

# COMMERCIAL DEVELOPMENT SITE

US Highway 441 & Cholokka Boulevard Intersection- Micanopy, FL 32667



**FOR SALE**



**FOR MORE INFORMATION:**



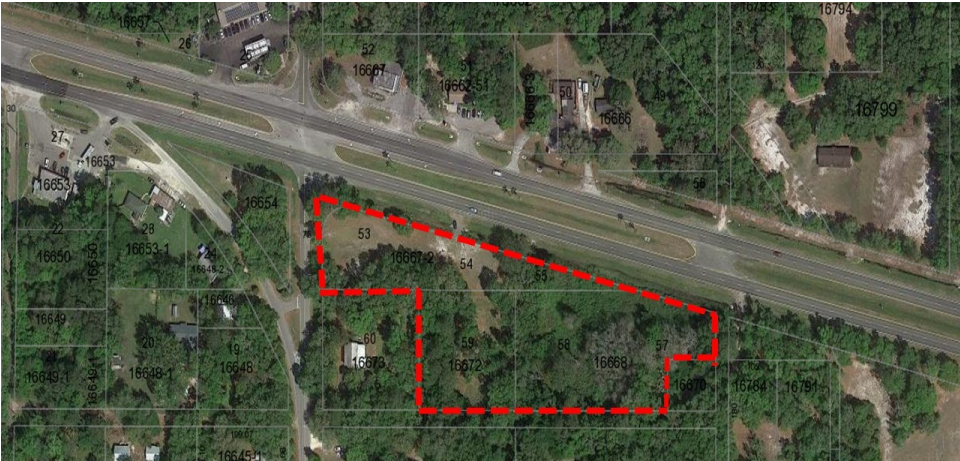
**Eric Ligman**  
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**BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

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## OFFERING SUMMARY

Sale Price: \$234,000

Lot Size: 4.23 Acres

Zoning: C-2

Price / SF: \$1.27

## PROPERTY OVERVIEW

4.23 Acres conveniently located on Highway 441 in Micanopy. This property offers 861 feet of frontage with commercial intensive zoning that will allow a wide variety of commercial uses.

## PROPERTY HIGHLIGHTS

- Conveniently located on US Highway 441
- 861 linear feet of frontage
- C-2 Zoning
- High and dry topography

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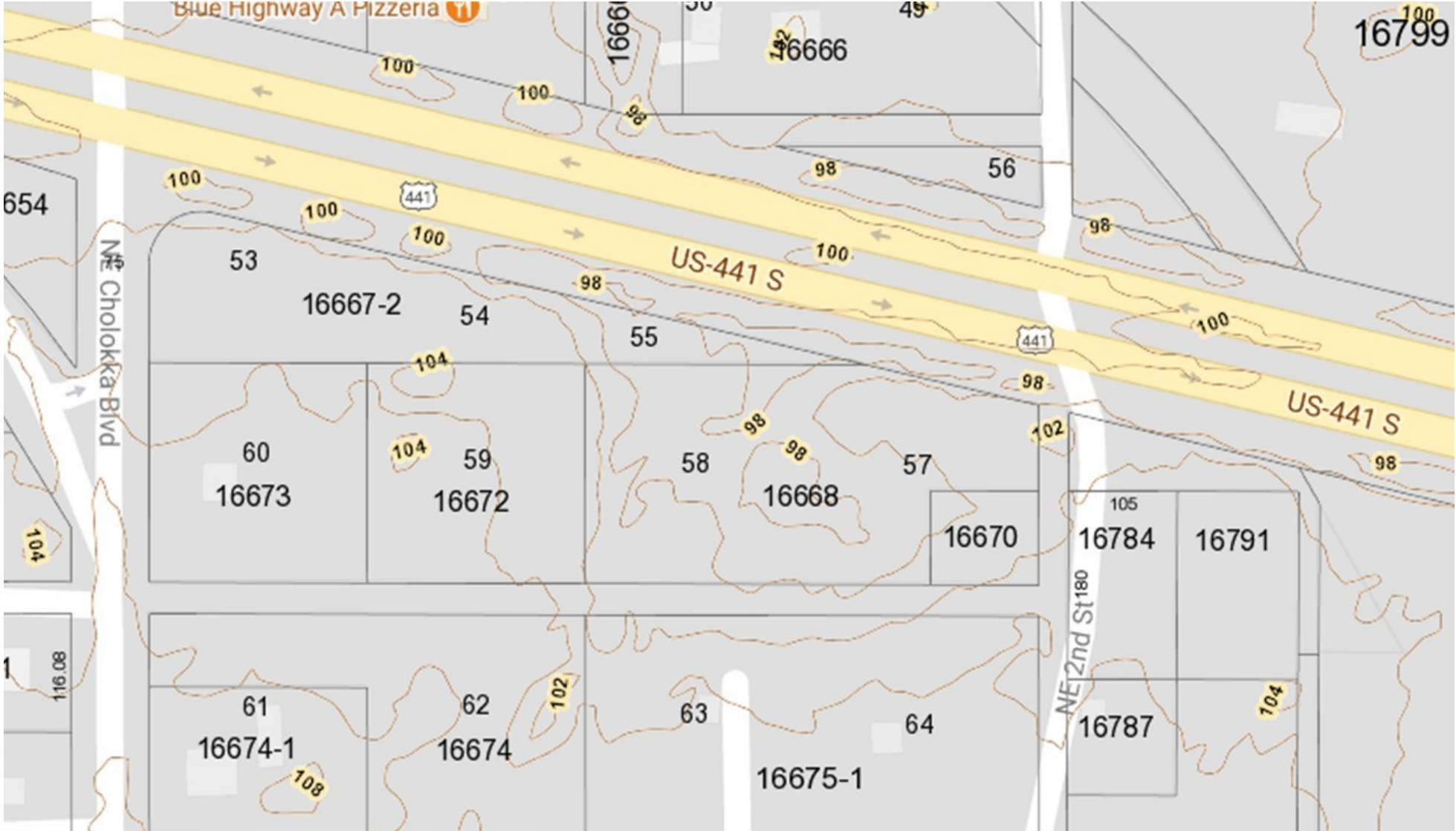




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## TOPO MAP

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## AERIAL MAP

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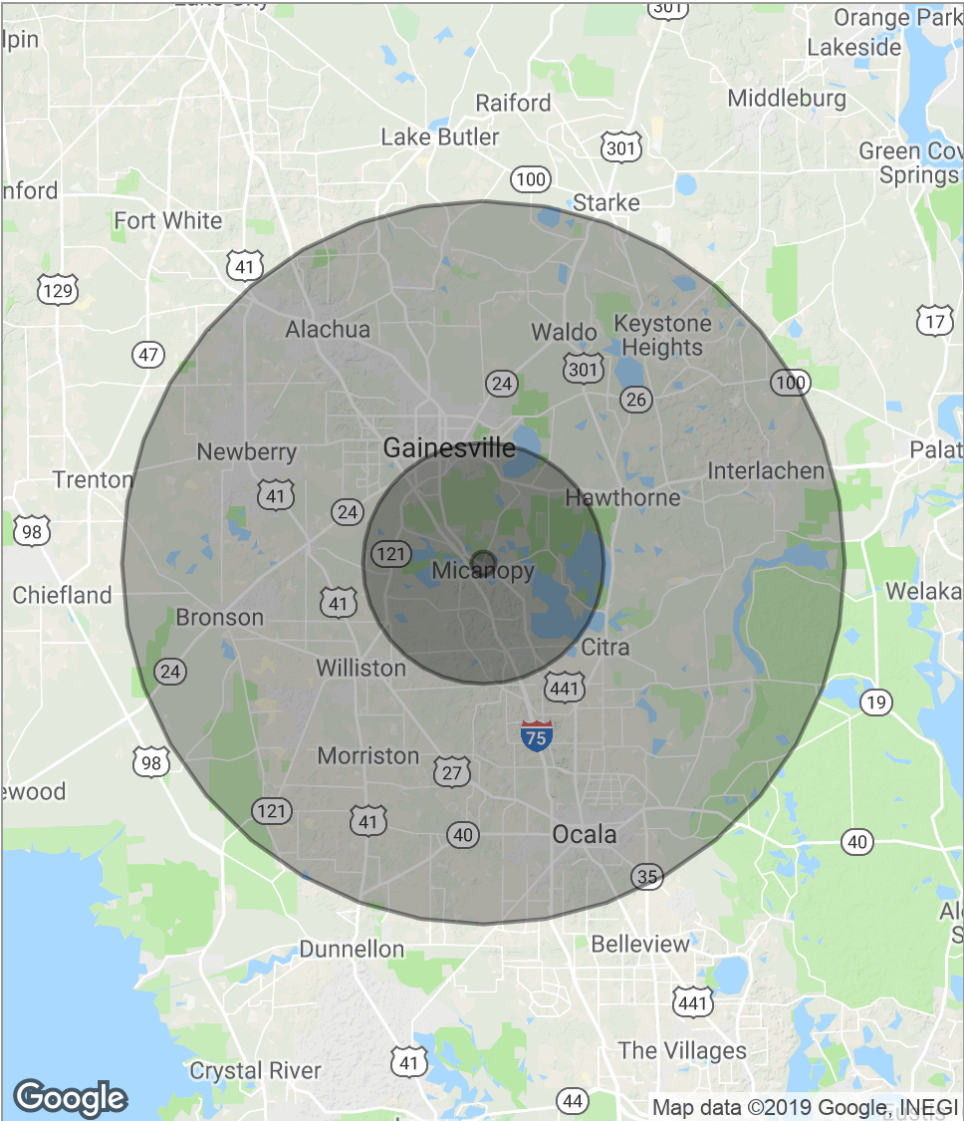


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## DEMOGRAPHICS MAP

US Highway 441 & CHolokka Boulevard Intersection- Micanopy, FL 32667



POPULATION	1 MILE	10 MILES	30 MILES
Total population	70	53,618	537,095
Median age	53.6	31.9	37.9
Median age (Male)	53.9	31.9	37.0
Median age (Female)	52.8	32.1	38.8
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	34	22,288	211,745
# of persons per HH	2.1	2.4	2.5
Average HH income	\$66,544	\$40,839	\$56,644
Average house value	\$231,864	\$172,714	\$203,058

\* Demographic data derived from 2010 US Census

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## ERIC LIGMAN

Commercial Realtor®



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## PROFESSIONAL BACKGROUND

For over a decade, Eric Ligman has consistently proven himself to be an integral member of Gainesville's commercial real estate profession. Aside from his comprehensive knowledge of the Gainesville 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, and corporate real estate ventures.

Ligman first arrived in Gator Nation as a young student and quickly fell in love with its many charms. As an adult, he can imagine no better place to raise his growing family. Outside of his passion for real estate, he enjoys playing on his highly ranked tennis team and is a huge fishing enthusiast.

## MEMBERSHIPS & AFFILIATIONS

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

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