

# FLEX BUILDING WITH FOUR MOTORIZED ROLL-UP DOORS

704 Northeast 1st Street | Micanopy, FL 32667



## FOR LEASE

### FOR MORE INFORMATION:



**Eric Ligman**  
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**Makayla Richardson**  
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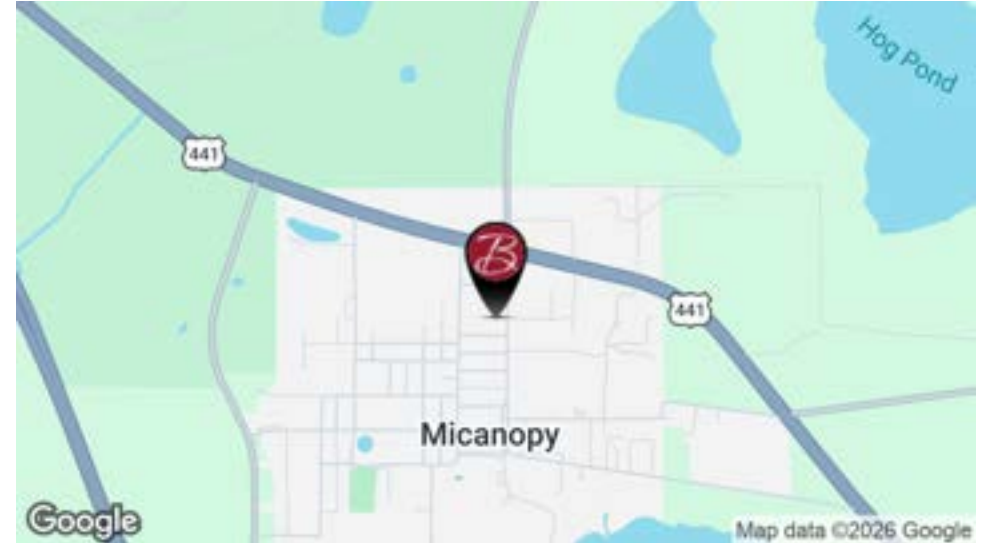


**BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

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## EXECUTIVE SUMMARY

704 Northeast 1st Street | Micanopy, FL 32667



### OFFERING SUMMARY

|                  |                    |
|------------------|--------------------|
| Lease Rate:      | \$12 SF/yr (Gross) |
| Building Size:   | 3,160 SF           |
| Office SF:       | 702 SF             |
| Warehouse SF:    | 2,458 SF           |
| Number of Units: | 1                  |
| Zoning:          | C-1                |

### PROPERTY OVERVIEW

Former fire station available for lease. Approximately 3,166 sq ft of office and warehouse space in Micanopy. The building includes office area and warehouse space with four motorized roll-up doors, providing convenient access for vehicles, equipment, deliveries, storage, or service-based operations. The warehouse portion is not currently heated or cooled. The property's unique layout and former municipal use make it well suited for a range of commercial users seeking a combination of office, storage, and vehicle-access space. The property is zoned C-1, providing flexibility for a variety of neighborhood-serving commercial, professional, service, storage, and community-oriented uses, subject to applicable zoning requirements and approvals. Conveniently located near Downtown Micanopy. This is a leasing opportunity for a tenant seeking adaptable space, multiple access points, and a distinctive commercial setting.

### PROPERTY HIGHLIGHTS

- Office and warehouse space
- Four motorized roll-up doors
- Functional vehicle and equipment access

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## OFFICE PHOTOS

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WAREHOUSE PHOTO

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WAREHOUSE PHOTO

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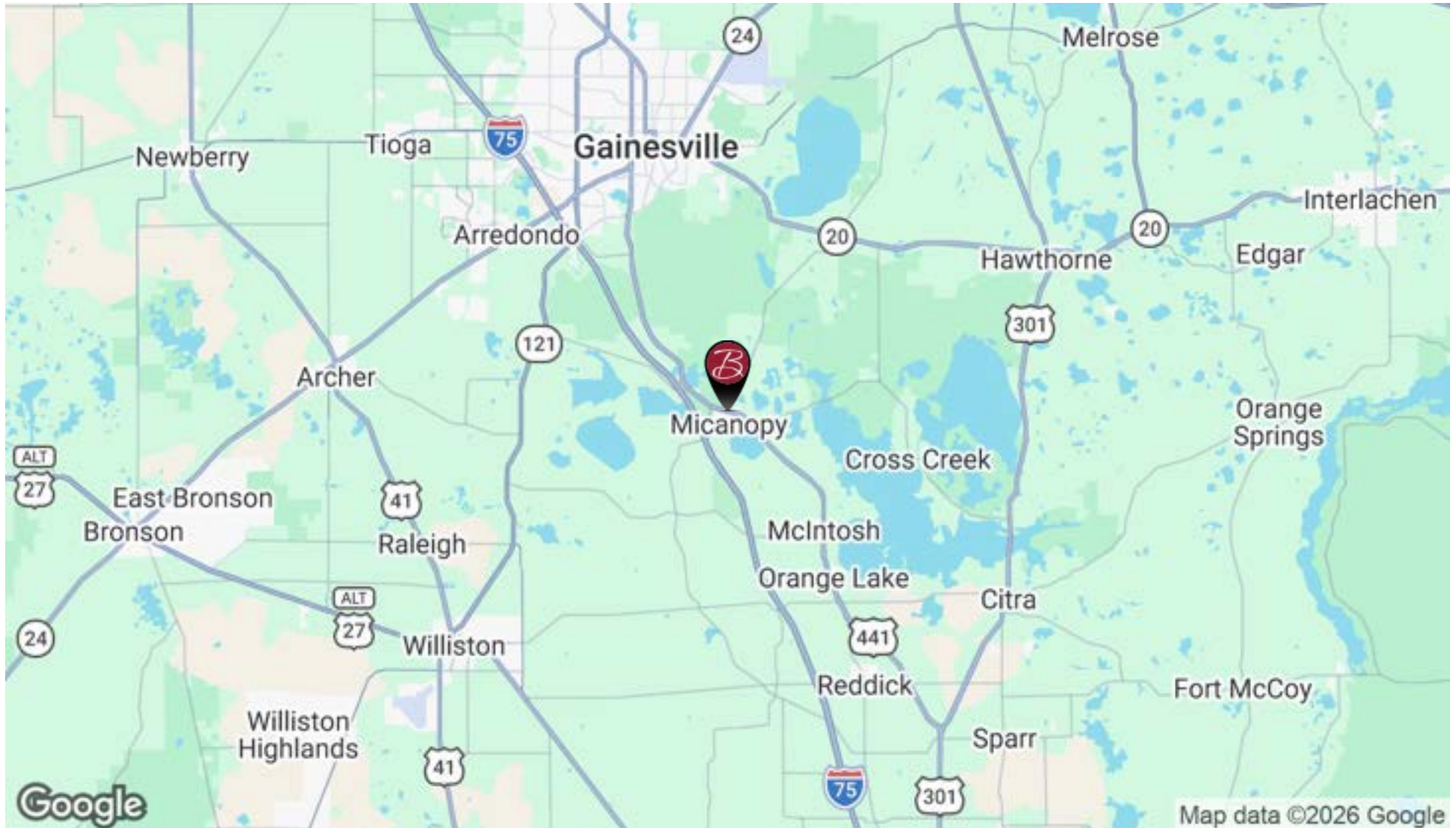


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## LOCATION MAP

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## DEMOGRAPHICS MAP & REPORT

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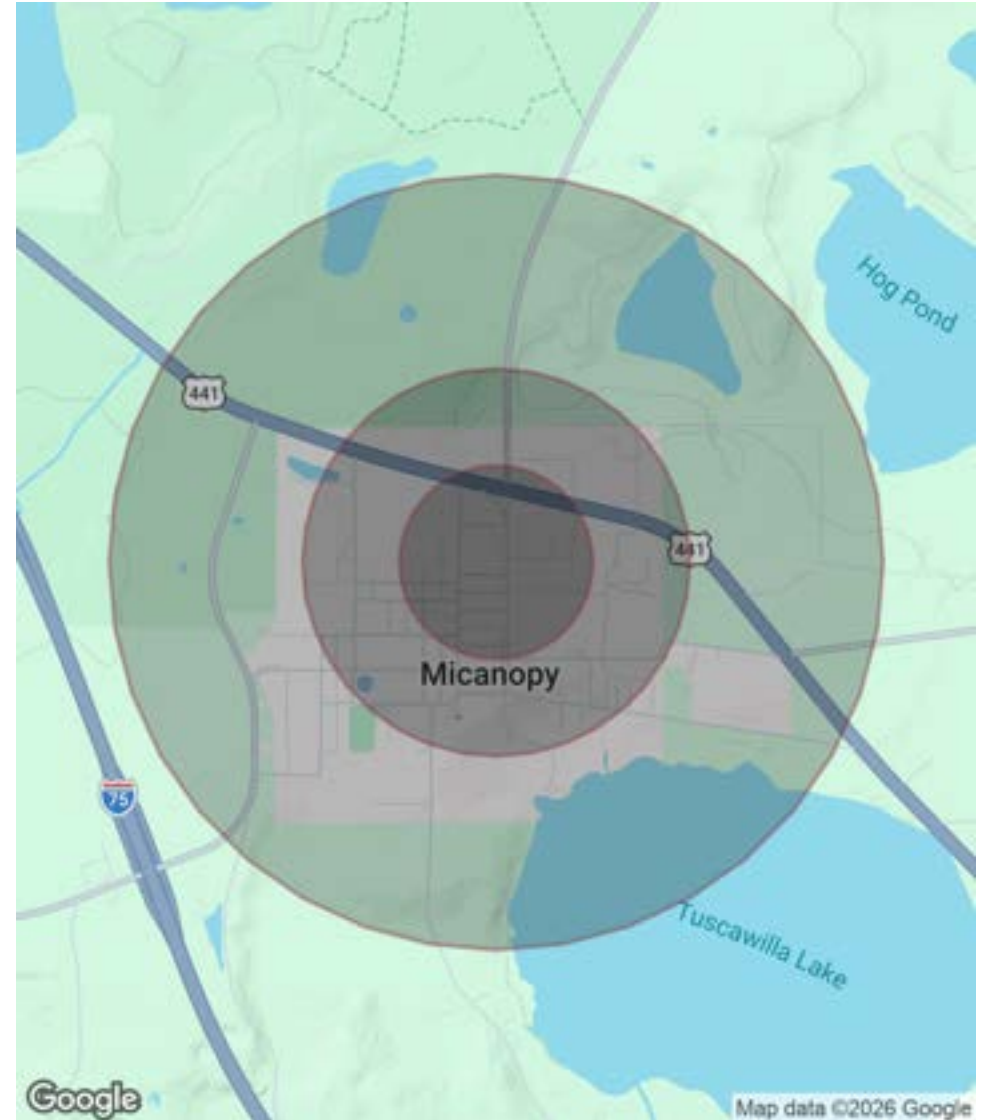
### POPULATION

|                      | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 4          | 19        | 79     |
| Average Age          | 68.9       | 56.0      | 54.3   |
| Average Age (Male)   | 74.0       | 59.9      | 58.1   |
| Average Age (Female) | 64.3       | 52.3      | 50.7   |

### HOUSEHOLDS & INCOME

|                     | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 1          | 9         | 39        |
| # of Persons per HH | 4.0        | 2.1       | 2.0       |
| Average HH Income   | \$218,039  | \$94,847  | \$87,937  |
| Average House Value | \$458,752  | \$300,860 | \$233,707 |

2023 American Community Survey (ACS)



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## 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

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

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### Makayla Richardson

Commercial Associate

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## MAKAYLA RICHARDSON

Commercial Associate

[makayla@bosshardtrealty.com](mailto:makayla@bosshardtrealty.com)

Direct: **352.256.7532**

FL #SL3598503

## PROFESSIONAL BACKGROUND

As a Commercial Associate with Bosshardt Realty, Makayla Richardson takes a multi-faceted and forward-thinking approach to commercial real estate. With two years of experience, she brings a fresh perspective to a seasoned industry, combining market insight with creativity and strategy.

Makayla specializes in acquisitions, focusing on industrial and retail properties across North Florida. Her goal is to help business owners, landlords, and developers maximize profitability through informed deal structures and a deep understanding of market trends.

Passionate about learning and leveraging new technology, she's dedicated to delivering value and helping clients achieve lasting success.

## EDUCATION

Associate's Degree in Economics, Santa Fe College

## MEMBERSHIPS

GACAR - Realtor Association

Public Notary

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