

SOUTH MAIN - INCOME PRODUCING ASSEMBLAGE

1219 South Main Street | Gainesville, FL 32601

FOR SALE

FOR MORE INFORMATION:



Sage Alfonso
Commercial Associate
352.316.8413
sage@bosshardtrealty.com



Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com

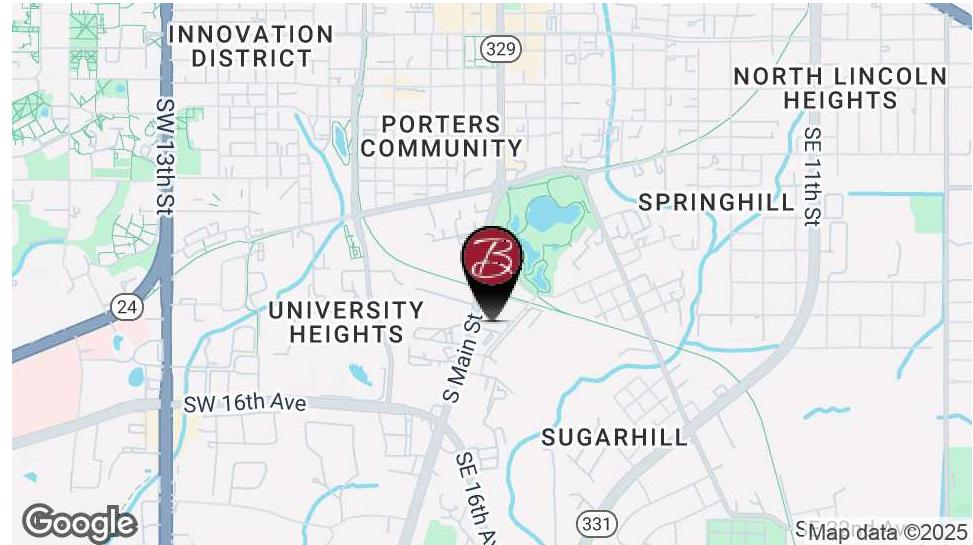


BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

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EXECUTIVE SUMMARY

1219 South Main Street | Gainesville, FL 32601



OFFERING SUMMARY

Sale Price:	\$8,470,000
Total RSF:	33,099 SF
Total Acreage:	6.05 Acres
Number of Buildings:	5
Average Price / SF:	\$255.90
Cap Rate:	6.04%
NOI:	\$512,000
Zoning:	I1, I2, PS

PROPERTY OVERVIEW

Bosshardt Realty Commercial and Land Division is pleased to offer this cash flowing assemblage near Downtown Gainesville on the South Main street corridor. Diversify your portfolio with a mix of 5 credit tenants and strong local tenants. Light and Heavy Industrial zoning and Public Service zoning allow for a mix of uses. 6.05 acres +/- with ample parking.

PROPERTY HIGHLIGHTS

- Ample Parking
- Corner lot with Ingress Egress
- Fully occupied
- Rent Roll and Financials upon Request

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AERIAL VIEW ASSEMBLAGE

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SITE LAYOUT

1219 South Main Street | Gainesville, FL 32601



Lot lines drawn for illustration purposes

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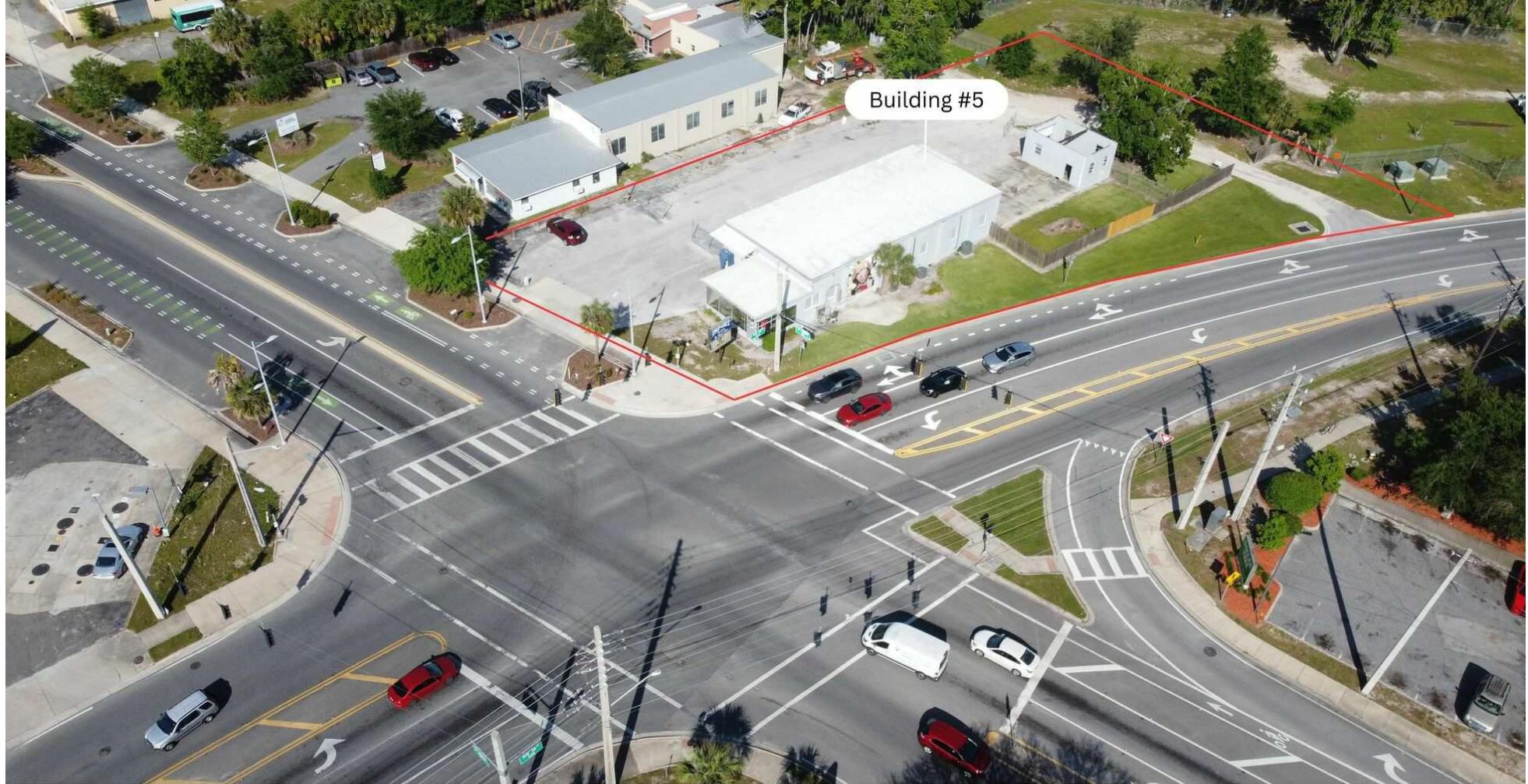


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TENANT PROFILE MIX

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BUILDING INFORMATION

Building #1

Ground Lease + Storage

Building #2

Multi Tenant

Building #3

Continental Imports (Credit Tenant)

Building #4

Construction Tenant

Building #5

Go Puff (Credit Tenant)



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AREA ANALYTICS

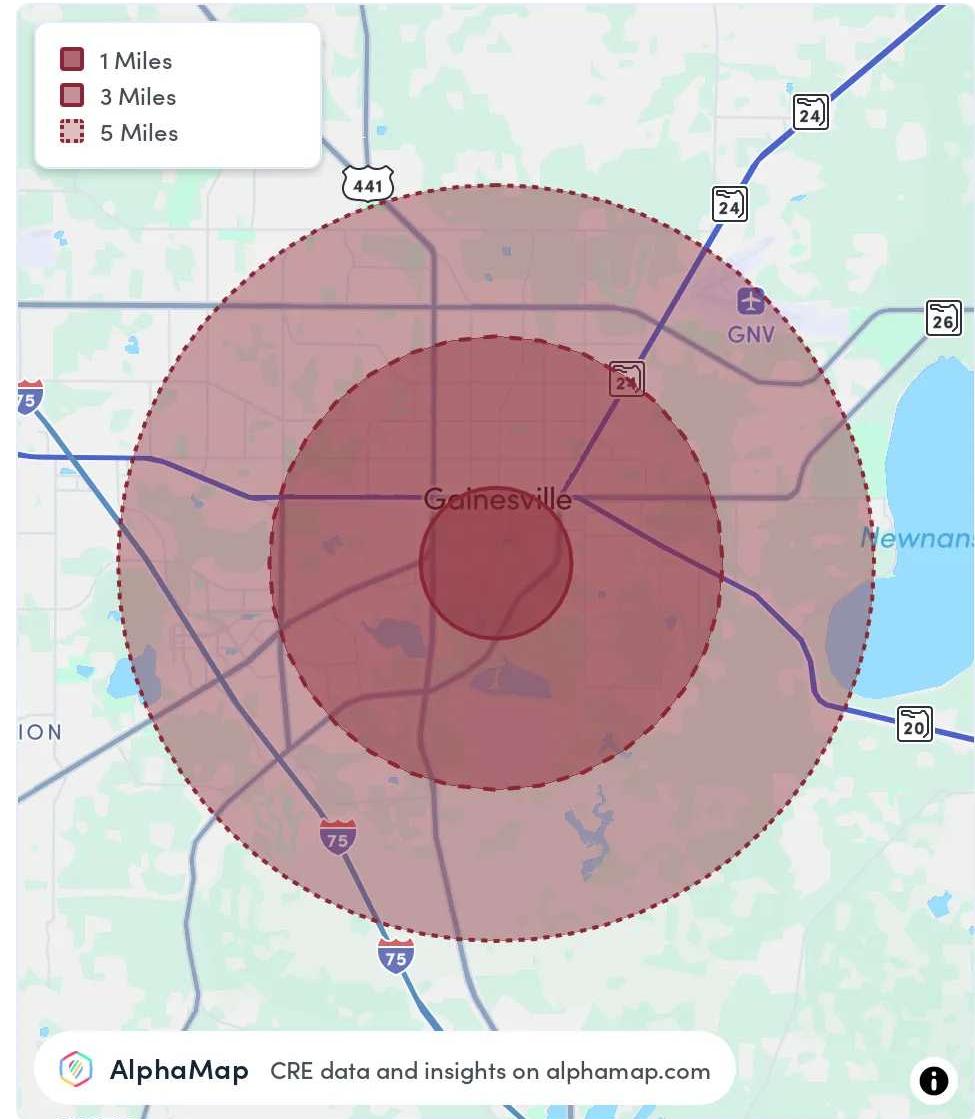
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	16,390	85,851	145,656
Average Age	29	31	34
Average Age (Male)	30	31	33
Average Age (Female)	29	32	34

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,548	33,904	58,561
Persons per HH	2.5	2.5	2.5
Average HH Income	\$46,634	\$56,313	\$67,841
Average House Value	\$370,388	\$264,905	\$256,201
Per Capita Income	\$18,653	\$22,525	\$27,136



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MEET THE TEAM

1219 South Main Street | Gainesville, FL 32601



SAGE ALFONSO

Commercial Associate

Direct: 352.316.8413 **Cell:** 352.316.8413
sage@bosshardtrealty.com



ERIC LIGMAN

Director

Direct: 352.256.2112 **Cell:** 352.256.2112
ericligman@bosshardtrealty.com

FL #SL3476286



AARON BOSSHARDT

Principal

Direct: 352.318.9700
aaronbosshardt@bosshardtrealty.com

FL #BK635736

FOR MORE INFORMATION:



Sage Alfonso
Commercial Associate
352.316.8413
sage@bosshardtrealty.com



Eric Ligman
Director
352.256.2112
ericligman@bosshardtrealty.com



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