

MEDICAL OFFICE SUITES

922 E Call St | Starke, FL 32091



FOR LEASE

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

Ericligman@bosshardtrealty.com



BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

MEDICAL OFFICE SUITES

EXECUTIVE SUMMARY

922 E Call St | Starke, FL 32091



OFFERING SUMMARY

Lease Rate:	\$27.50 SF/yr (Gross)
Building Size:	63,568 SF
Available SF:	1,987 - 18,090 SF
Lot Size:	7.65 AC
Number of Units:	2
Year Built:	1987
Zoning:	B-2

PROPERTY OVERVIEW

Rare opportunity to lease space in a professionally managed medical building anchored by the HCA Florida North Florida Free-Standing Emergency Room on the ground floor. Available suites range from 1,900 SF up to 18,090 SF contiguous, with flexible floor plans that can be tailored to fit a wide range of healthcare and institutional users.

The building's layout and infrastructure make it especially well suited for skilled nursing, assisted living, behavioral health, rehabilitation, and other care providers who benefit from direct access to emergency services just one floor below - a differentiator few facilities in the region can offer.

The property also includes a full commercial kitchen and cafeteria (currently unused and available for activation), ample on-site parking, and generous green space surrounding the building, creating a comfortable setting for patients, residents, staff, and visitors.

PROPERTY HIGHLIGHTS

- Suites from 1,900 SF to 18,090 SF contiguous
- Flexible floor plans adaptable to skilled nursing, ALF, and other healthcare uses
- Direct access to emergency care on the ground floor

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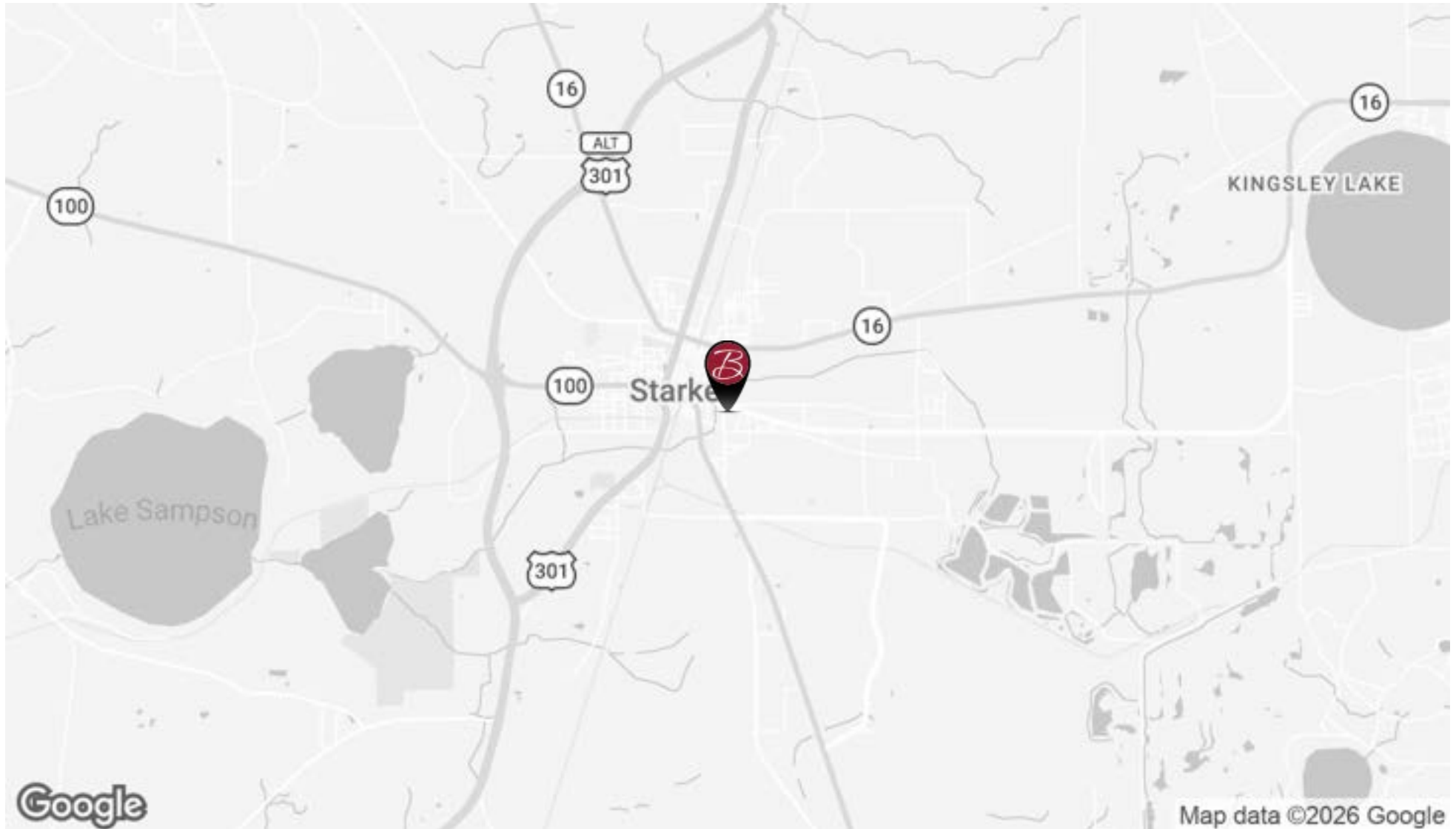


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LOCATION MAP

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COMMON AREA

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922 E Call St | Starke, FL 32091

1ST FLOOR SUITE 1A

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FLOOR PLANS

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PHOTOS

922 E Call St | Starke, FL 32091



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922 E Call St | Starke, FL 32091

FLOOR 2

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PHOTOS

922 E Call St | Starke, FL 32091



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ADDITIONAL PHOTOS

922 E Call St | Starke, FL 32091



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Director
352.256.2112
Ericligman@bosshardtrealty.com



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ADDITIONAL PHOTOS

922 E Call St | Starke, FL 32091



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DEMOGRAPHICS MAP & REPORT

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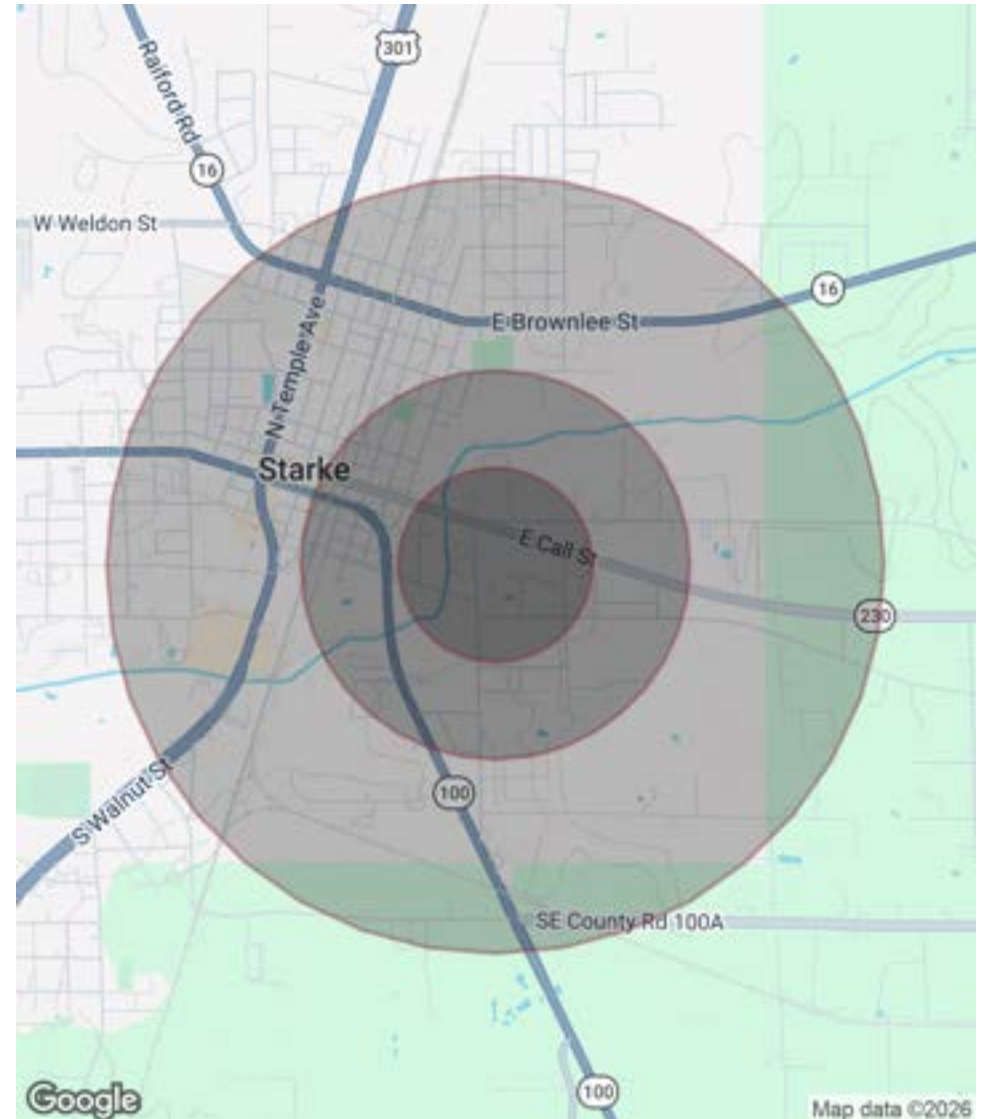
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	55	273	1,116
Average Age	47.0	41.7	39.7
Average Age (Male)	40.6	31.5	31.1
Average Age (Female)	55.2	50.6	45.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	18	99	399
# of Persons per HH	3.1	2.8	2.8
Average HH Income	\$75,353	\$64,987	\$56,190
Average House Value	\$197,616	\$155,314	\$129,038

2023 American Community Survey (ACS)



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ADVISOR

922 E Call St | Starke, FL 32091



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

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