

# FREE STANDING RETAIL BUILDING

15981 US HWY 441 | Alachua, FL 32615



# FOR SALE

**FOR MORE INFORMATION:**



**Eric Ligman**  
Director  
352.256.2112  
ericligman@bosshardtrealty.com



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## EXECUTIVE SUMMARY

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### OFFERING SUMMARY

Sale Price:	\$995,000
Building Size:	6,400
Lot Size:	0.61 Acres
Price / SF:	\$155.47
Year Built:	1986
Zoning:	C-1
Market:	I-75 and HWY 441

### PROPERTY OVERVIEW

Discover a unique investment opportunity with this 6,036-square-foot free-standing retail building, perfectly positioned at the intersection of HWY 441 and I-75. This property is home to Blair's Poolhall and Darts and offers unmatched visibility and accessibility in a bustling commercial hub. Zoned C-1, the site boasts excellent signage, a modernized facade, and proximity to high-traffic neighbors, including Waffle House, Pizza Hut, and Sonny's BBQ. With its strategic location and versatile layout, this property is ideal for retail, dining, or entertainment ventures.

### PROPERTY HIGHLIGHTS

- High Visibility
- C-1 Zoning
- AADT: 24,000

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## RETAILER MAP

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**FOR MORE INFORMATION:**

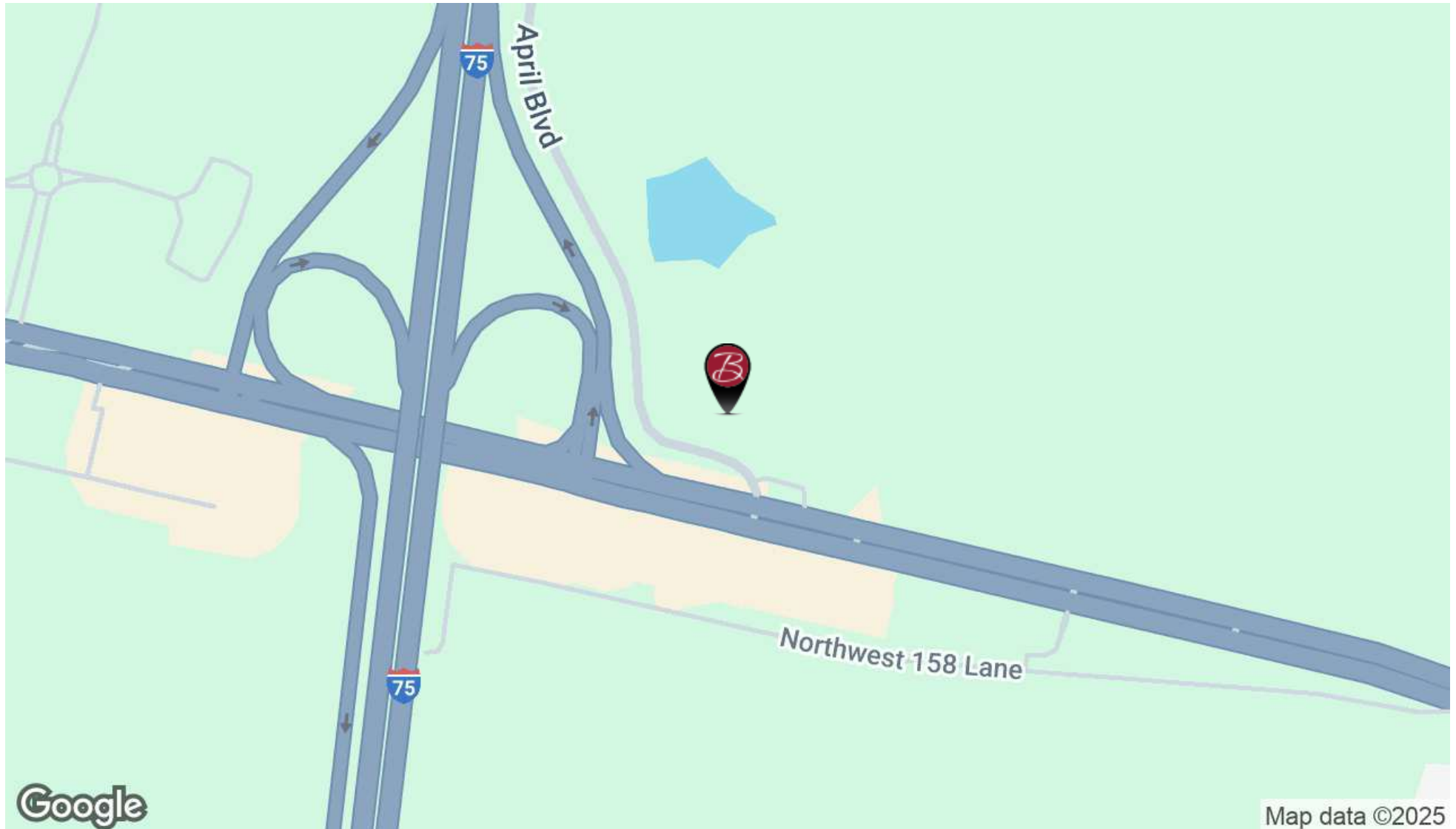


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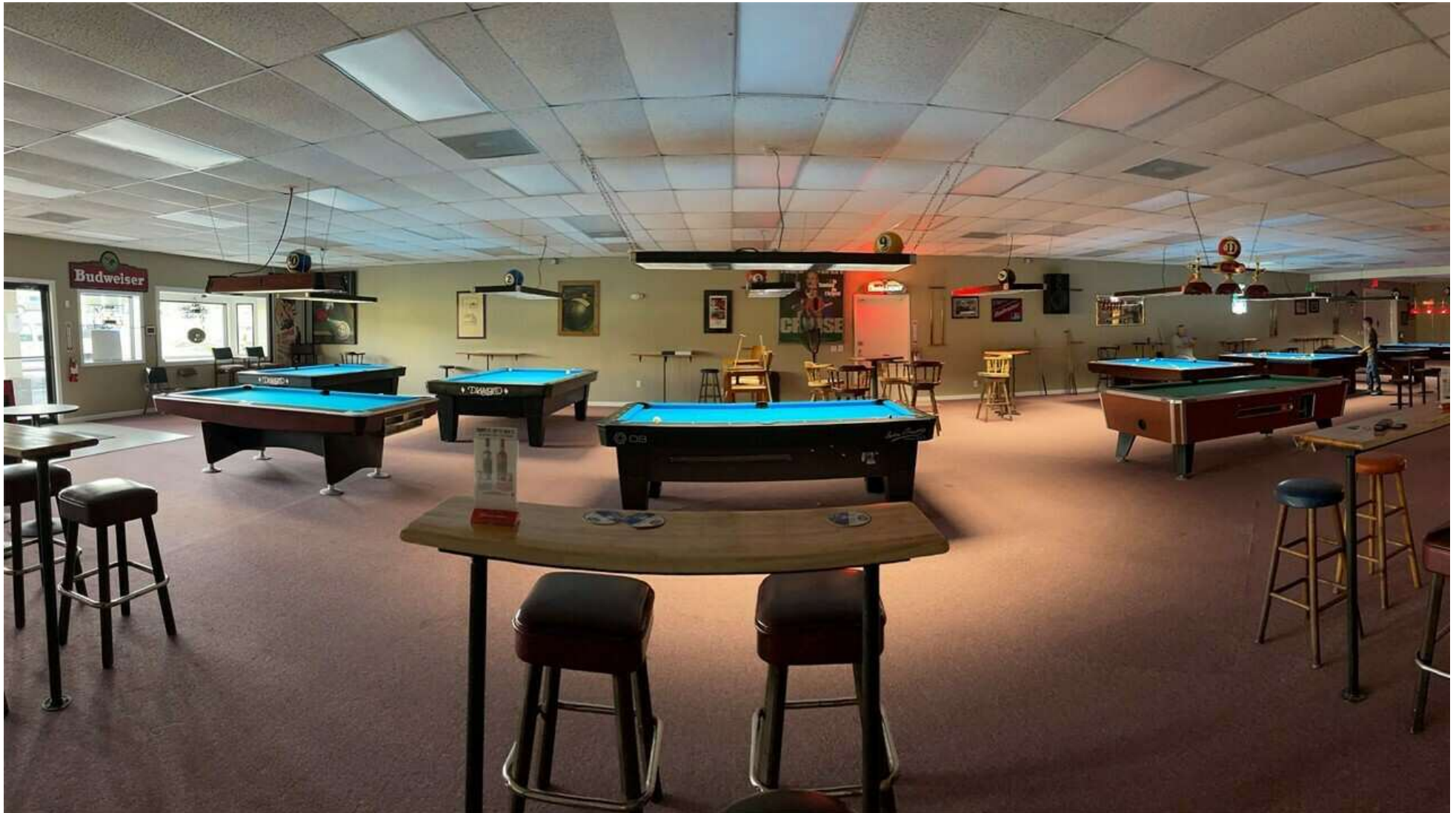
**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

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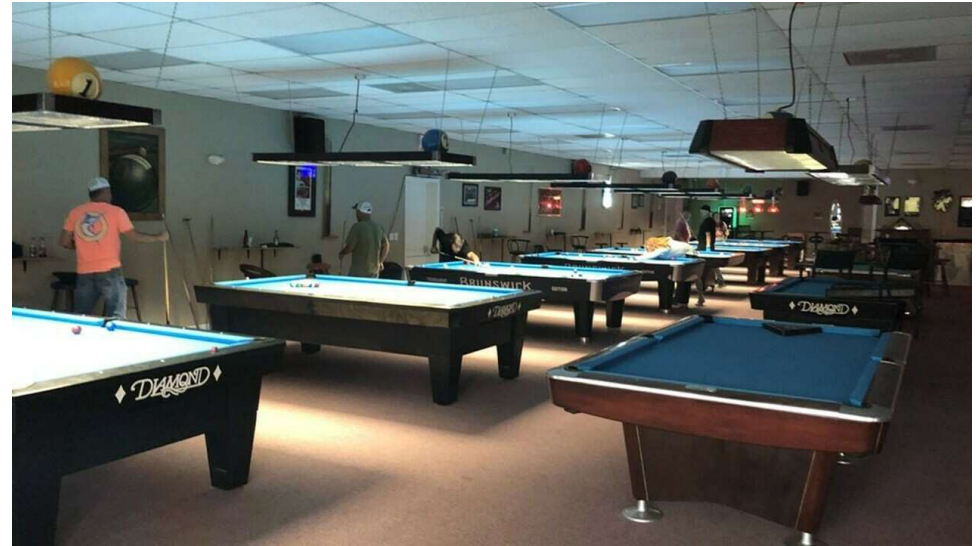
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AADT

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## DEMOGRAPHICS MAP & REPORT

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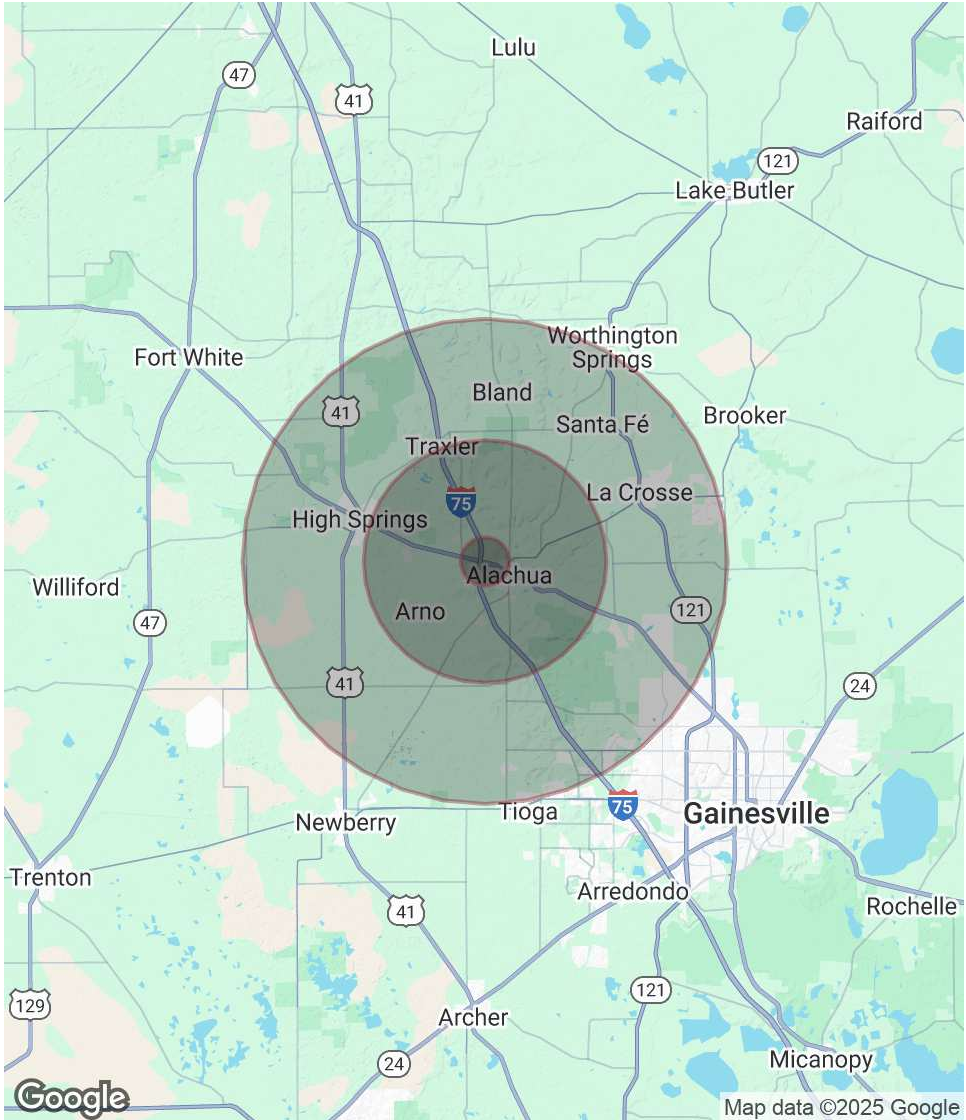
### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	333	8,699	50,818
Average age	42.2	40.8	40.5
Average age (Male)	42.0	38.9	38.3
Average age (Female)	42.5	42.3	41.9

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	130	3,344	20,519
# of persons per HH	2.6	2.6	2.5
Average HH income	\$66,397	\$68,686	\$76,332
Average house value	\$250,055	\$260,250	\$242,927

\* Demographic data derived from 2020 ACS - US Census



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# FREE STANDING RETAIL BUILDING

ADVISOR

15981 US HWY 441 | Alachua, FL 32615



## ERIC LIGMAN

Director

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

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

## 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.

Eric is deeply dedicated to the North Florida community and is involved with local organizations such as the Ronald McDonald House Charities and the Junior League of Gainesville. His love for the area is reflected in his decision to raise his family there, and in his spare time, he enjoys playing on his highly-ranked tennis team and fishing.

In conclusion, Eric Ligman is a highly experienced and knowledgeable commercial real estate professional with an exceptional track record of success in the North Florida market. His unwavering dedication to his clients, innovative approach, and deep comprehension of the industry make him an invaluable asset for anyone seeking assistance with their commercial real estate endeavors. With Eric's expertise, clients can rest assured that they have a trusted partner to guide them through the complex world of local commercial real estate.

## MEMBERSHIPS

ICSC

LoopNet

## FOR MORE INFORMATION:



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