

# ENDCAP RETAIL - FORMER STARBUCKS

4780 NW 39th Ave | Gainesville, FL 32606

# FOR LEASE

## FOR MORE INFORMATION:



**Eric Ligman**

Director  
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**Sage Alfonso**

Commercial Associate  
352.316.8413  
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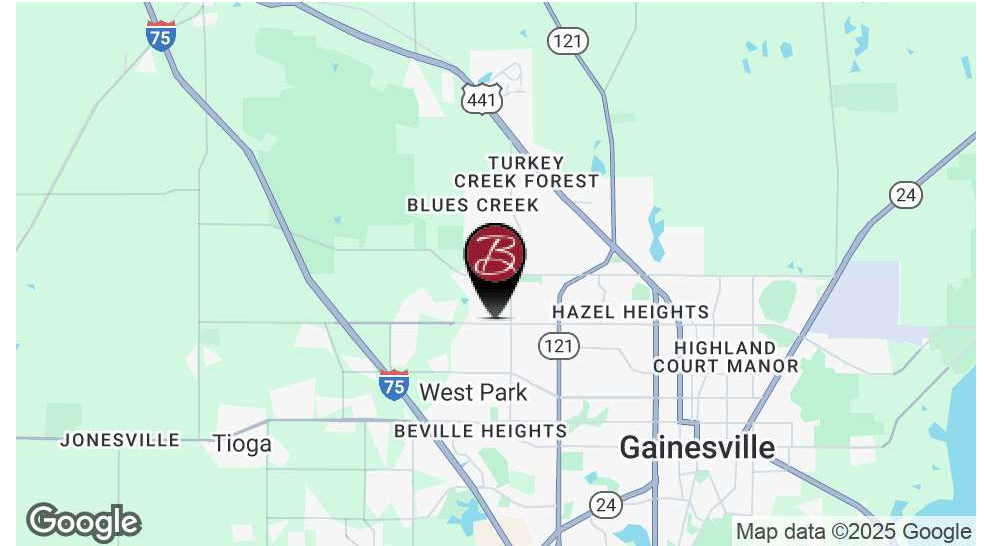
**BOSSHARDT**

— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

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## EXECUTIVE SUMMARY

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### OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Building Size:	7,400 SF
Available SF:	1,505 SF
Lot Size:	35,964 SF
Year Built:	2000
Zoning:	PD

### PROPERTY OVERVIEW

1,505 SF end cap retail space is now available in Magnolia Parke, a vibrant and well-established mixed-use center in northwest Gainesville. This location has been a successful home to Starbucks for over 20+ years, underscoring the site's strength and consistency. Starbucks is now relocating within the park to a new space with a drive-thru, reaffirming its long-term investment in Magnolia Parke and its neighbors.

Located along NW 39th Avenue, one of Gainesville's primary east-west corridors with over 32,500 vehicles per day, the center offers excellent visibility and convenient access to I-75, NW 43rd Street, and the UF Health Springhill campus. Magnolia Parke features a strong tenant mix including Domino's, Ichiban Sushi, One Love Café, and the 50,000SF UF Health Medical campus. With ample parking, steady foot traffic, and solid co-tenancy, this space is ideal for a variety of retail or service-oriented businesses.

- Ample Parking
- 37,500 AADT
- Thriving Demos

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OUTDOOR SEATING

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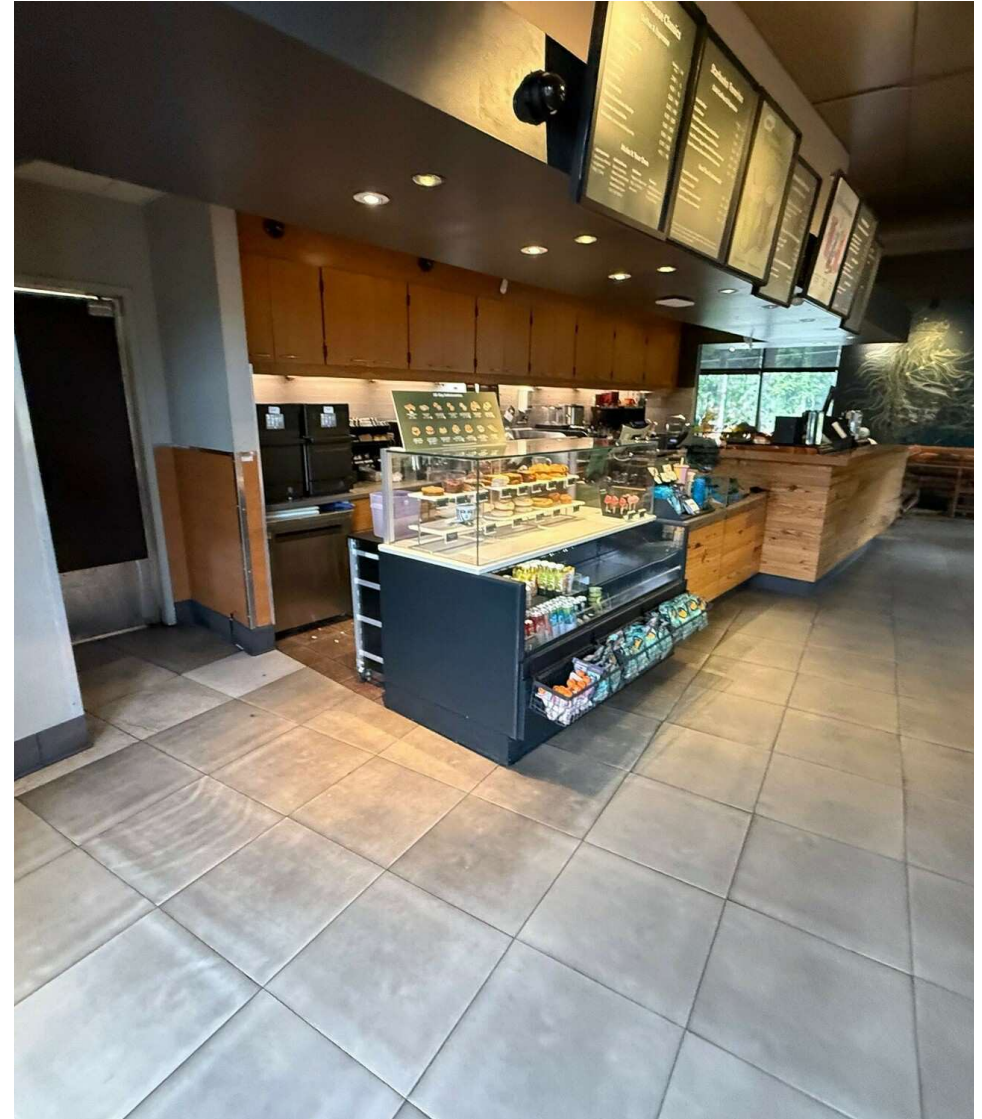
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ADDITIONAL PHOTOS

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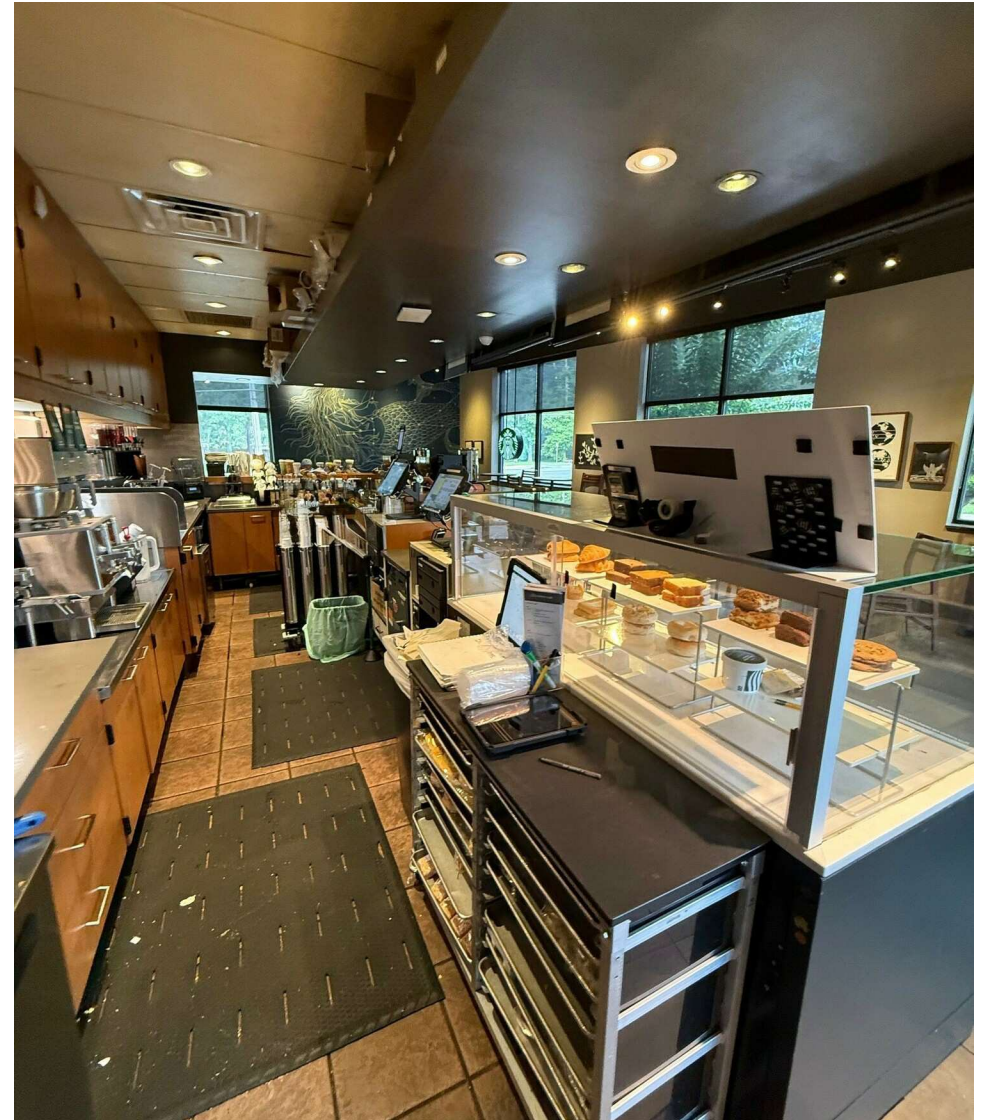
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## DEMOGRAPHICS MAP & REPORT

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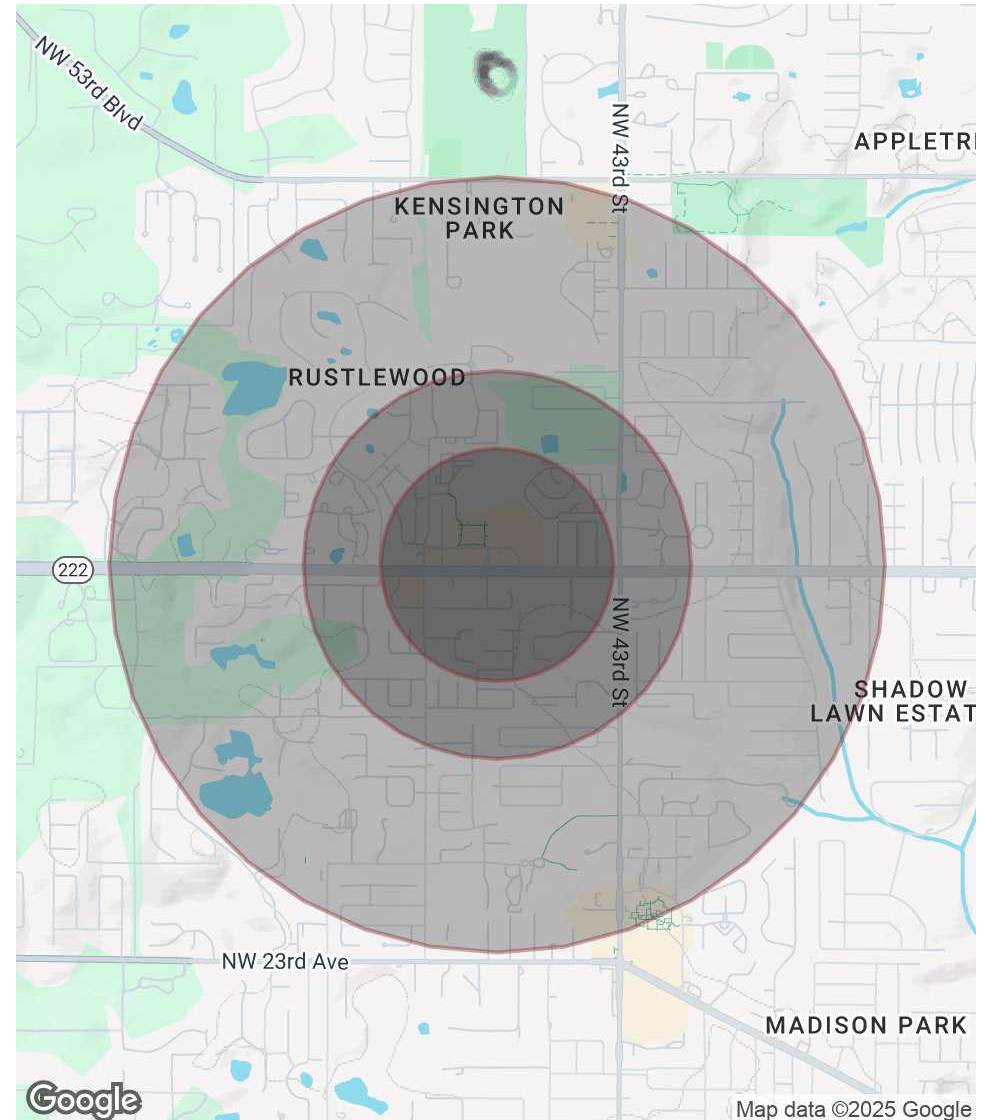
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,129	3,036	8,257
Average Age	43	42	44
Average Age (Male)	41	41	42
Average Age (Female)	44	43	45

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	520	1,426	3,729
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$130,630	\$125,584	\$128,340
Average House Value	\$467,104	\$461,316	\$416,692

Demographics data derived from AlphaMap



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ADVISOR

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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  
Gainesville, FL 32653  
352.371.6100

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## SAGE ALFONSO

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FL #SL3476286

## PROFESSIONAL BACKGROUND

Sage has a passion for customer service complemented by an unwavering work ethic that sets him apart. He specializes in adding value to transactions through market analysis, investment analysis, relations with local jurisdictions, and strategic marketing with national reach. Sage is currently the exclusive representation for LINE - X of Gainesville and St. Augustine. He seamlessly adapts to various client requirements, whether in the role of a discrete hospitality broker or providing meticulous tenant or landlord representation. Beyond his professional commitments, Sage remains a genuine Floridian at heart. He enjoys exploring what North Central Florida has to offer. Call or text today to get your share of Sage advice!

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