

SPRINGHILL PROFESSIONAL CENTER

3850 Northwest 83 Street | Gainesville, FL 32606



FOR LEASE

FOR MORE INFORMATION:



Marlon Bruce
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Eric Ligman
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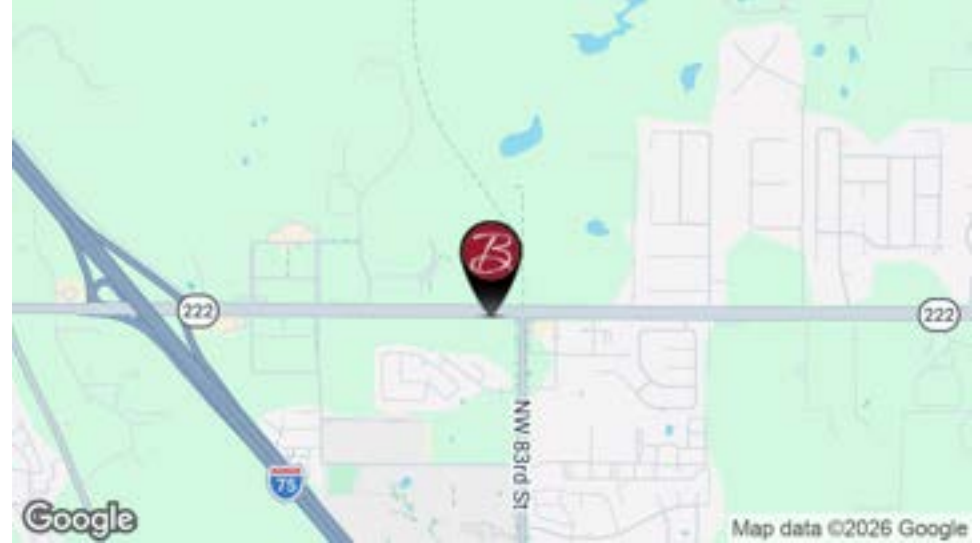


BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

SPRINGHILL PROFESSIONAL CENTER

EXECUTIVE SUMMARY

3850 Northwest 83 Street | Gainesville, FL 32606



OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN)
Building Size:	15,022 SF
Available SF:	7,500 SF
Number of Offices:	25
Multi-Purpose / Conference:	2
Renovated:	2020
Zoning:	PD
Market:	Gainesville

PROPERTY OVERVIEW

Springhill Professional Center offers a flexible leasing opportunity for medical practices and traditional office users seeking a professional presence in Gainesville. The adaptable layout accommodates private offices, collaborative workspaces, and administrative functions, with opportunities to tailor the space to tenant needs. Located less than half a mile from I-75 and near Santa Fe College, HCA Florida North Florida Hospital, and The Oaks Mall, the property offers convenient regional access and proximity to healthcare, education, shopping, and dining an appealing choice for businesses establishing or expanding in North Central Florida.

PROPERTY HIGHLIGHTS

- Flexible office space suited for medical and traditional office users
- Convenient access to I-75, less than half a mile away
- Near Santa Fe College and HCA Florida North Florida Hospital
- Close to The Oaks Mall, dining, and everyday services

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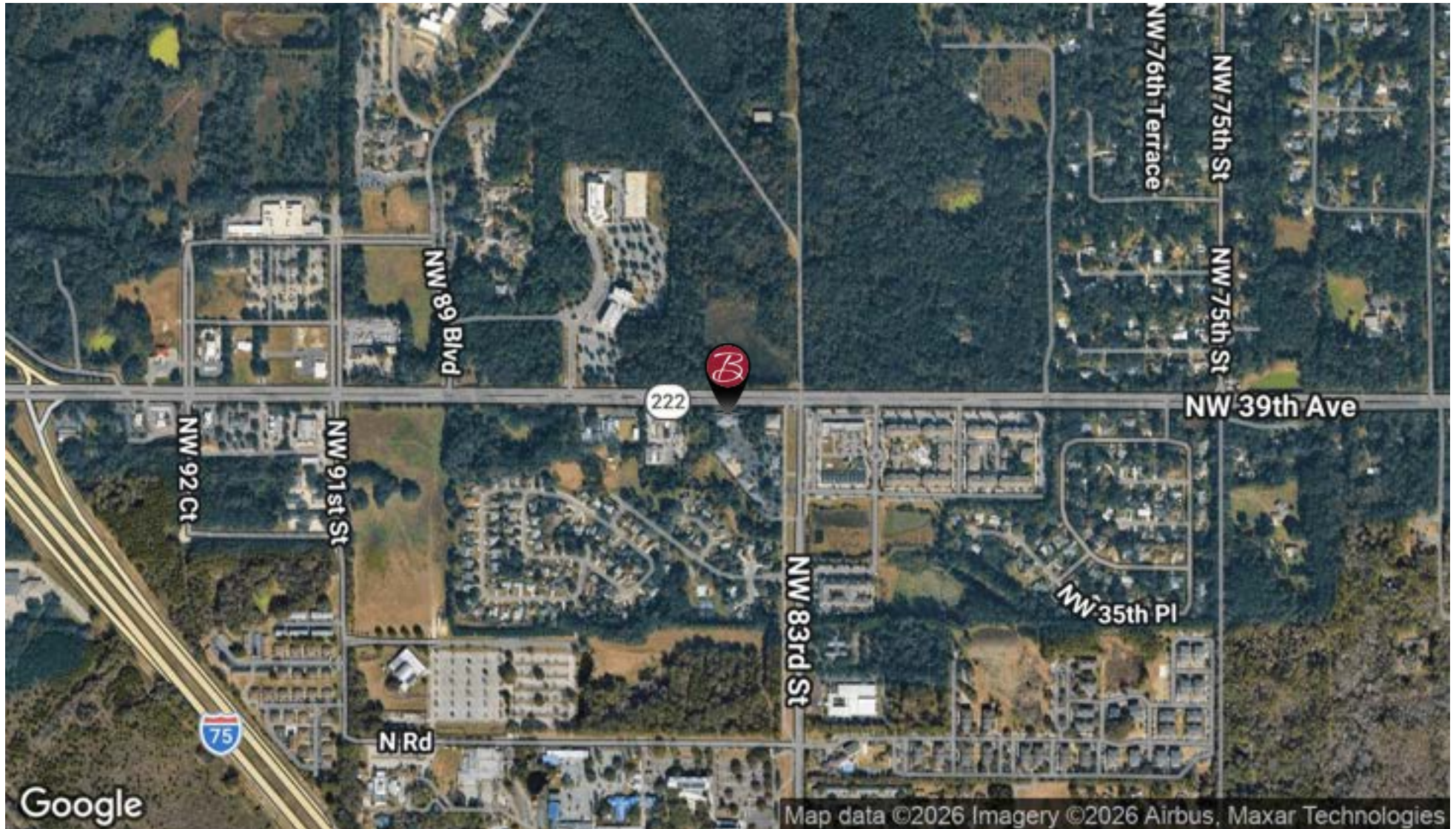


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AERIAL MAP

3850 Northwest 83 Street | Gainesville, FL 32606



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RETAILER MAP

3850 Northwest 83 Street | Gainesville, FL 32606

Retailer Map Not Configured

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ADDITIONAL PHOTOS

3850 Northwest 83 Street | Gainesville, FL 32606



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DEMOGRAPHICS MAP & REPORT 3850 Northwest 83 Street | Gainesville, FL 32606

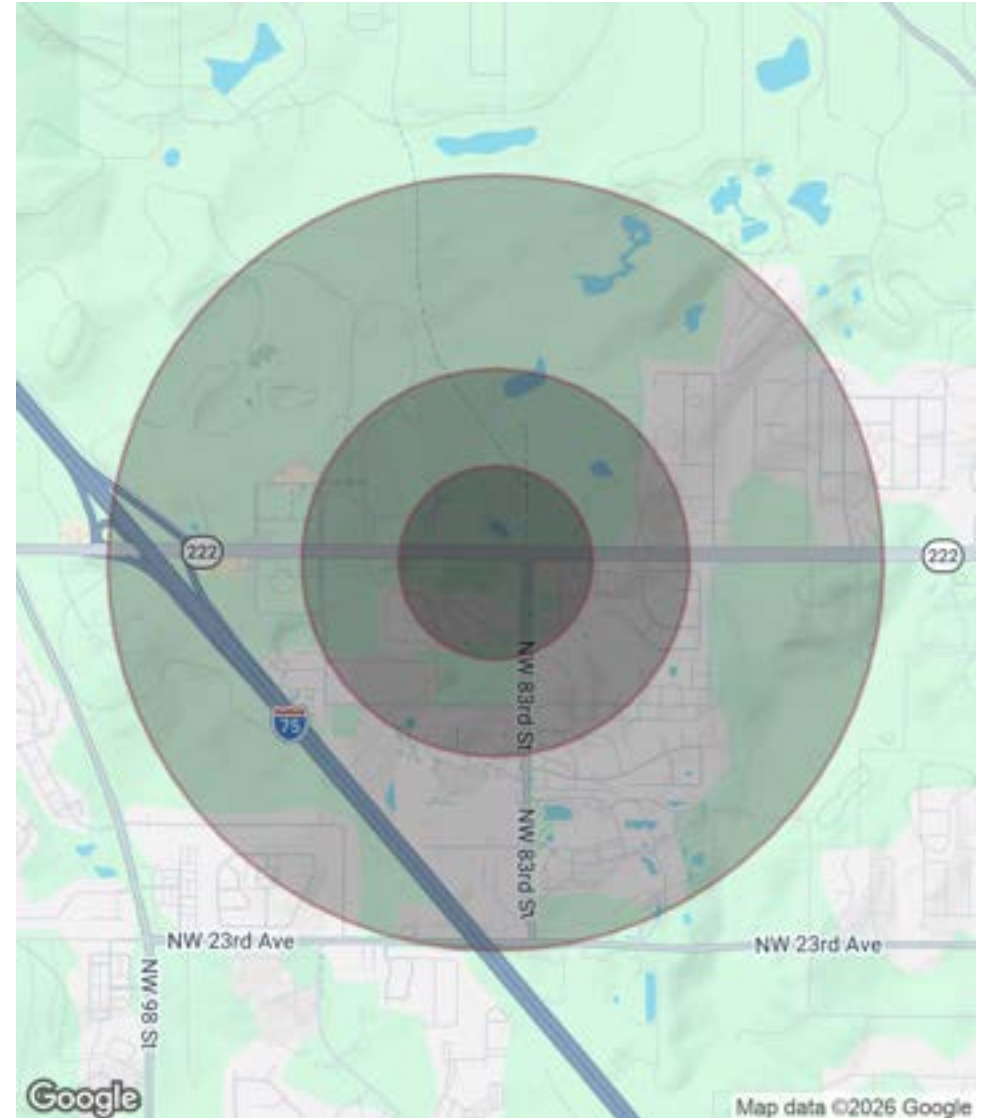
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	352	1,607	5,112
Average Age	39.0	38.3	39.7
Average Age (Male)	38.5	37.9	39.3
Average Age (Female)	41.4	40.0	40.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	181	821	2,553
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$93,650	\$94,507	\$102,341
Average House Value	\$255,400	\$271,731	\$338,633

2023 American Community Survey (ACS)



FOR MORE INFORMATION:



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MARLON BRUCE, ADVISOR

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MARLON BRUCE

Commercial Advisor | Realtor®

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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,
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ERIC LIGMAN, DIRECTOR

3850 Northwest 83 Street | Gainesville, FL 32606



ERIC LIGMAN

Director

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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)

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