

FREE STANDING COMMERCIAL BUILDING

15303 NW 140TH ST | Alachua , FL 32615



FOR SALE OR LEASE

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

FREE STANDING COMMERCIAL BUILDING

EXECUTIVE SUMMARY

15303 NW 140TH ST | Alachua , FL 32615



OFFERING SUMMARY

List Price:	\$367,500
Lease Rate:	\$1,700/mo. NNN
Building Size:	1,545 SF
Lot Size:	0.46 Acres
Zoning:	CC

PROPERTY OVERVIEW

Bosshardt Realty Services has been selected to exclusively offer this freestanding commercial building adjacent to Alachua Elementary School. The property sits on .46 acres that provides a wide range of uses under CC zoning. The property was completely renovated and ADA compliant.

PROPERTY HIGHLIGHTS

- In the Heart of Alachua
- Past use- daycare center
- Frontage along State Road 441
- Handicap Accessible
- Ample Parking
- Fully Entitled

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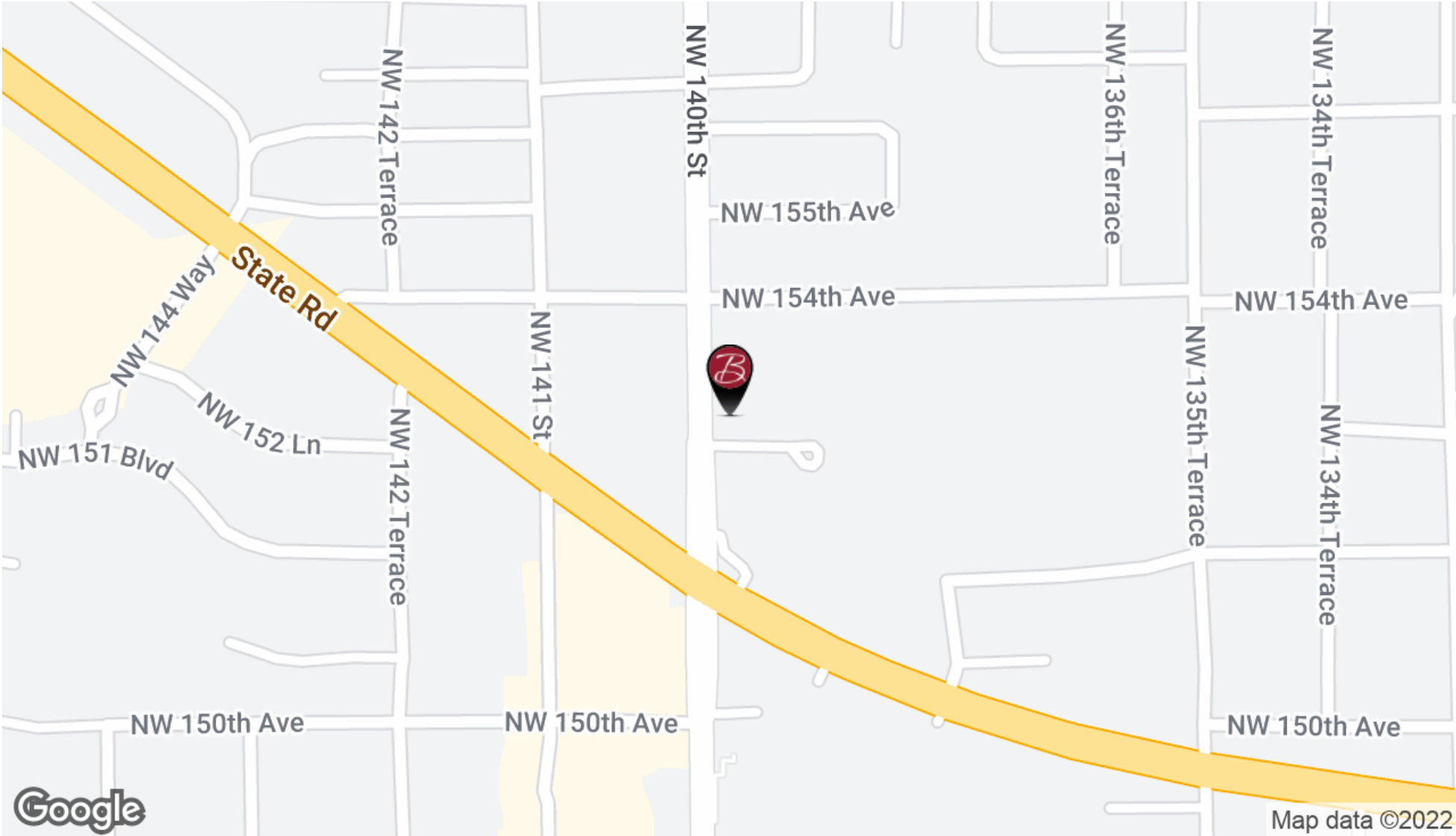
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COMMERCIAL & LAND DIVISION

FREE STANDING COMMERCIAL BUILDING

LOCATION MAP

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FREE STANDING COMMERCIAL BUILDING

RETAILER MAP

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FREE STANDING COMMERCIAL BUILDING

EXTERIOR PHOTOS

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FREE STANDING COMMERCIAL BUILDING

INGRESS/EGRESS

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FREE STANDING COMMERCIAL BUILDING

LAYOUT

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FREE STANDING COMMERCIAL BUILDING

INTERIOR PHOTOS

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Day care.

(1)

Child day care center; overnight child care center. A child day care center and an overnight child care center shall comply with the following standards:

(a)

Outdoor play areas. Outdoor play areas shall:

(i)

Be a minimum of 75 square feet per child on the site.

(ii)

Include a fence at least 3½ feet in height that completely encloses the play area, that is designed so all persons entering the play area are within direct line of sight from the child care center classroom areas.

(iii)

Not locate play equipment within the required yard setback of any district.

(iv)

Be safely segregated from parking, loading, or service areas.

(b)

Parking area, vehicular circulation, and drop off and pick up. Design parking areas and vehicular circulation patterns to:

(i)

Enhance the safety of children as they arrive at and leave the facility.

(ii)

Include a designated pickup and delivery area, providing at a minimum one parking space per 20 children, that is located adjacent to the child care structure in such a way that children do not have to cross vehicular travel ways to enter or exit the center.

(c)

Registration. Register with the City.

(d)

Outdoor play activities. Not to conduct outdoor play activities after 8:00 p.m.

(e)

Located on site of religious institution. If located on the site of a religious institution, it is allowed as an accessory use only if designed and located to be compatible with adjacent land uses in terms of hours of operation, noise, lighting, parking, and similar considerations, and not cause significant traffic impacts.

(f)

Adjacent to single-family development. Where adjacent to existing single-family detached development, not allow the height of buildings exceed the greater of two stories or 180 percent of the average height of the adjacent single-family development.

(g)

Comply with State and County requirements. Comply with all relevant State and County requirements.

(h)

Accessory uses. May be permitted as an accessory to another retail sales and service, shopping center, or office use, but shall not exceed 20 percent of floor area of the principal use.

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ZONING

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FREE STANDING COMMERCIAL BUILDING

DEMOGRAPHICS MAP & REPORT

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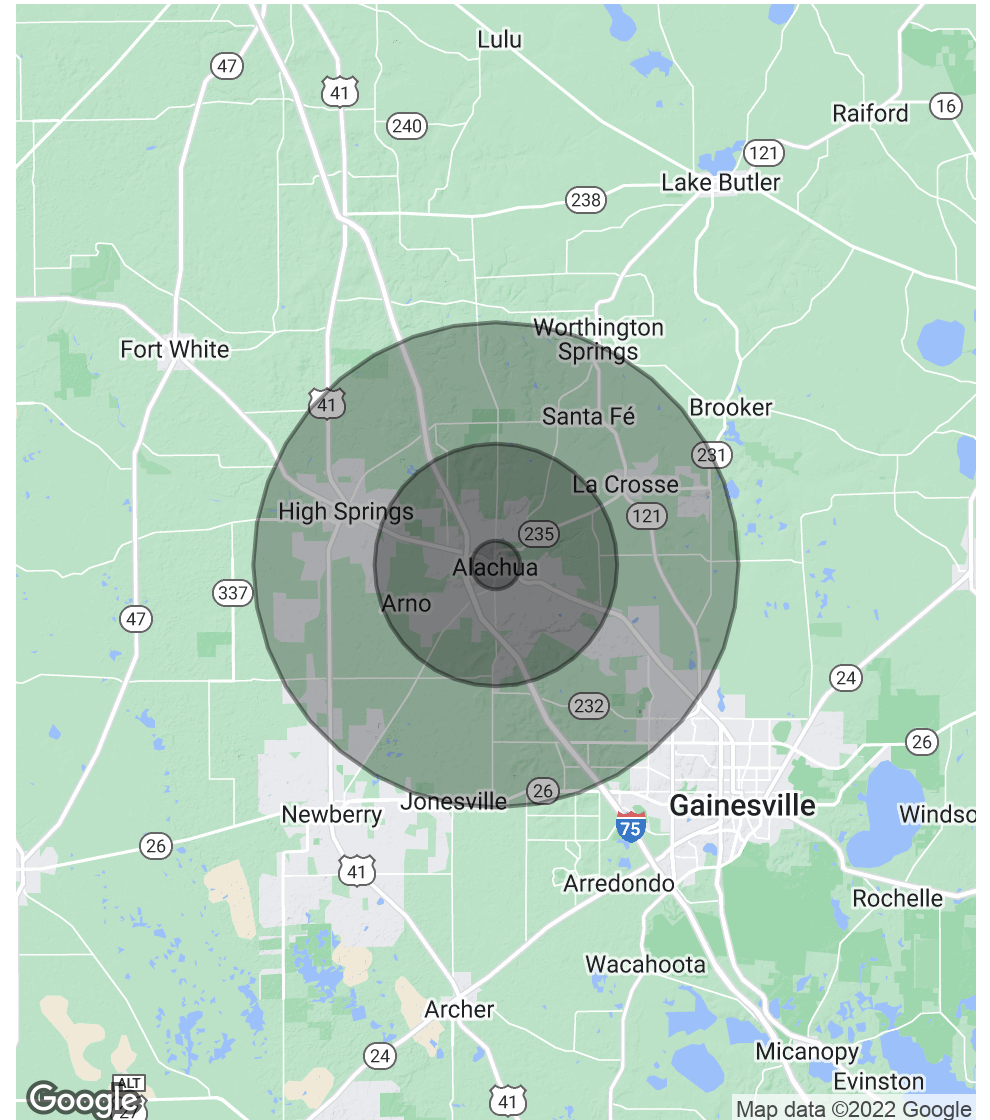
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	361	9,171	61,349
Average Age	39.7	40.7	40.4
Average Age (Male)	36.6	38.2	37.9
Average Age (Female)	42.1	42.5	41.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	135	3,567	25,104
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$68,355	\$71,788	\$75,971
Average House Value	\$275,473	\$261,574	\$250,754

* Demographic data derived from 2020 ACS - US Census



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ERIC LIGMAN

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PROFESSIONAL BACKGROUND

As a seasoned real estate professional, Eric Ligman is known for his extensive knowledge of North Florida's real estate market and his unmatched devotion to client needs. Eric's success is based on the trust and respect earned from his clients by his tireless work ethic, innovative ideas, and candid advice. Over the last two decades, Eric has greatly influenced the transformation of North Florida's landscape brokering deals with national and regional companies including Pennsylvania Real Estate Trust (PRET), Budweiser, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. Ligman is also credited with orchestrating one of the most significant local land deals in recent history, proving himself as the area's premier commercial broker with over 45 million dollars of sold transactions in 2019. Aside from his comprehensive knowledge of the commercial real estate market, Ligman also possesses a clear understanding of tenant needs and has worked diligently to develop an extensive network of landlord relationships. These attributes are instrumental in effectively servicing his valued clients' real estate needs in an efficient and timely manner. Eric has extensive experience in all areas of the commercial real estate sector, including tenant representation, lease negotiations, investment properties, land value, and corporate real estate ventures.

MEMBERSHIPS

ICSC
LoopNet
CoStar
Gainesville Chamber Commerce
GACAR- Gainesville Alachua County Association of Realtors

Bosshardt Realty Services

5542 NW 43rd Street
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352.371.6100

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