

# 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](mailto:sage@bosshardtrealty.com)



**Eric Ligman**  
Director  
352.256.2112  
[ericligman@bosshardtrealty.com](mailto:ericligman@bosshardtrealty.com)

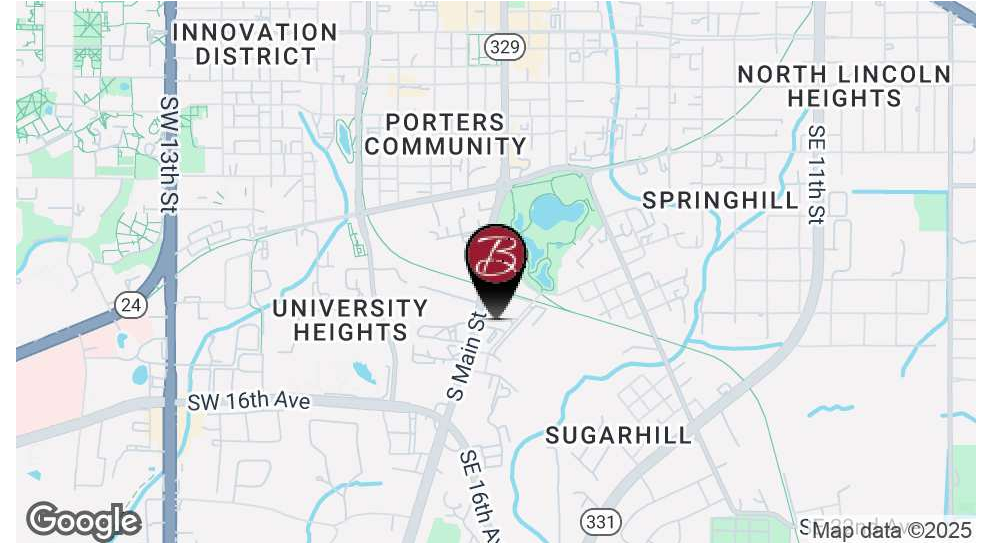


**BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

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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

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Lot lines drawn for illustration purposes

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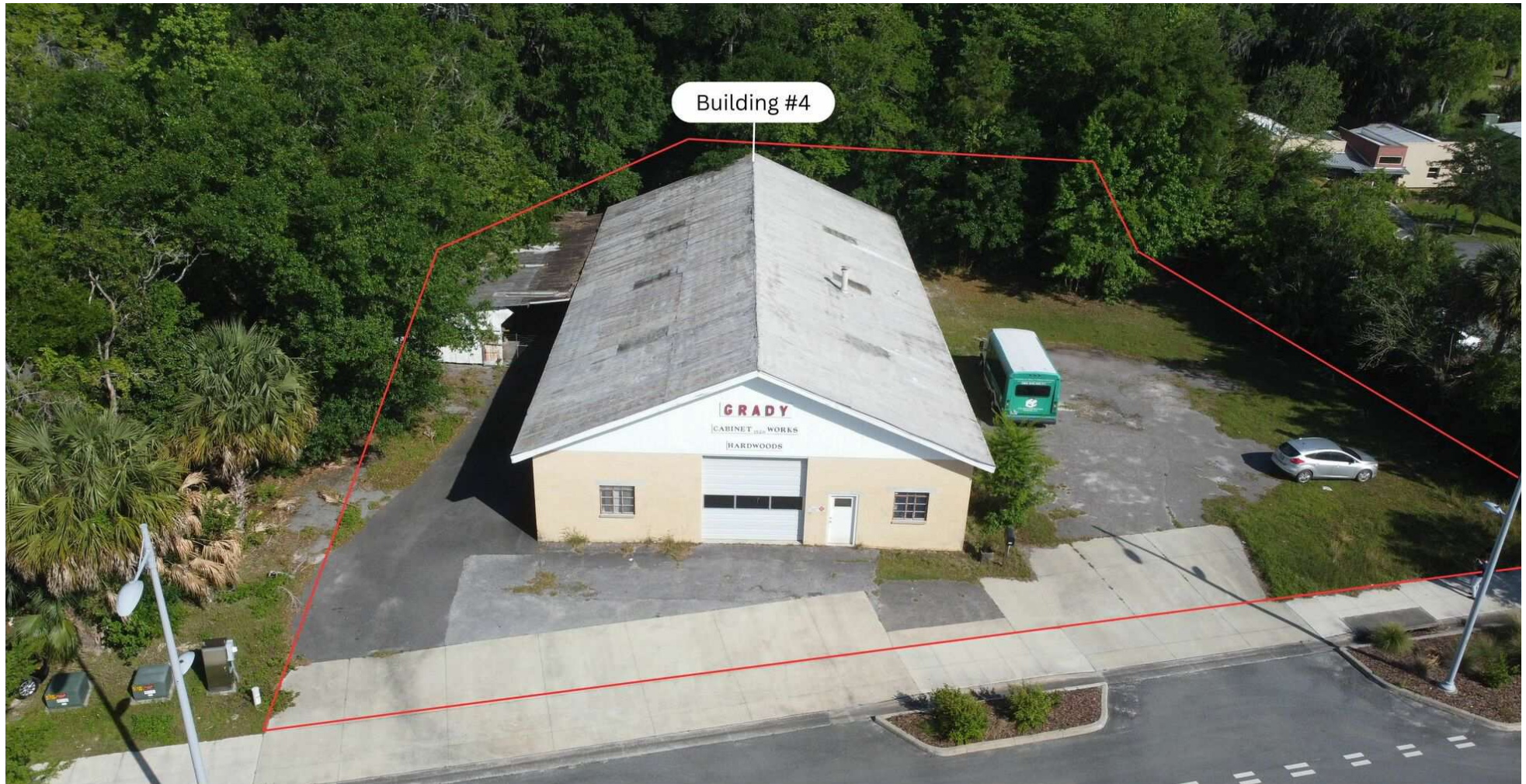


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## TENANT PROFILE MIX

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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

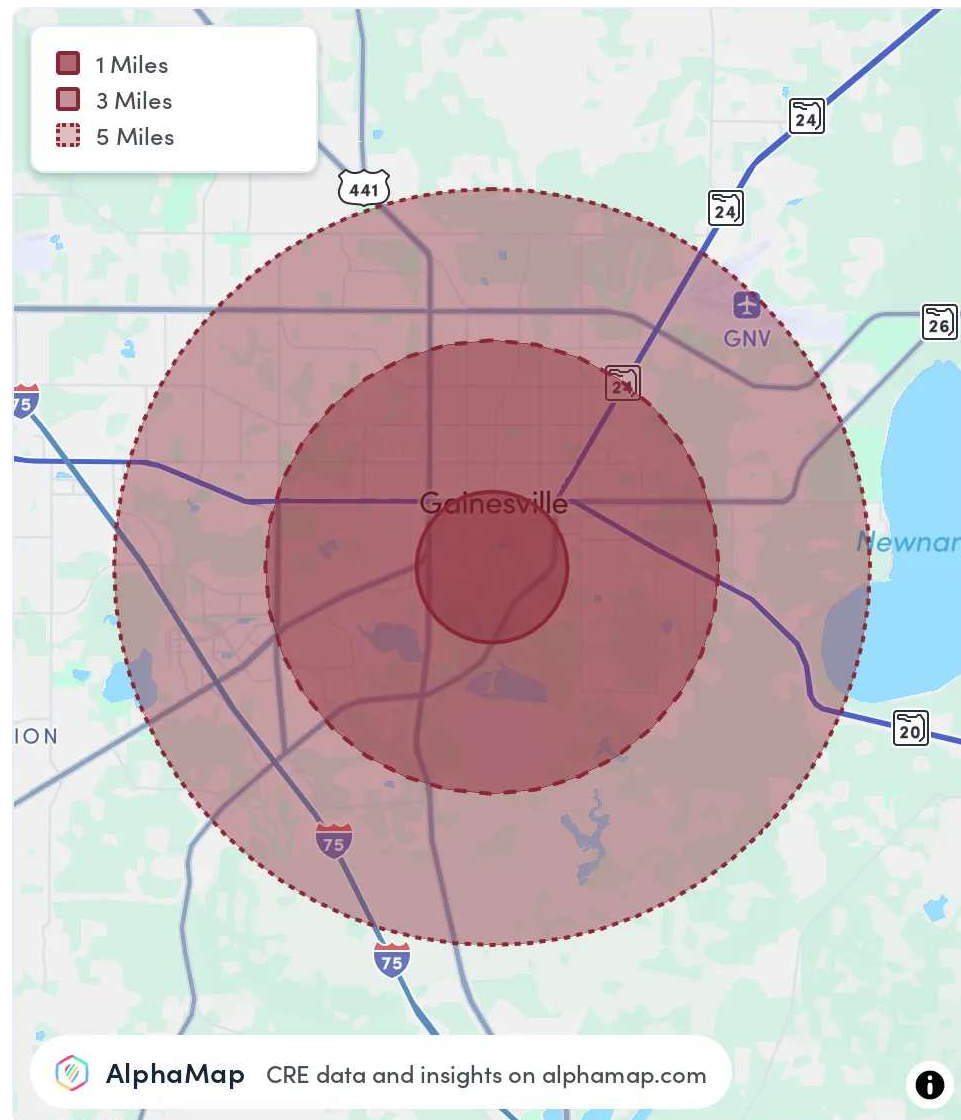
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### POPULATION

	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

FL #SL3476286



**ERIC LIGMAN**

Director

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



**AARON BOSSHARDT**

Principal

**Direct:** 352.318.9700  
aaronbosshardt@bosshardtrealty.com

FL #BK635736

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