

PRIME OFFICE SPACE

3536 NW 97th Blvd | Gainesville, FL 32606



FOR LEASE

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

Ericligman@bosshardtrealty.com



BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

PRIME OFFICE SPACE

EXECUTIVE SUMMARY

3536 NW 97th Blvd | Gainesville, FL 32606



OFFERING SUMMARY

Building Size:	1,200 SF
Available SF:	3,600 SF
Year Built:	1990
Zoning:	BW

PROPERTY OVERVIEW

Introducing an exceptional leasing opportunity in Gainesville, FL! This well-appointed property at 3536 NW 97th Blvd offers a range of impressive features, including a spacious 1,200 SF building with an attractive layout and modern amenities. Built in 1990 and zoned BW, this property provides a versatile space that is ideal for a wide range of potential lessees. With its prime location and appealing attributes, this property presents an outstanding opportunity for businesses seeking a new space to thrive.

PROPERTY HIGHLIGHTS

FOR MORE INFORMATION:



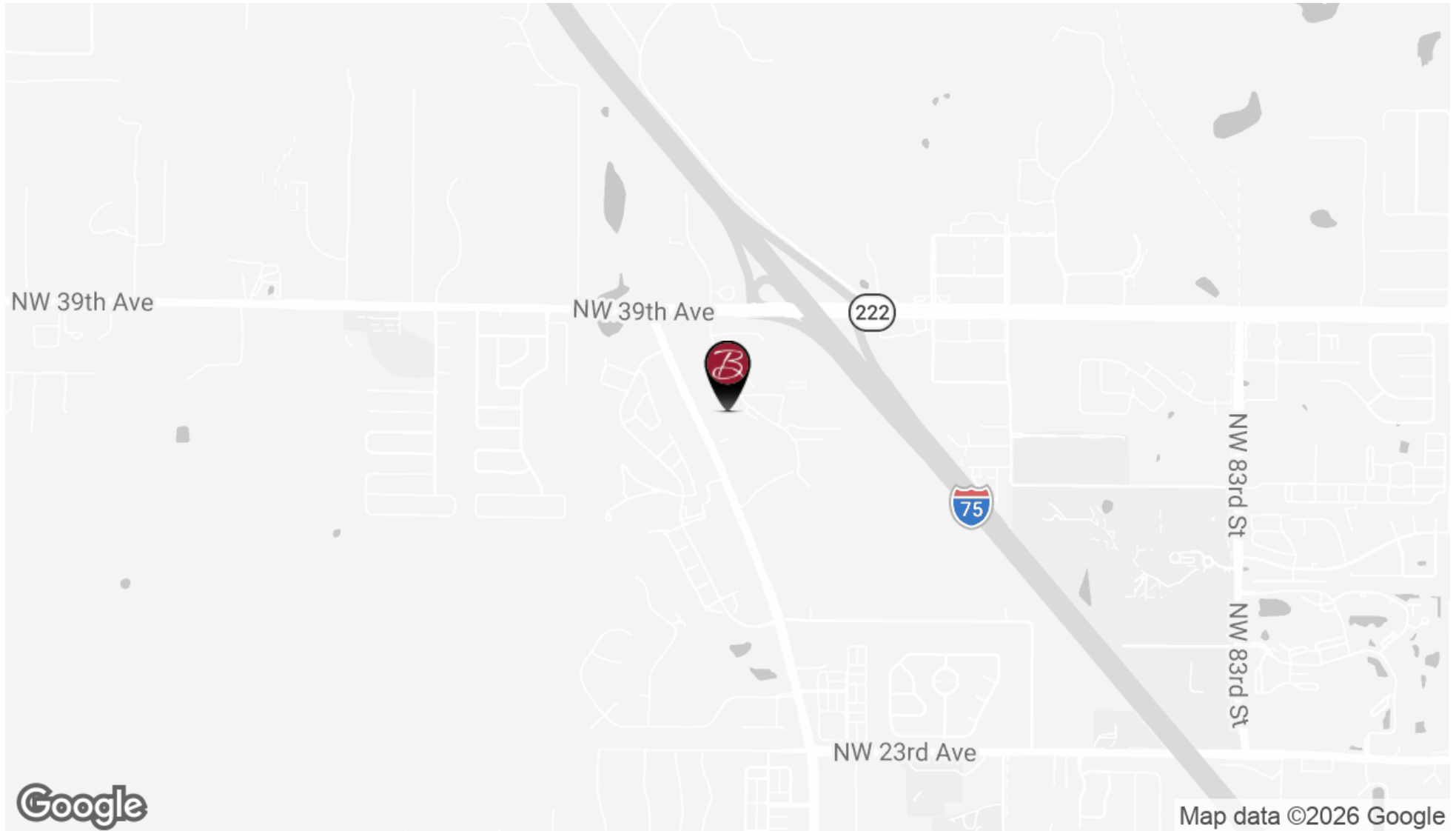
Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



PRIME OFFICE SPACE

LOCATION MAP

3536 NW 97th Blvd | Gainesville, FL 32606



FOR MORE INFORMATION:



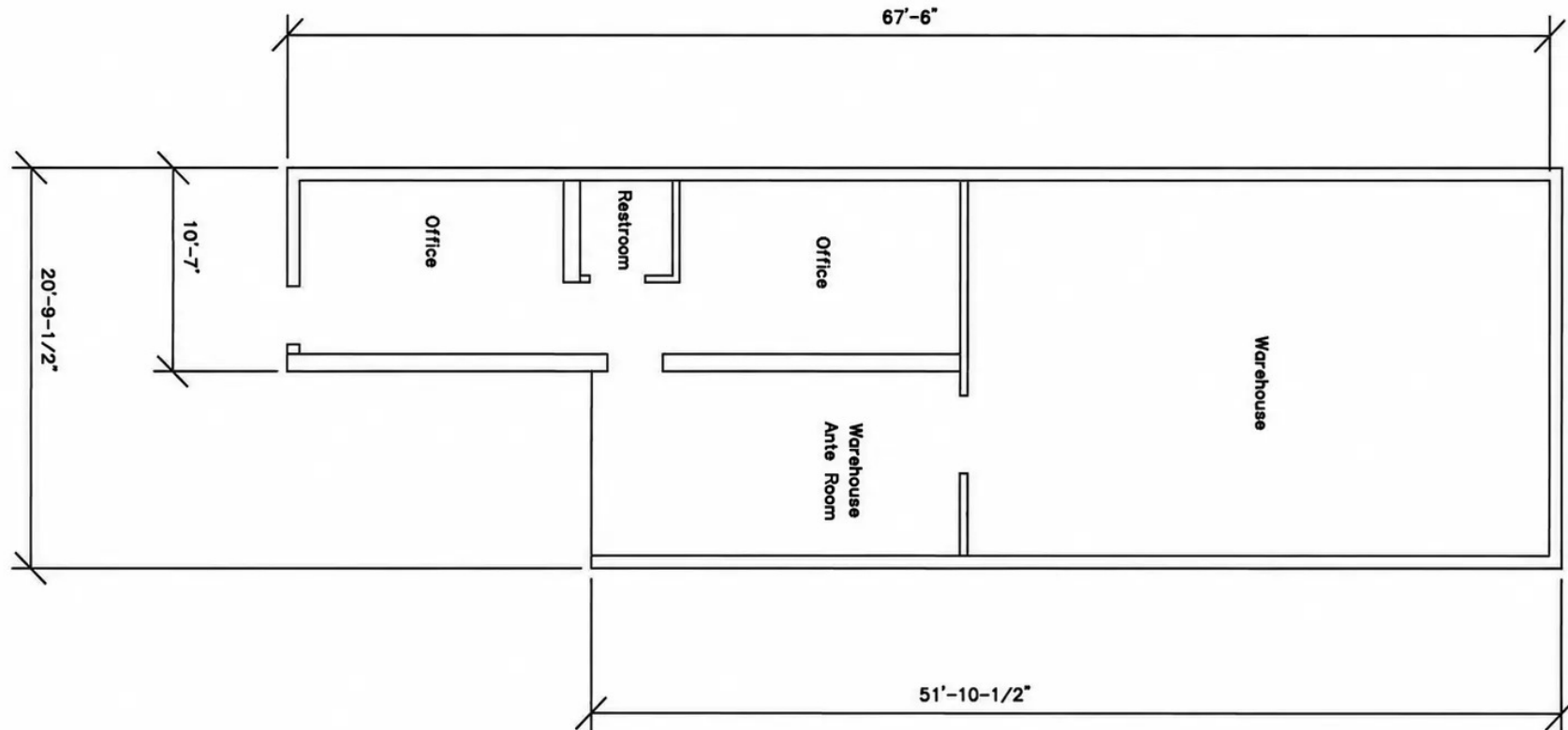
Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



PRIME OFFICE SPACE

FLOOR PLAN

3536 NW 97th Blvd | Gainesville, FL 32606



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



PRIME OFFICE SPACE

DEMOGRAPHICS MAP & REPORT

3536 NW 97th Blvd | Gainesville, FL 32606

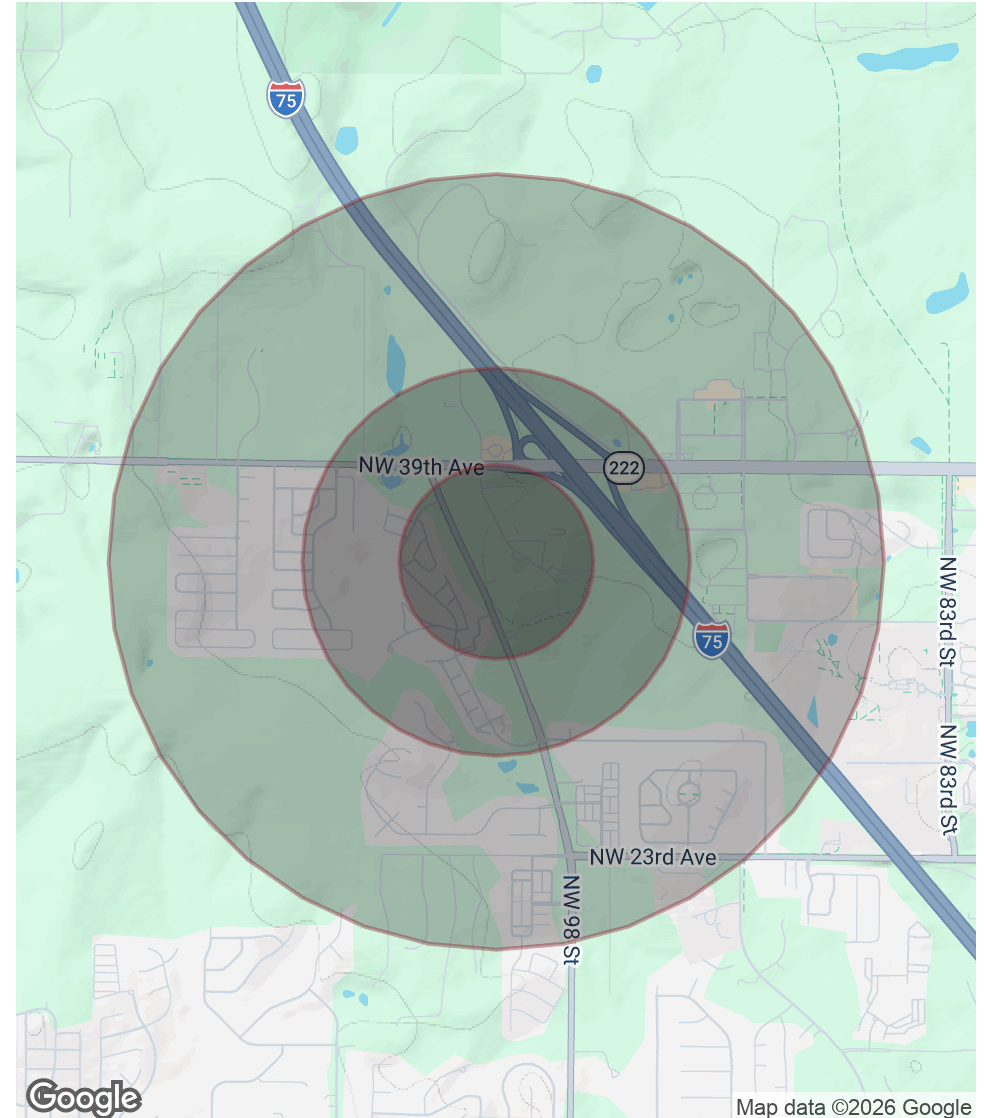
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	117	583	2,780
Average Age	41.8	41.4	41.6
Average Age (Male)	43.3	41.7	40.1
Average Age (Female)	41.2	42.9	44.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	46	243	1,172
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$145,912	\$135,054	\$125,816
Average House Value	\$462,529	\$413,550	\$395,056

2023 American Community Survey (ACS)



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com

