and fabrication, professional schools, and more.

PROPERTY HIGHLIGHTS

- High-visibility frontage on NE Waldo Road (SR 24) — 26,035 AADT
- MU-1 zoning permits office, medical, retail, restaurant, service, and light assembly uses by right
- Fenced, secure outdoor storage area
- Three-phase power and fire alarm system

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GAINESVILLE

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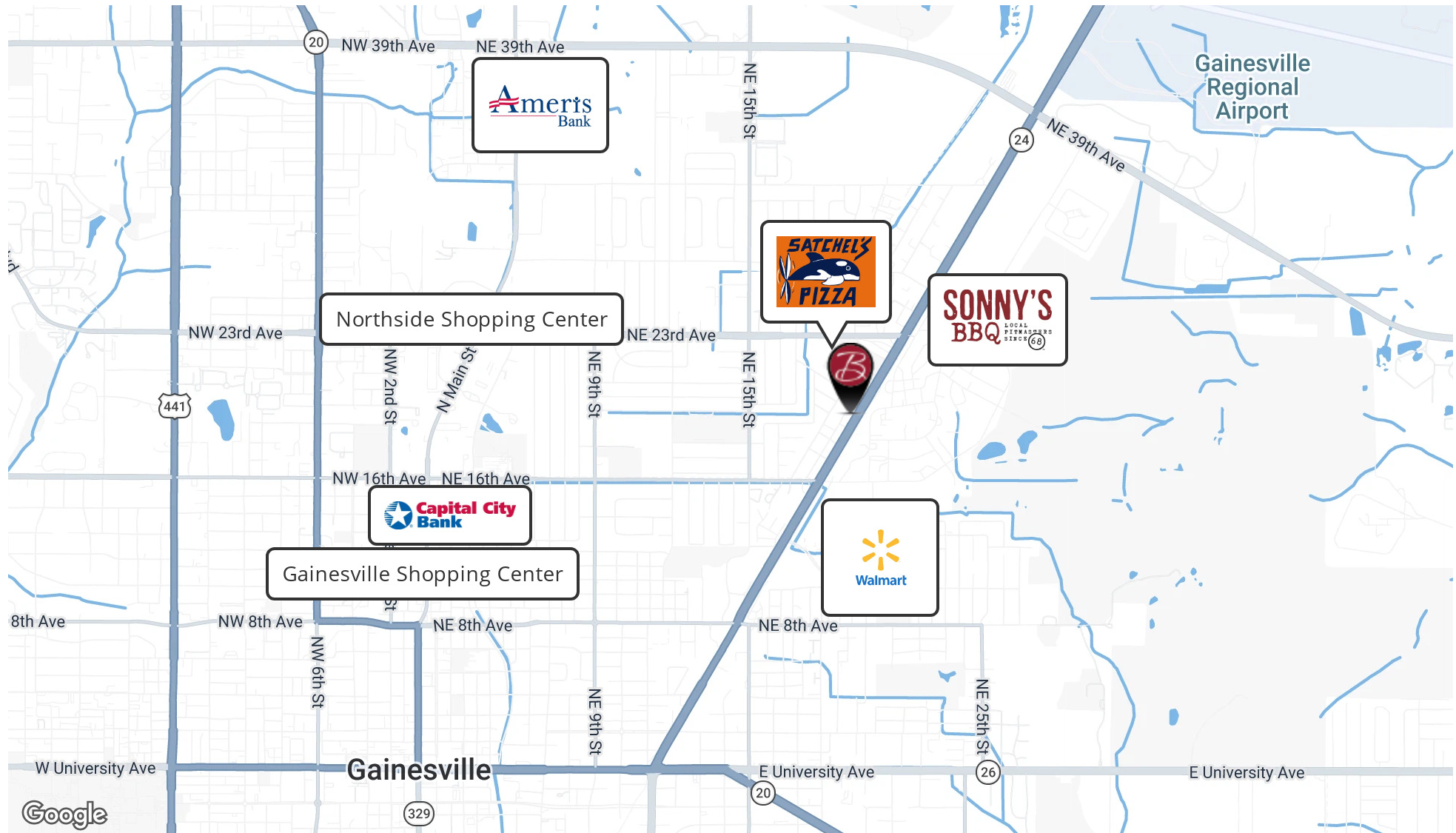


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RETAILER MAP

1930 NE Waldo Rd | Gainesville, FL 32609



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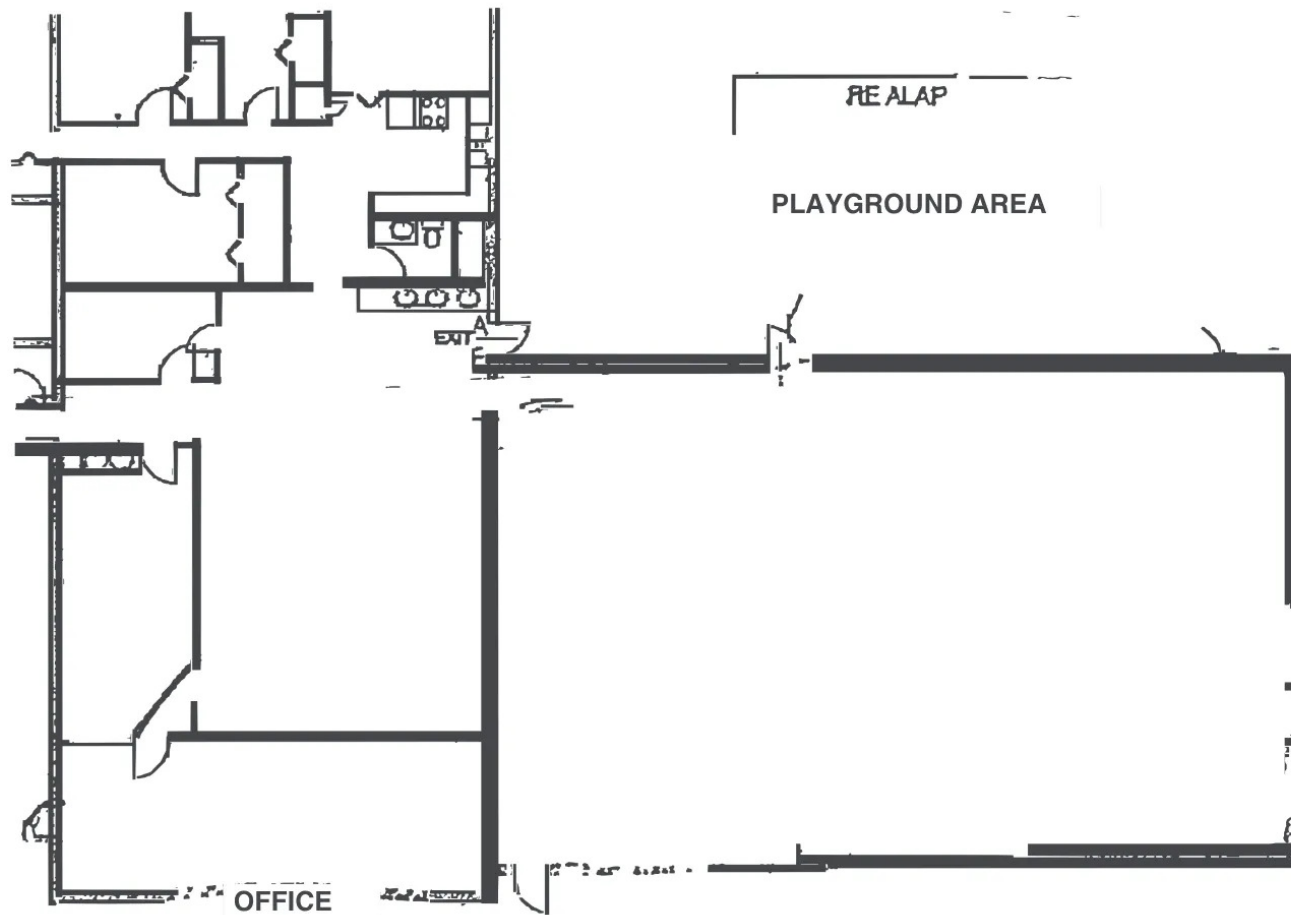
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SPECIAL USE OPPORTUNITY

FLOOR PLANS

1930 NE Waldo Rd | Gainesville, FL 32609

FLOOR PLAN



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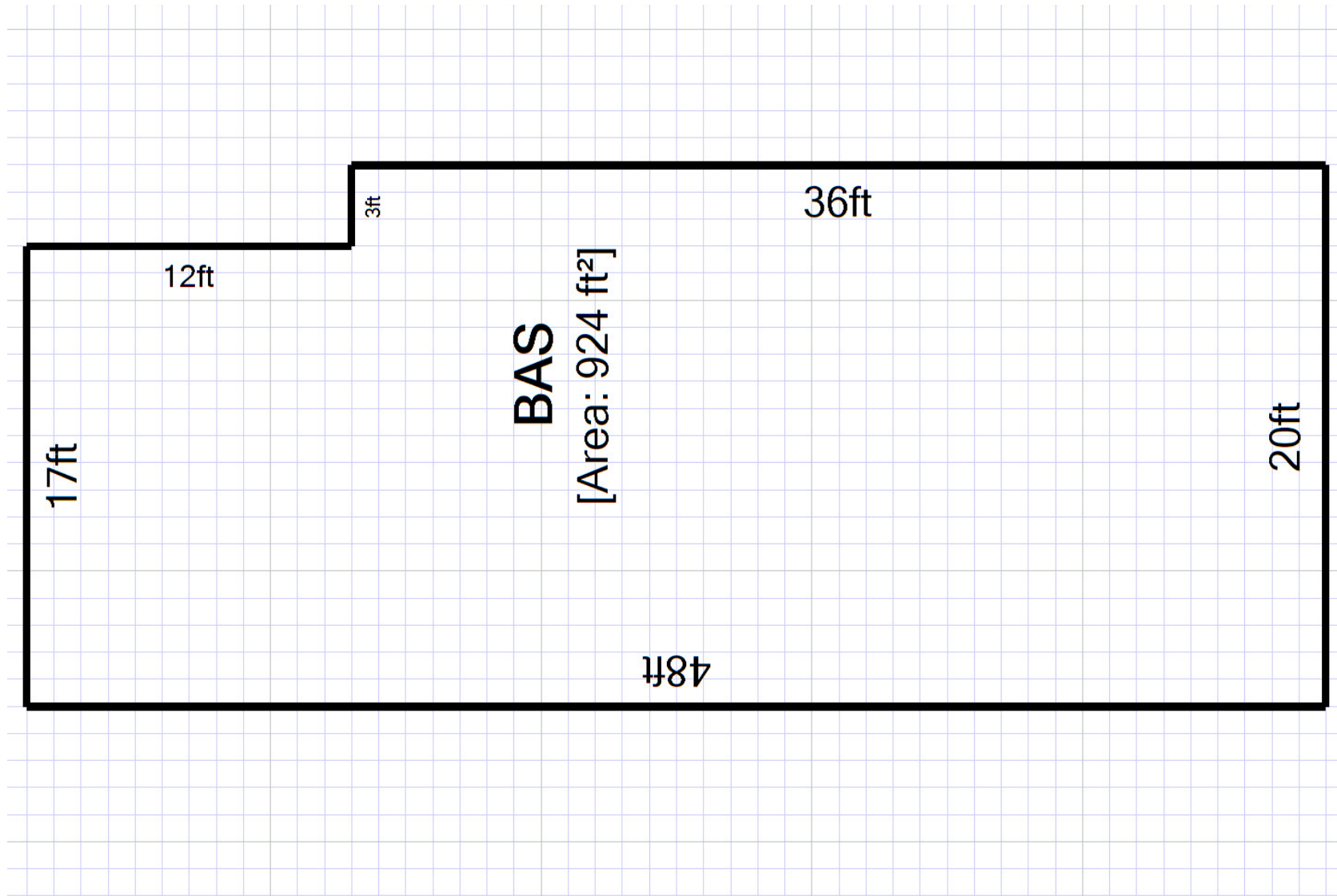


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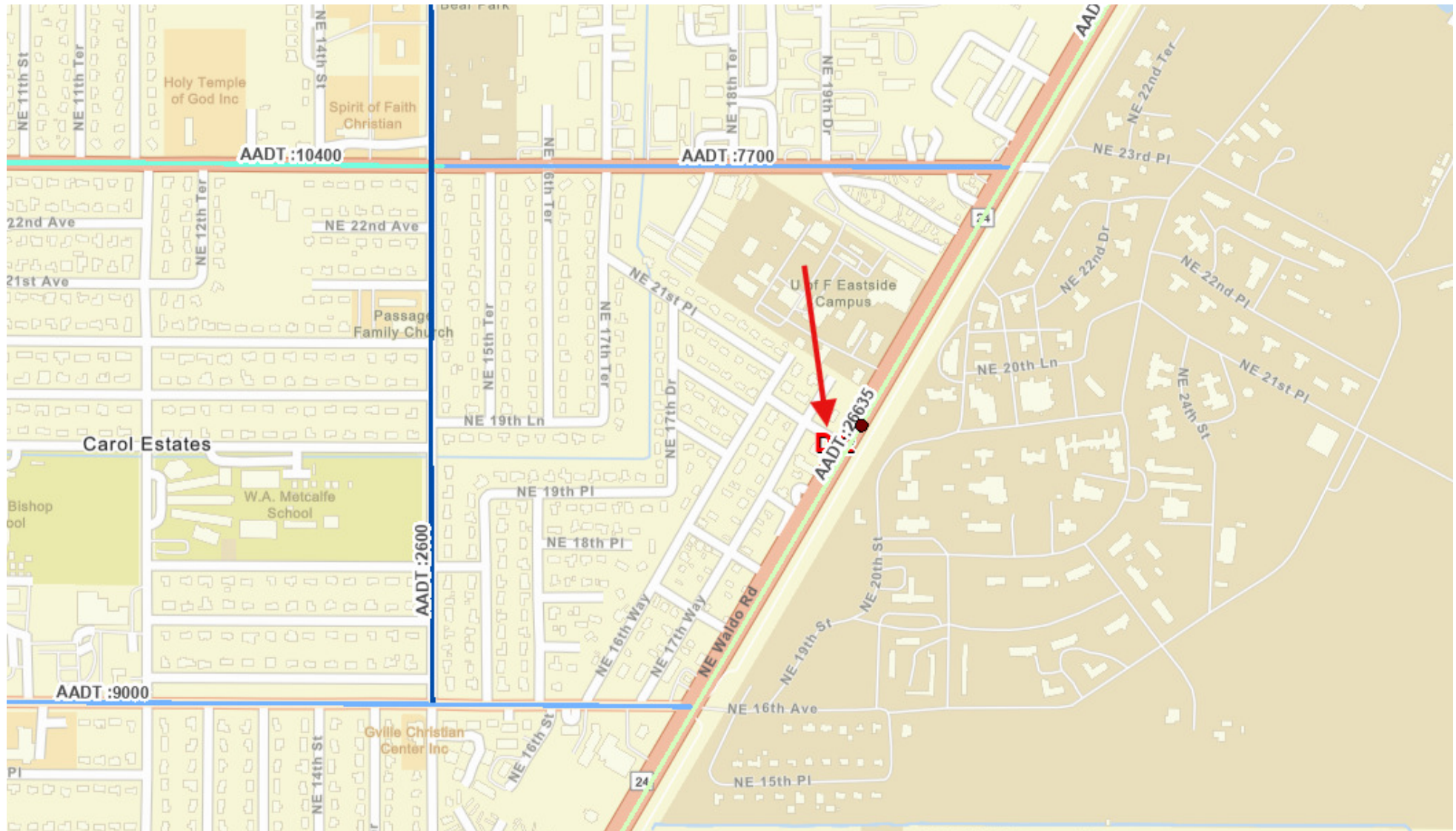


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TRAFFIC COUNTS

1930 NE Waldo Rd | Gainesville, FL 32609



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PHOTOS

1930 NE Waldo Rd | Gainesville, FL 32609



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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

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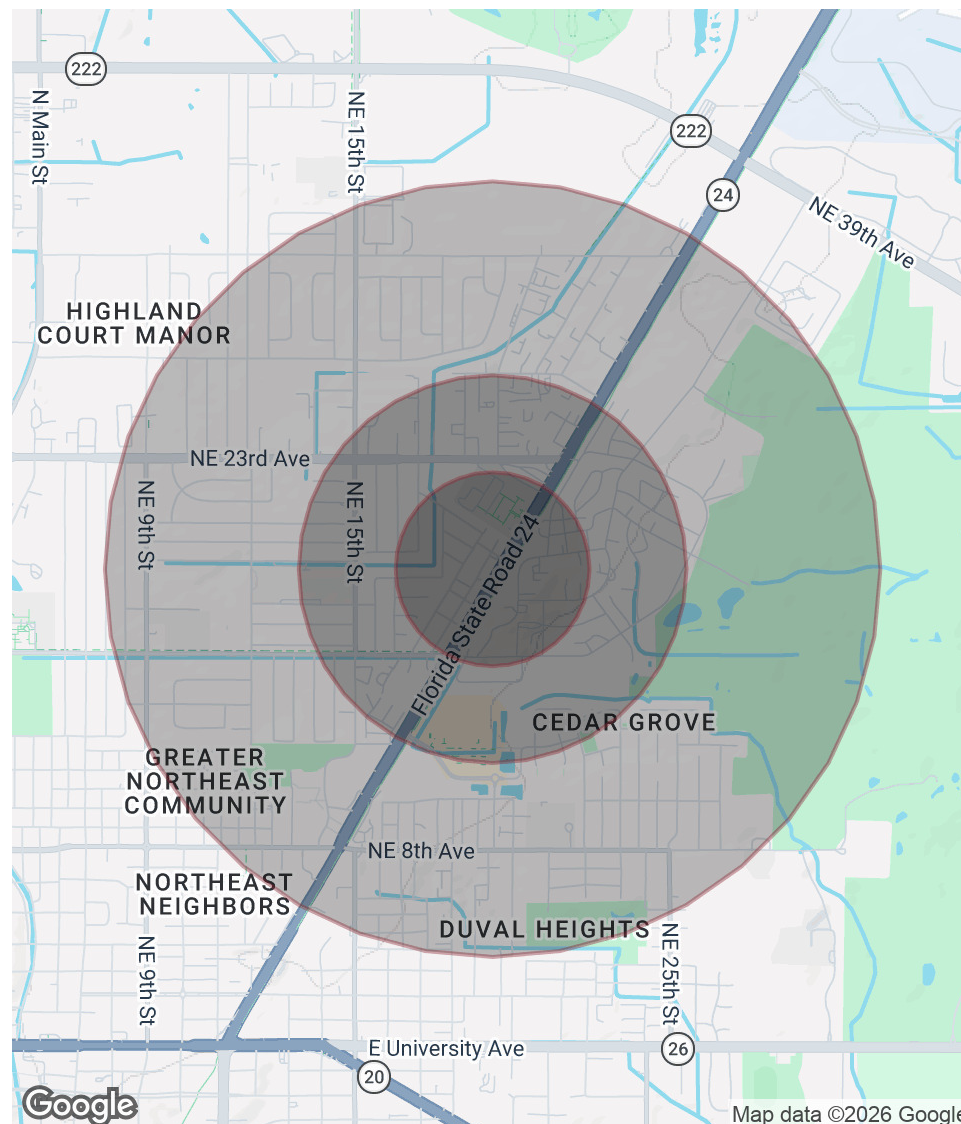
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	233	1,254	6,254
Average Age	35.3	36.1	36.9
Average Age (Male)	30.4	32.2	35.0
Average Age (Female)	50.0	42.6	37.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	86	462	2,462
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$73,356	\$61,886	\$61,987
Average House Value	\$174,479	\$168,688	\$182,694

2023 American Community Survey (ACS)



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ADVISOR

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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)

Bosshardt Realty Services

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