

# NNN GROUND LEASE

| 2316 NW 6th St Gainesville, FL 32609



# FOR LEASE

## FOR MORE INFORMATION:



**Eric Ligman**

Director  
352.256.2112  
ericligman@bosshardtrealty.com



**Sage Alfonso**

Realtor  
352.316.8413  
sage@bosshardtrealty.com



**BOSSHARDT**

— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

# NNN GROUND LEASE

## EXECUTIVE SUMMARY

| 2316 NW 6th St Gainesville, FL 32609



### OFFERING SUMMARY

Lease Rate:	\$2,850 per month
Zoning:	U6
Lot Size:	20,038 SF

### PROPERTY OVERVIEW

Corner lot on the intersection of NW 6th St and NW 24th Ave. Approximately 0.46 acres or 20,038 SF with U6 Zoning and MU1 (O-30du/ac) Future Land Use with 150 Feet of frontage on NW 6th St In Gainesville FL available for NNN ground lease. This lot has been the home to a local feed store and a sod company. Combined daily traffic counts at the intersection of 6th st and 23rd Ave are 26,800. NW 6th St is a major road that leads north to the city of Alachua and High Springs and south to Gainesville’s Depot Park and Innovation district.

### PROPERTY HIGHLIGHTS

- Utilities available
- 150 Ft of frontage
- Retail pad
- Alley Access

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## LOCATION MAP

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## RETAILER MAP

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## ADDITIONAL PHOTOS

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## U6 USE TABLE

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organization												
Day care center	30-5.7	-	S	S	P	P	P	P	P	P	P	P
Drive-through facility	30-5.9	-	-	-	-	-	P	P	P	P	P	P
Emergency shelter		-	-	-	-	P	P	P	P	P	P	P
Equipment rental and leasing, light		-	-	-	-	-	-	P	P	P	P	P
Exercise studio		-	-	-	P	-	P	P	P	P	P	P
Farmers market	30-5.11	-	-	-	-	-	P	P	P	P	P	P
Food distribution center for the needy	30-5.12	-	-	-	-	-	-	-	S	S	S	S
Food truck, not located within a food truck park	30-5.38	-	-	-	P	P	P	P	P	P	P	P
Food truck park (less than 6 pads)	30-5.13				P	P	P	P	P	P	P	P
Food truck park (6 or more pads)	30-5.13				S	S	S	S	S	S	S	S
Funeral home or		-	-	-	-	-	P	P	P	P	P	P

crematory												
Gasoline or alternative fuel station	30-5.14	-	-	-	-	-	S <sup>1</sup>	P	P	-	-	
Health services		-	-	-	-	-	P	P	P	P	P	
Hotel or motel		-	-	-	-	-	-	P	P	P	P	
Laboratory, medical or dental		-	-	-	P	-	P	P	P	P	P	
Library		-	-	-	-	S	P	P	P	P	P	
Light assembly, fabrication and processing	30-5.17	-	-	-	-	-	P	P	P	P	P	
Medical marijuana dispensing facility		-	-	-	-	-	P	P	P	P	P	
Microbrewery, microwinery, or microdistillery <sup>2</sup>	30-5.18	-	-	-	-	-	S	P	P	P	P	
Mini-warehouse or self-storage facility	30-5.19	-	-	-	-	-	-	-	P	P	-	
Museum or art gallery		-	-	-	P	S	P	P	P	P	P	

Office		-	-	-	P	P <sup>3</sup> /S <sup>4</sup>	P	P	P	P	P
Office (medical, dental, or other health-related service)		-	-	-	P	-	P	P	P	P	P
Parking, surface (principal use)	30-5.22	-	-	-	-	-	-	-	-	S	S
Parking, structured (principal use)		-	-	-	-	-	-	P	P	P	P
Passenger transit station		-	-	-	-	-	-	-	P	P	P
Personal services		-	-	-	P	-	P	P	P	P	P
Place of religious assembly	30-5.23	S	P	P	P	P	P	P	P	P	P
Professional school		-	-	-	P	P	P	P	P	P	P
Public administration building		-	-	-	S	S	S	P	P	P	P
Public park		P	P	P	P	P	P	P	P	P	P
Recreation, indoor <sup>2</sup>		-	-	-	-	-	P	P	P	P	P



Subsistence garden	30-5.31	P	P	P	P	P	P	P	P	P	P	P
Urban market farm, less than 5 acres	30-5.31	P	P	P	P	P	P	P	P	P	P	P
Urban market farm, 5 acres or greater	30-5.31	S	S	S	S	S	S	S	S	S	S	S
Vehicle sales or rental (no outdoor display)		-	-	-	-	-	-	P	P	P	P	P
Vehicle services	30-5.31	-	-	-	-	-	-	P	P	-	-	-
Vehicle repair	30-5.31	-	-	-	-	-	-	P	-	-	-	-
Veterinary services	30-5.32	-	-	-	P	-	P	P	P	P	P	P
Vocational or trade school		-	-	-	-	-	S	P	P	P	P	P
Wireless communication facility or antenna	See 30-5.33											

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## DEMOGRAPHICS MAP & REPORT

| 2316 NW 6th St Gainesville, FL 32609

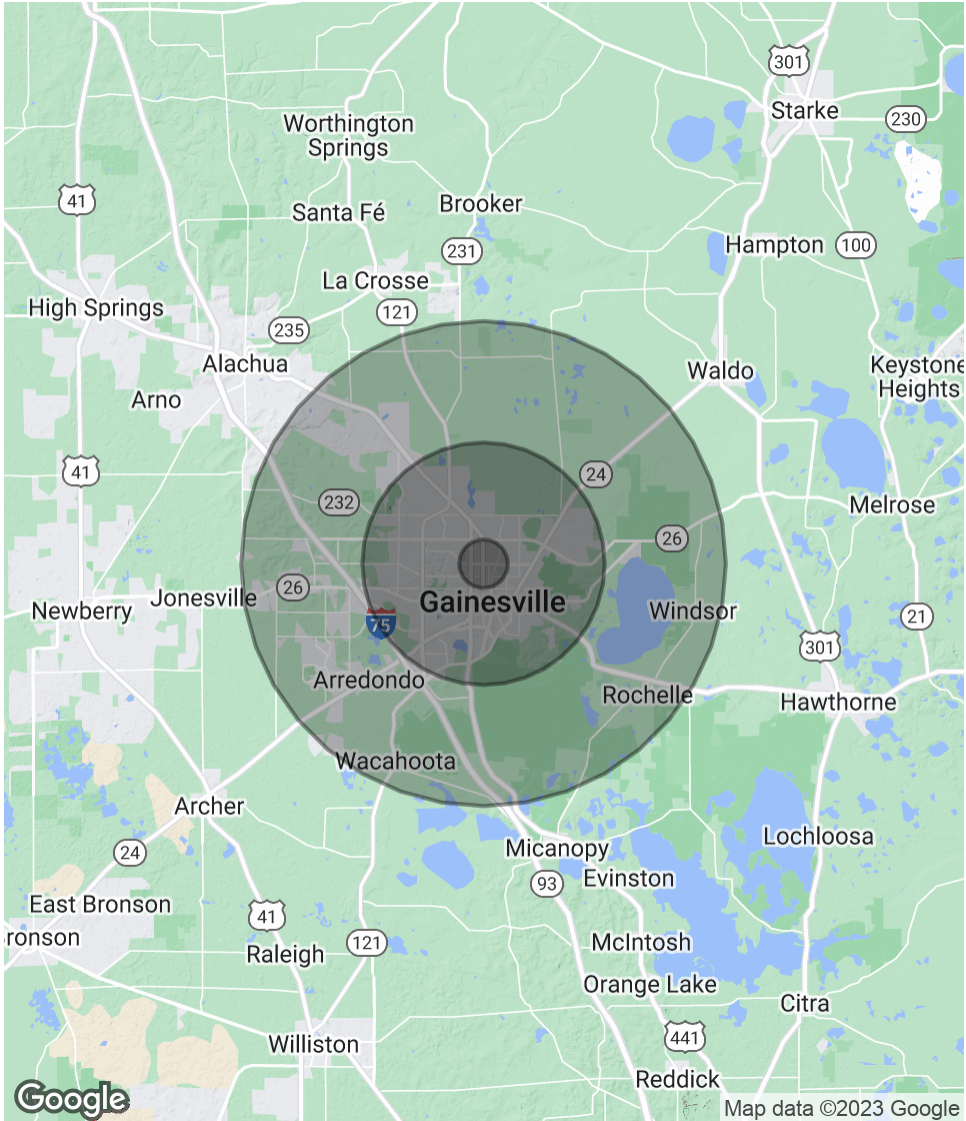
### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	8,456	136,915	213,217
Average Age	31.8	32.0	34.5
Average Age (Male)	30.2	31.4	33.4
Average Age (Female)	35.1	33.1	35.6

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,340	61,899	95,464
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$46,614	\$49,810	\$60,313
Average House Value	\$178,781	\$159,921	\$181,548

\* Demographic data derived from 2020 ACS - US Census



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## ERIC LIGMAN

Director

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

**Direct:** 352.256.2112 | **Cell:** 352.256.2112

## PROFESSIONAL BACKGROUND

As a seasoned real estate professional, Eric Ligman is known for his extensive knowledge of North Florida's real estate market and his unmatched devotion to client needs. Eric's success is based on the trust and respect earned from his clients by his tireless work ethic, innovative ideas, and candid advice. Over the last two decades, Eric has greatly influenced the transformation of North Florida's landscape brokering deals with national and regional companies including Pennsylvania Real Estate Trust (PRET), Budweiser, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. Ligman is also credited with orchestrating one of the most significant local land deals in recent history, proving himself as the area's premier commercial broker with over 45 million dollars of sold transactions in 2019. Aside from his comprehensive knowledge of the commercial real estate market, Ligman also possesses a clear understanding of tenant needs and has worked diligently to develop an extensive network of landlord relationships. These attributes are instrumental in effectively servicing his valued clients' real estate needs in an efficient and timely manner. Eric has extensive experience in all areas of the commercial real estate sector, including tenant representation, lease negotiations, investment properties, land value, and corporate real estate ventures.

## 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:



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## SAGE ALFONSO

Realtor

sage@bosshardtrealty.com

Direct: 352.316.8413 | Cell: 352.316.8413

FL #SL3476286

## PROFESSIONAL BACKGROUND

Sage has a strong background in customer service, property management, and specializes in residential and commercial real estate. He prides himself in providing local representation with national reach. He is credited with assisting in the sale of the former Einstein Montessori School on Archer road while simultaneously leasing it to a daycare for the to-be landlord, facilitating a deal between landlord and tenant to place the Horner Express pool business in over 20,000 SF of warehouse space, providing tenant representation for the Gainesville Dojo to quickly find them their new space, and placing the Community Based Care employee facility in the Gloria Fletcher Building amongst other influential local deals. Sage is a true Floridian. When he's not helping get his clients to the closing table, he enjoys exploring Gainesville's Downtown area, restaurants, and shopping centers. Sage keeps an eye on the Market in FL and enjoys visiting his family's Daytona Beach home. Call or text today to get your share of Sage advice!

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CoStar

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