

FLEX SPACE NEAR I-75

3538 NW 97th Blvd | Gainesville, FL 32606



FOR LEASE

FOR MORE INFORMATION:



Eric Ligman

Director
352.256.2112
Ericligman@bosshardtrealty.com



Marlon Bruce

Commercial Advisor | Realtor®
352.502.5407
marlon@bosshardtrealty.com



BOSSHARDT

— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

FLEX SPACE NEAR I-75

EXECUTIVE SUMMARY

3538 NW 97th Blvd | Gainesville, FL 32606



OFFERING SUMMARY

Lease Rate:	\$1,500.00 per month (Gross)
Available SF:	1,200 SF
Price / SF:	\$0.00
Market:	I-75 West Phase II

PROPERTY OVERVIEW

Well-maintained office space adjacent to I-75 and 39th Ave offers five private offices, reception, waiting area, and kitchenette. This unit was recently refurbished with fresh paint, new carpet, and a new HVAC system. The green space to the west of the building can be fenced for storing equipment, trailers, or work trucks.

PROPERTY HIGHLIGHTS

- Close Proximity to I-75
- Five offices
- Outdoor Storage Area

FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



Marlon Bruce
Commercial Advisor | Realtor®
352.502.5407
marlon@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

FLEX SPACE NEAR I-75

ADDITIONAL PHOTOS

3538 NW 97th Blvd | Gainesville, FL 32606



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

Ericligman@bosshardtrealty.com



Marlon Bruce

Commercial Advisor | Realtor®

352.502.5407

marlon@bosshardtrealty.com



BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

FLEX SPACE NEAR I-75

OUTDOOR STORAGE GREEN SPACE

3538 NW 97th Blvd | Gainesville, FL 32606



FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

Ericligman@bosshardtrealty.com



Marlon Bruce

Commercial Advisor | Realtor®

352.502.5407

marlon@bosshardtrealty.com



BOSSHARDT

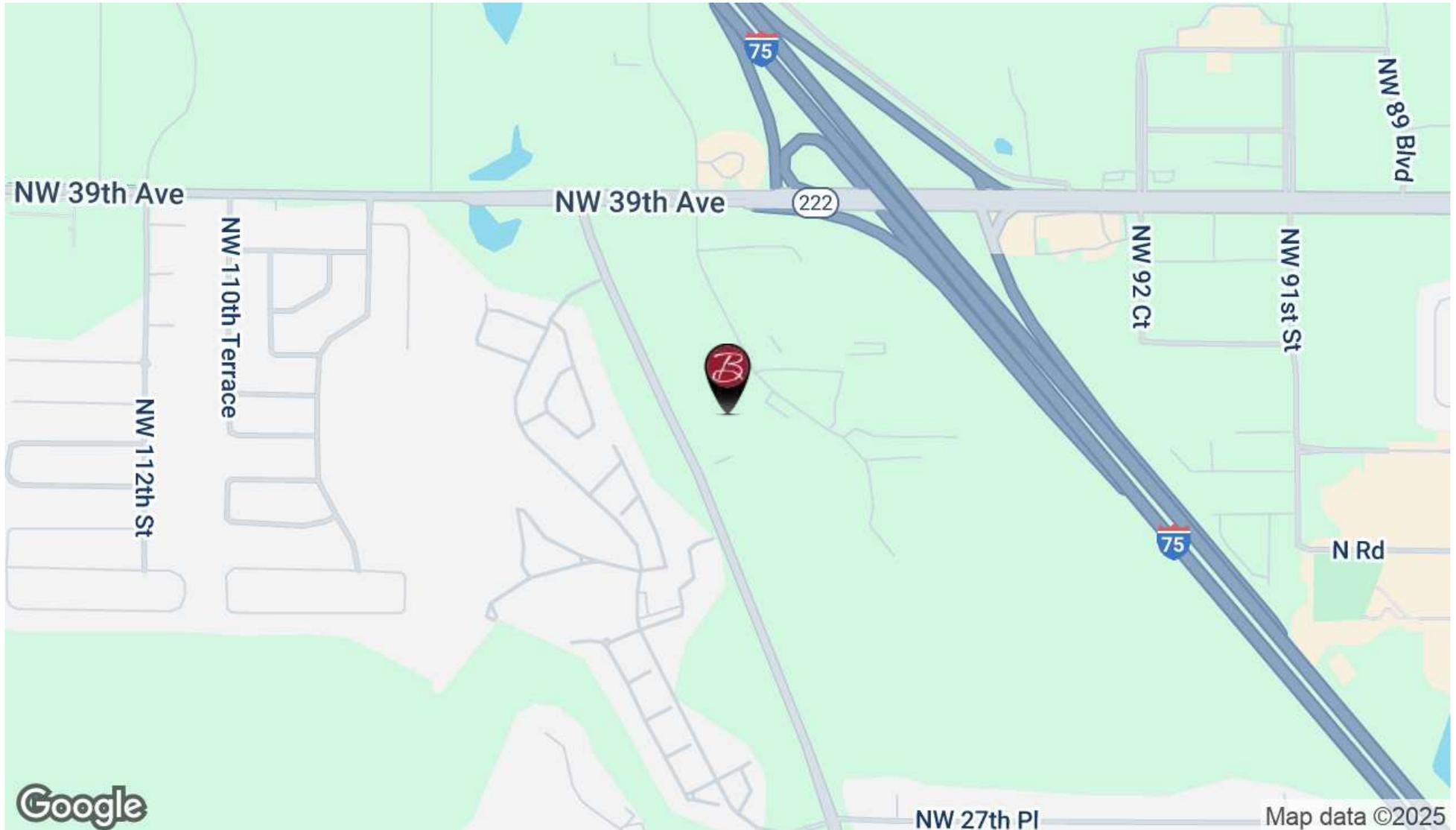
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

FLEX SPACE NEAR I-75

LOCATION MAP

3538 NW 97th Blvd | Gainesville, FL 32606



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com



Marlon Bruce
Commercial Advisor | Realtor®
352.502.5407
marlon@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

FLEX SPACE NEAR I-75

DEMOGRAPHICS MAP & REPORT

3538 NW 97th Blvd | Gainesville, FL 32606

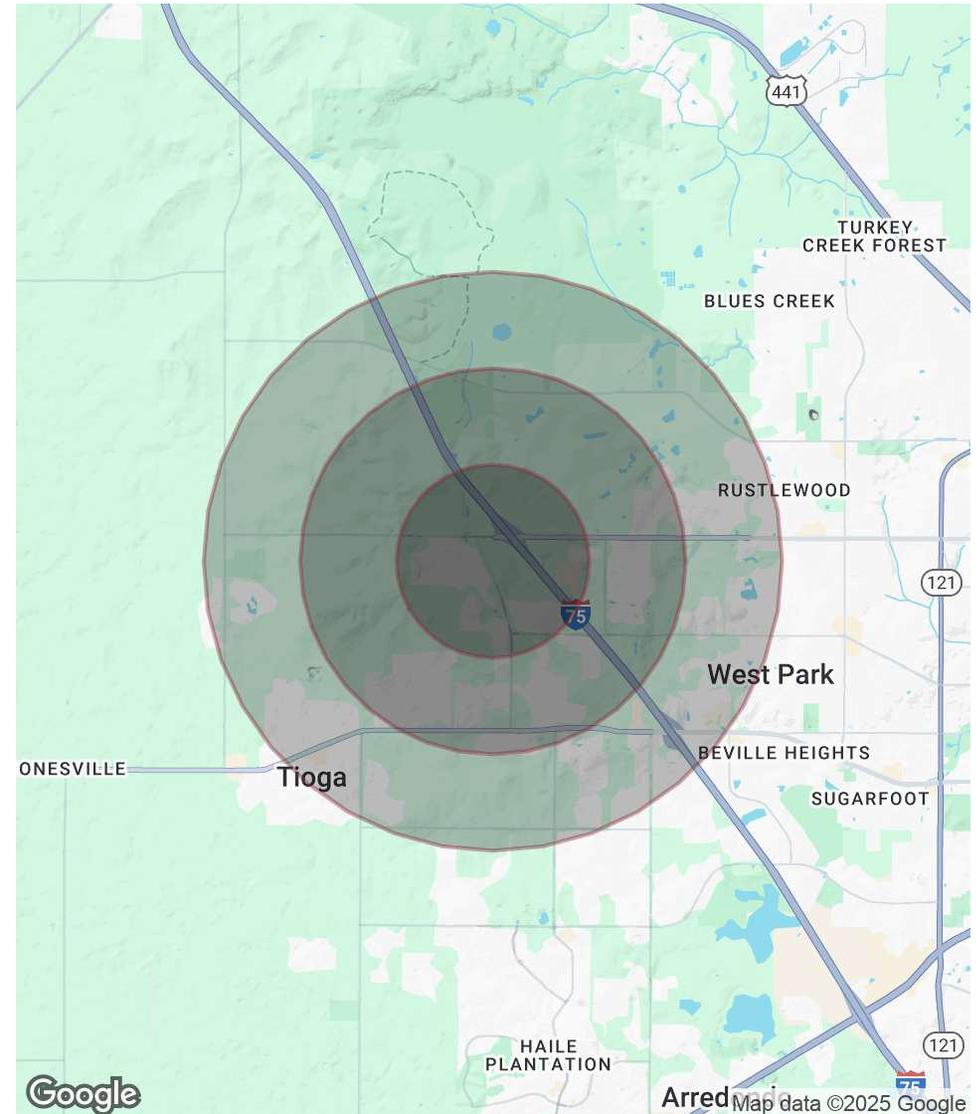
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,670	15,110	23,047
Average Age	43.4	42.2	43.6
Average Age (Male)	37.1	37.4	39.6
Average Age (Female)	44.7	44.1	44.9

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,194	7,457	10,876
# of Persons per HH	2.2	2.0	2.1
Average HH Income	\$88,611	\$75,403	\$83,282
Average House Value	\$599,825	\$303,329	\$371,844

* Demographic data derived from 2020 ACS - US Census



FOR MORE INFORMATION:



Eric Ligman
 Director
 352.256.2112
Ericligman@bosshardtrealty.com



Marlon Bruce
 Commercial Advisor | Realtor®
 352.502.5407
marlon@bosshardtrealty.com



FLEX SPACE NEAR I-75

3538 NW 97th Blvd | Gainesville, FL 32606



ERIC LIGMAN

Director

Ericligman@bosshardtrealty.com

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

FOR MORE INFORMATION:



Eric Ligman

Director
352.256.2112
Ericligman@bosshardtrealty.com



Marlon Bruce

Commercial Advisor | Realtor®
352.502.5407
marlon@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

FLEX SPACE NEAR I-75

ADVISOR

3538 NW 97th Blvd | Gainesville, FL 32606



MARLON BRUCE

Commercial Advisor | Realtor®

marlon@bosshardtrealty.com

Direct: **352.502.5407**

FL #SL3625253

PROFESSIONAL BACKGROUND

Marlon Bruce - Your Commercial Real Estate Partner

Marlon Bruce has years of experience in real estate management, focusing on investment and growth. His hands-on approach has helped clients maximize returns. A serial entrepreneur, Marlon has built businesses in marketing, business development, and consulting, bringing that mindset to his real estate work.

With nearly a decade in politics, including leading national campaigns, Marlon excels in problem-solving, communication, and navigating complex deals. He recently completed his second term as Chair of the Alachua County Economic Development Advisory Committee, driving local business and development.

Whether buying, selling, or investing, Marlon's experience and business-focused approach make him a trusted partner.

MEMBERSHIPS

National Association of Realtors (NAR/OMCAR)

Builders Association of North Central Florida (NAHB/BANCF)

International Council of Shopping Centers (ICSC)

Bosshardt Realty Services

5542 NW 43rd Street
Gainesville, FL 32653
352.371.6100

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

Ericligman@bosshardtrealty.com



Marlon Bruce

Commercial Advisor | Realtor®

352.502.5407

marlon@bosshardtrealty.com

