

1,087 RETAIL SPACE-MAGNOLIA PARKE

EXECUTIVE SUMMARY

4780 NW 39th Ave | Gainesville, FL 32606



OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
Available SF:	1,087 SF
Year Built:	2000
Zoning:	PD

PROPERTY OVERVIEW

Suite 5 at Magnolia Park on NW 39th Avenue offers a prime opportunity for businesses seeking maximum visibility in one of Gainesville's most active commercial corridors. This prominent space is surrounded by a strong mix of successful and well-known establishments including One Love Café, Starbucks, Taste, Crafty Bastards, Arashi Yama Sushi and Hibachi Lounge, and many others, bringing steady traffic to the area. The layout features an open floor plan that allows for flexible use, along with multiple storage closets, a full bathroom, and an enclosed area with running water. The space is light, bright, and inviting, with ample parking available for customers and staff.

PROPERTY HIGHLIGHTS

- 37,500 AADT
- 18' 9" (W) X 58' (D)
- 248 apartments coming soon; groundbreaking scheduled for Q1 2026.
- Paper Bag opening in 2026 on the end cap location

FOR MORE INFORMATION:



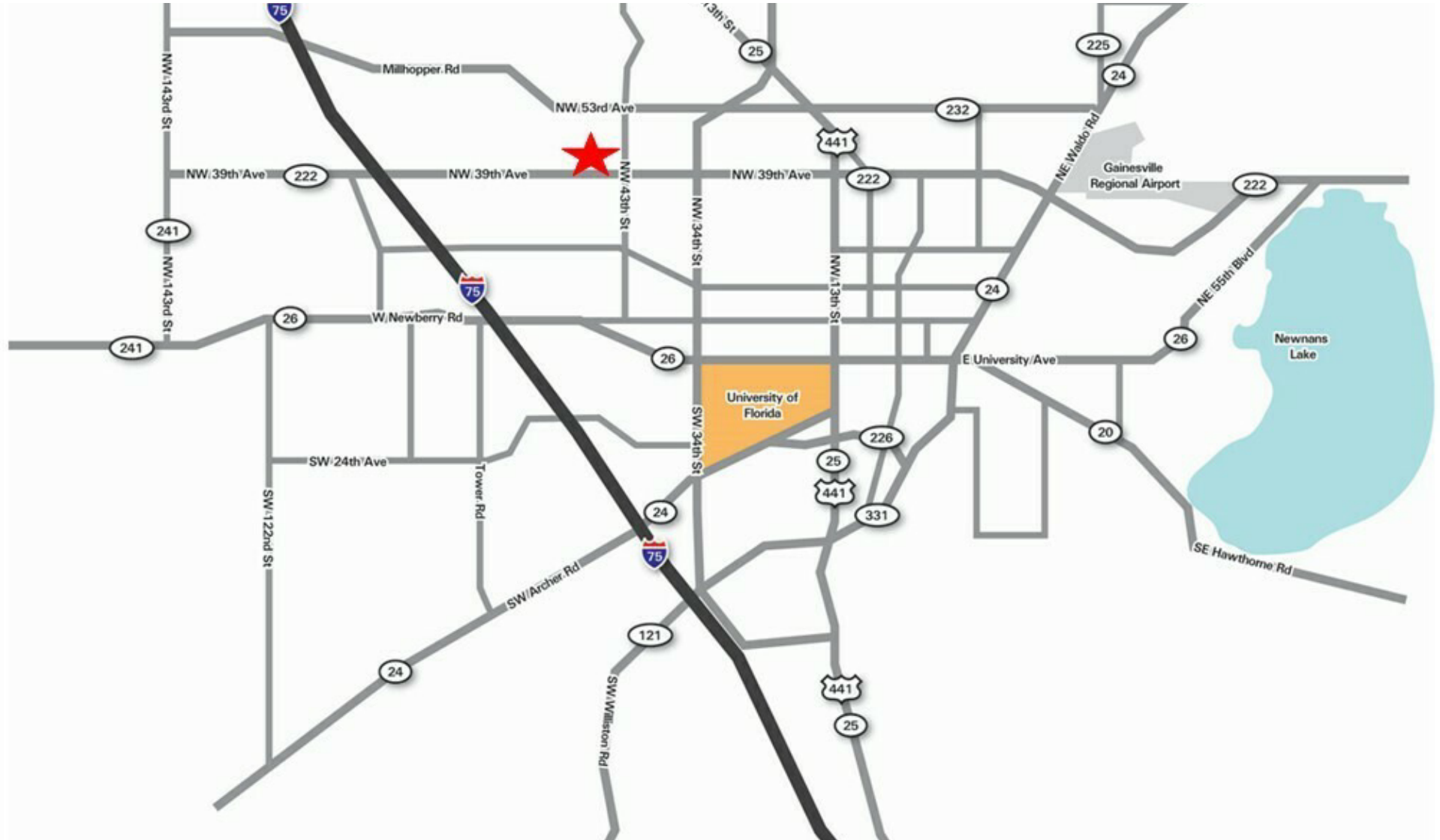
Eric Ligman
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MAP

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DEMOGRAPHICS MAP & REPORT

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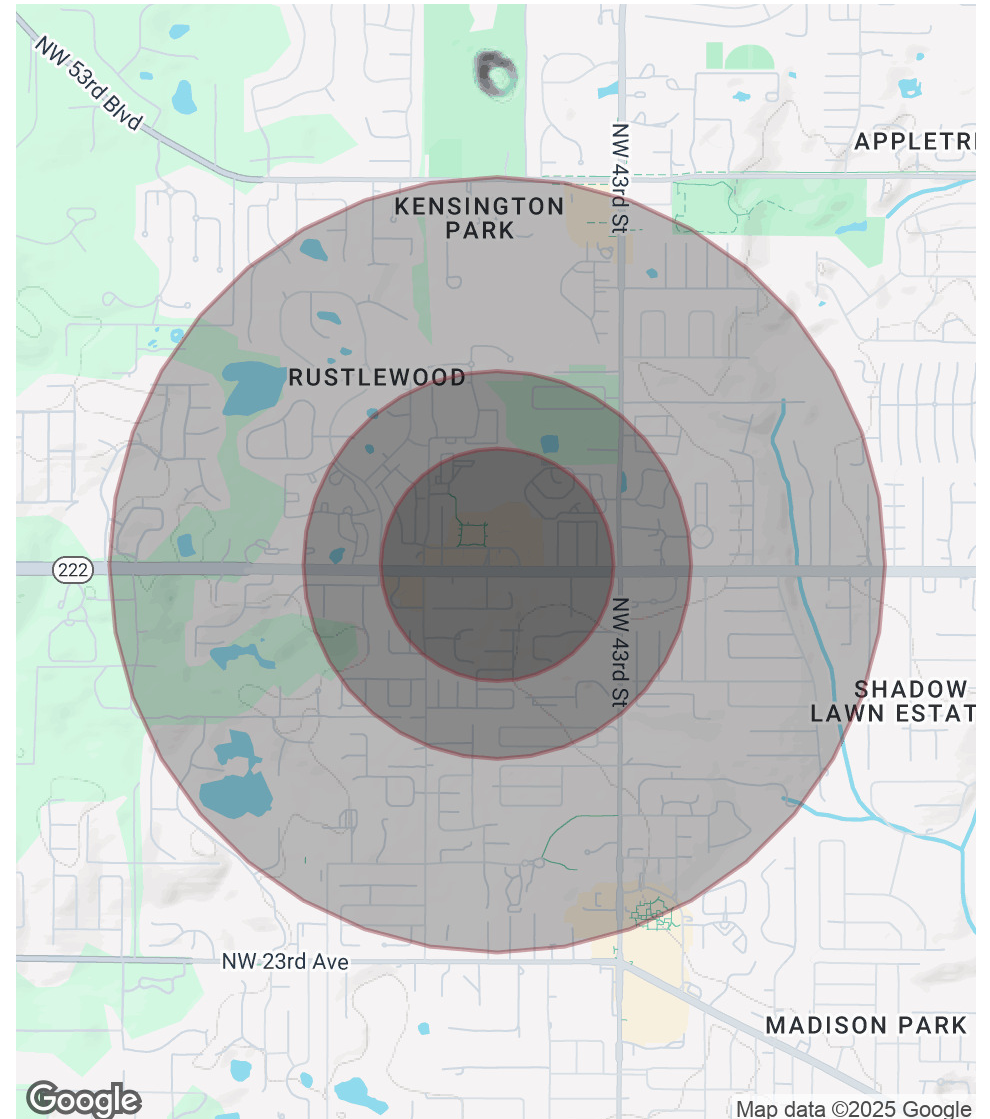
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,241	3,036	8,257
Average Age	42	42	44
Average Age (Male)	41	41	42
Average Age (Female)	43	43	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	583	1,426	3,729
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$127,689	\$125,584	\$128,340
Average House Value	\$477,411	\$461,316	\$416,692

Demographics data derived from AlphaMap



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ADVISOR

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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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