

# HIGH TRAFFIC FREE STANDING RETAIL

3501 SW 34th St | Gainesville, FL 32608



# FOR LEASE

## FOR MORE INFORMATION:



**Sage Alfonso**  
Commercial Associate  
352.316.8413  
sage@bosshardtrealty.com



**Makayla Richardson**  
Commercial Associate  
352.256.7532  
makayla@bosshardtrealty.com

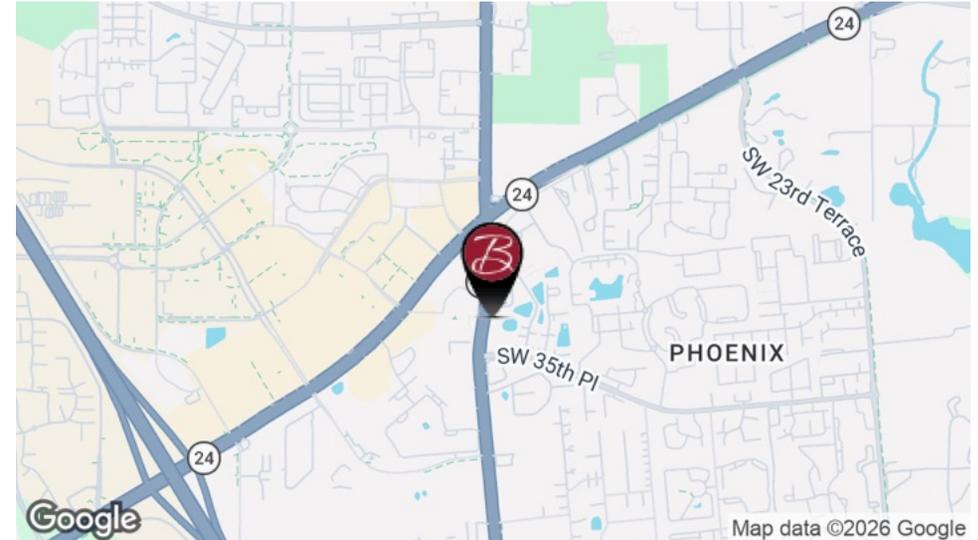


**BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

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## EXECUTIVE SUMMARY

3501 SW 34th St | Gainesville, FL 32608



### OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
NNN Expenses:	\$4.27/SF/YR
Total Building SF	5,748
Demisable SF:	2,874 - 5,748 SF
Lot Size:	2.22 Acres
Number of Units:	1-2
Year Built:	2008
Zoning:	BUS
SW 34th St AADT:	26,806
Archer Rd AADT:	48,500

### PROPERTY OVERVIEW

Bosshardt is pleased to present this premier freestanding opportunity along high-traffic SW 34th Street, located within Gainesville's dominant retail trade area, the property benefits from proximity to Butler Plaza, the University of Florida, UF Health Shand's Hospital, and the surrounding multifamily and residential growth driving consistent consumer activity.

### PROPERTY HIGHLIGHTS

- Highly Visible Wall and Window Signage
- 19 parking spaces
- Demisable for up to 2 separate units
- 2 Restrooms

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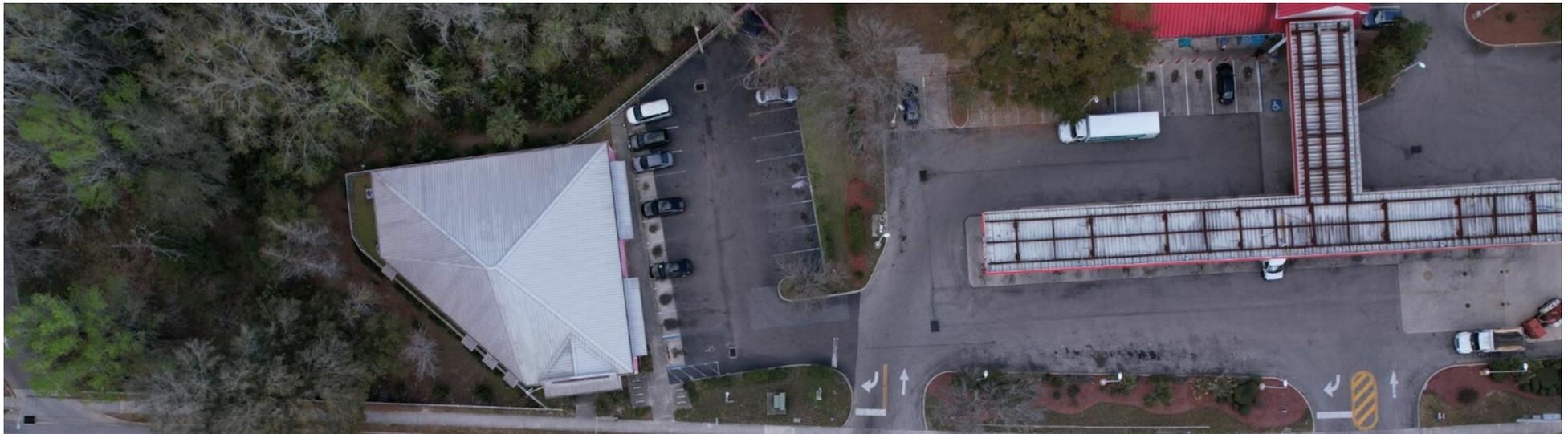
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# HIGH TRAFFIC FREE STANDING RETAIL

## EXTERIOR PHOTOS

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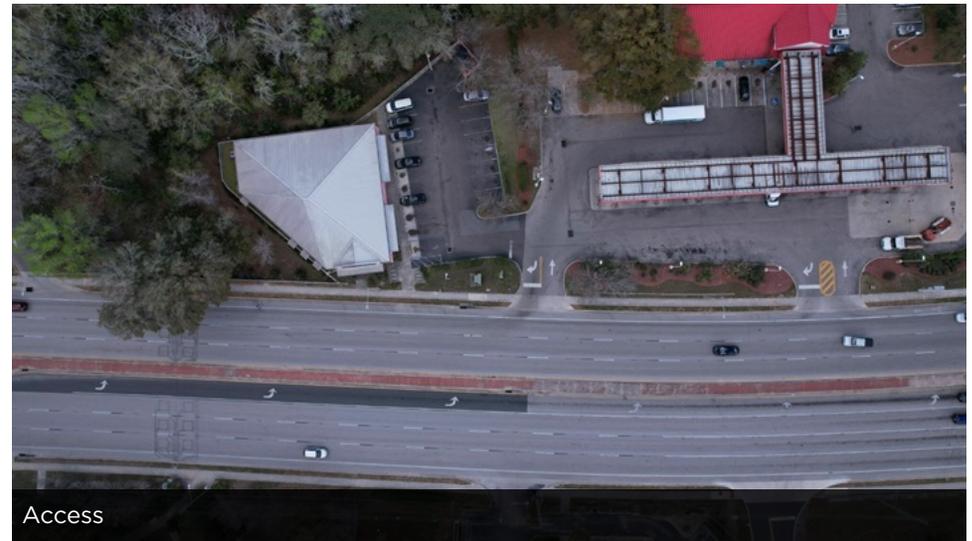
Frontage / Sidewalk entrance



Entrance 1



Entrance 2



Access

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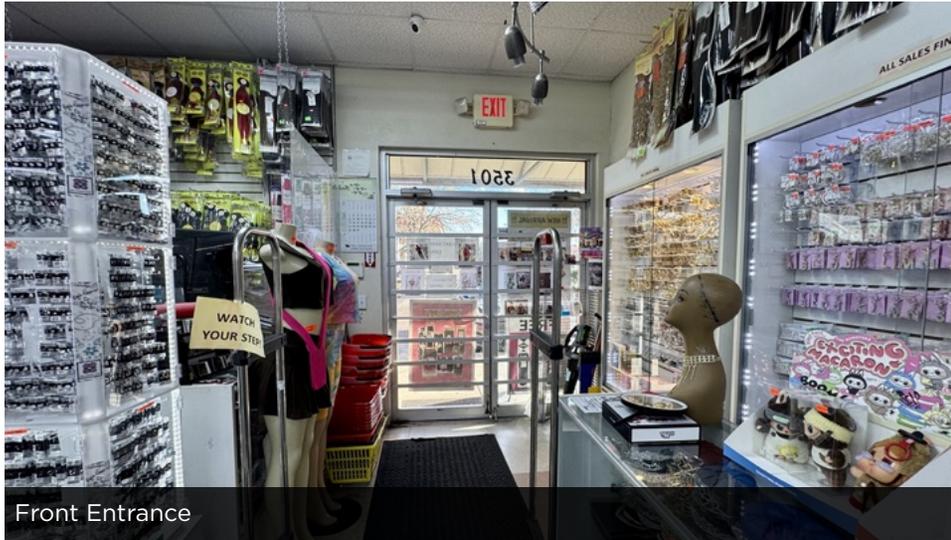


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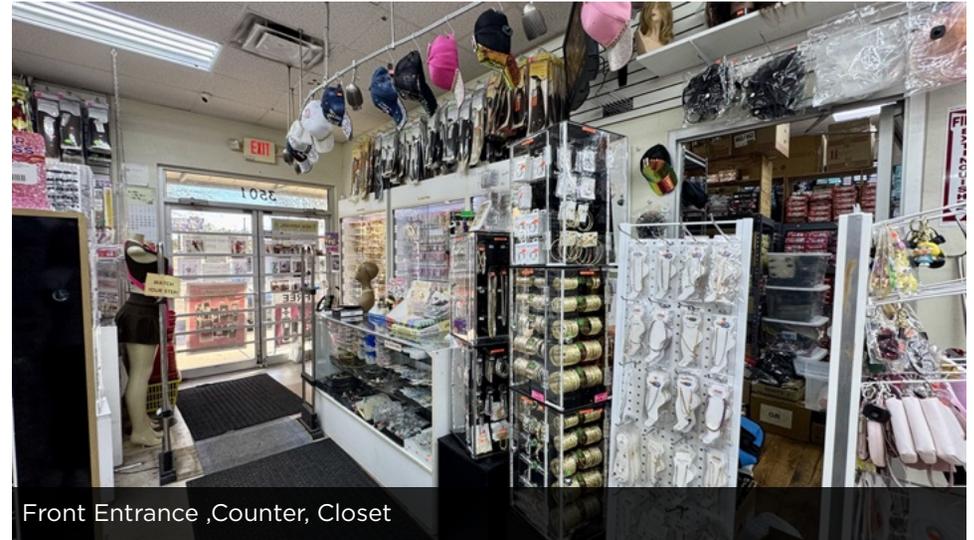
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## INTERIOR PHOTOS

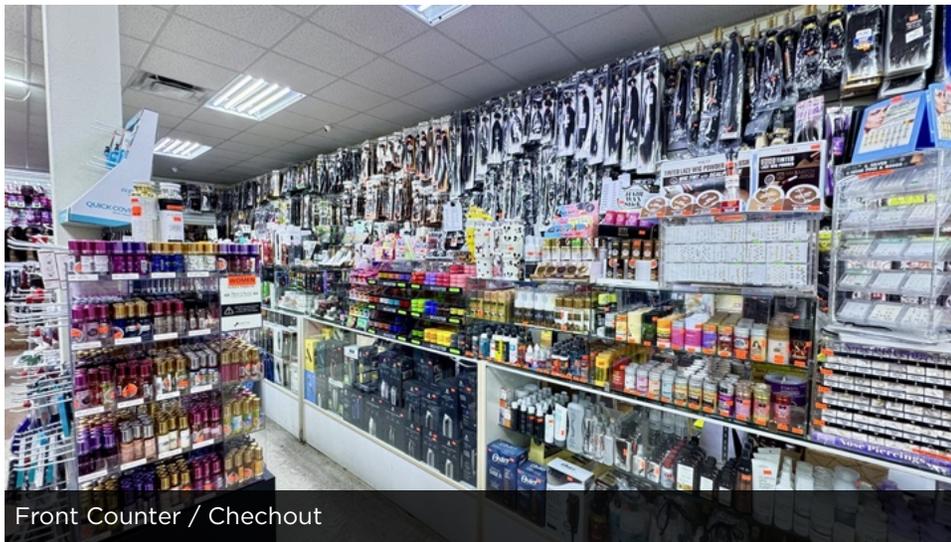
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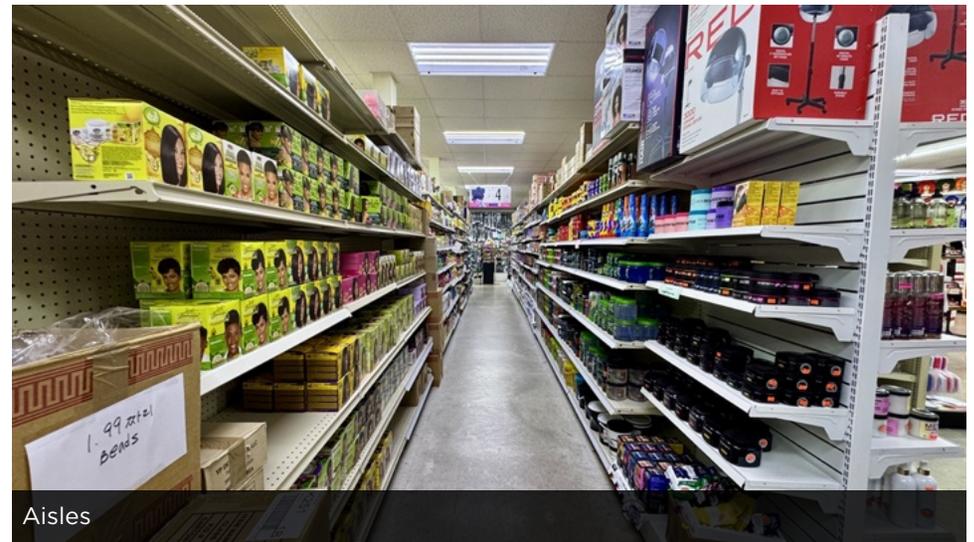
Front Entrance



Front Entrance ,Counter, Closet



Front Counter / Chechout



Aisles

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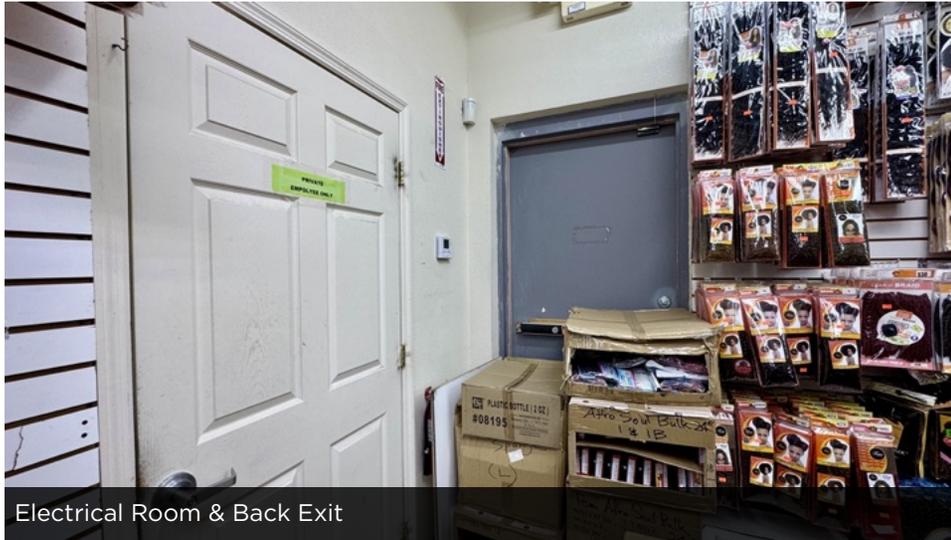
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## INTERIOR PHOTOS

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Electrical Room & Back Exit



Storage Closet



2 Separate Individual Restrooms



Breakroom

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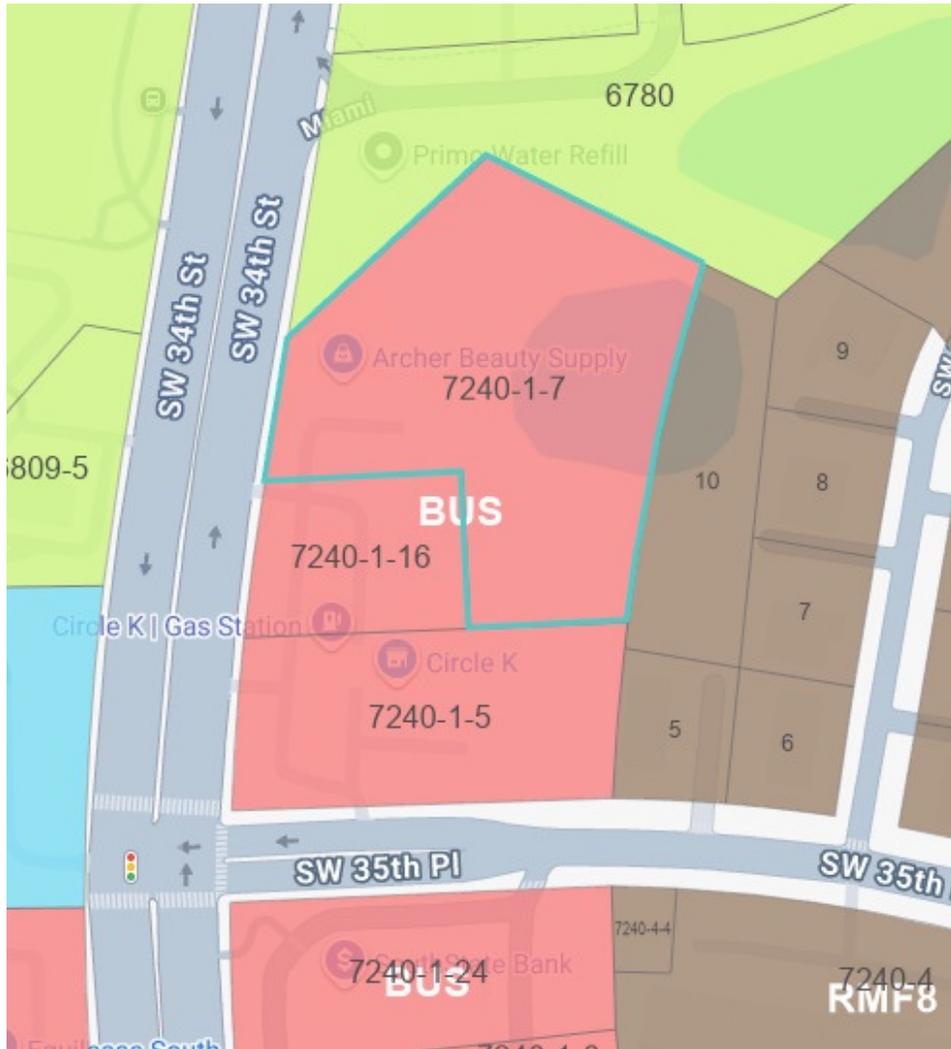
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## ZONING

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### **BUS (GENERAL BUSINESS) | CITY OF GAINESVILLE**

The property is zoned BUS - General Business, which allows for a wide range of retail, commercial, and service-related uses intended to serve the surrounding community.

Typical permitted uses include retail stores, restaurants, convenience stores, personal service businesses (salons, spas), medical or professional offices, fitness studios, and other neighborhood commercial uses.

The site includes a standalone building with dedicated parking, as well as an additional grass/buildable area behind the gas station that may accommodate future improvements, storage, or other permitted commercial uses subject to city approval.

Contact listing agents for additional zoning information and permitted use verification.

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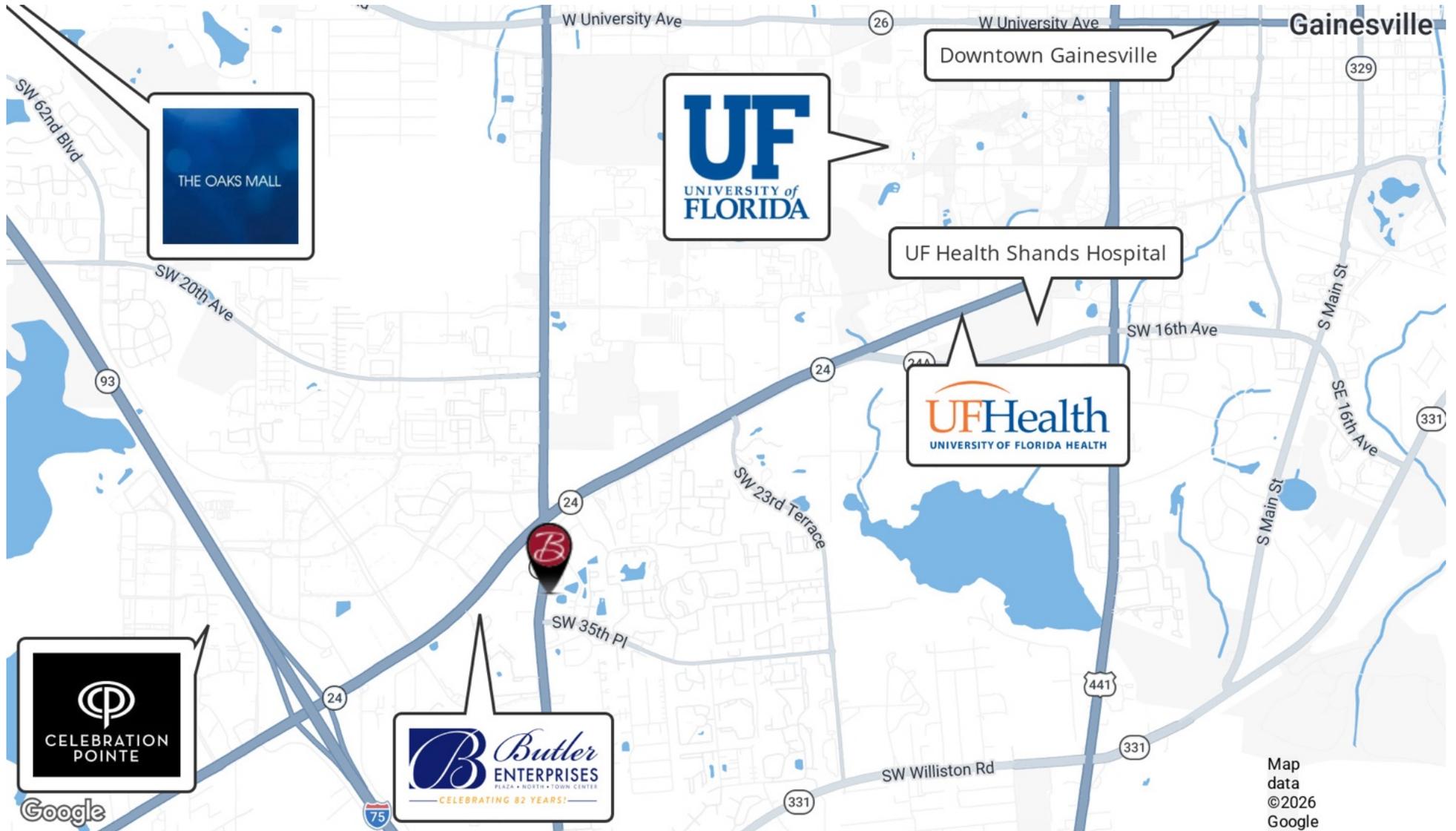
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## RETAILER MAP

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## DEMOGRAPHICS MAP & REPORT

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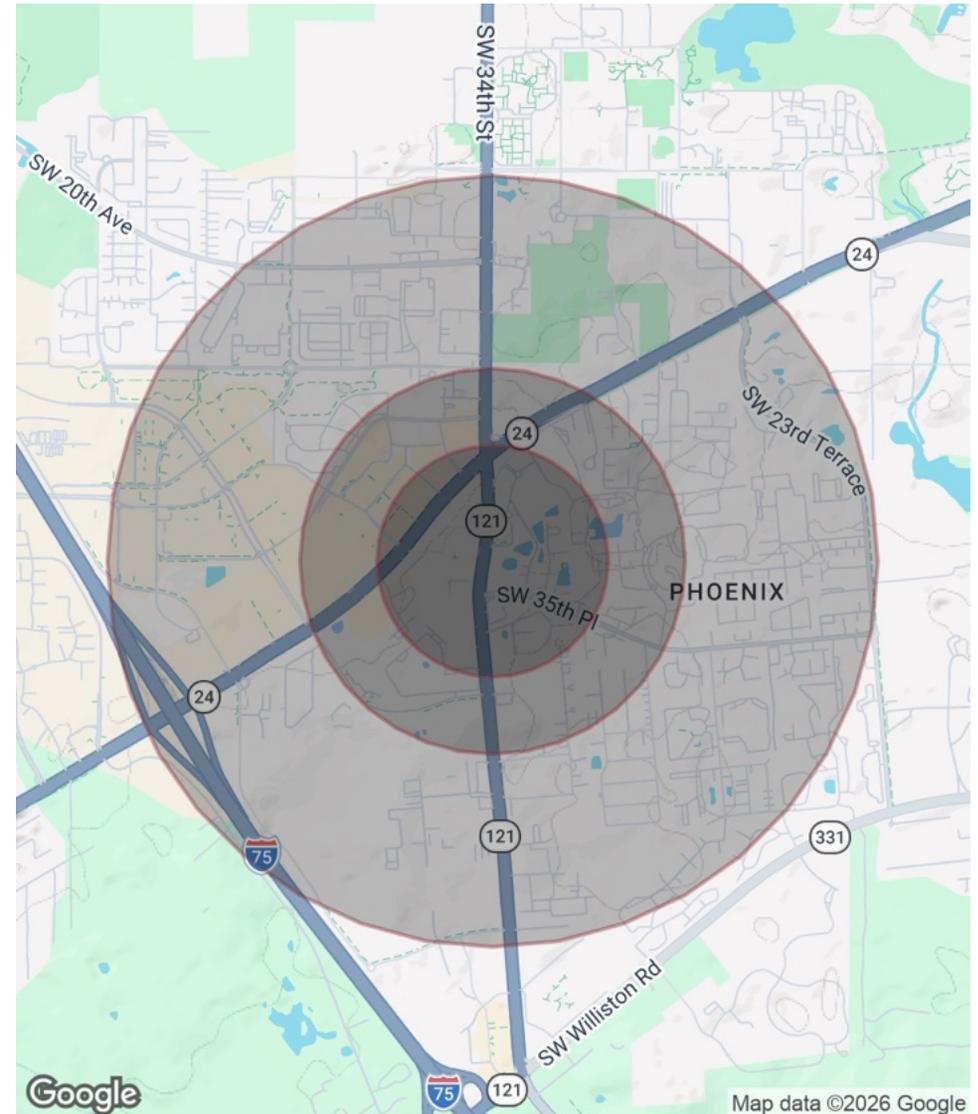
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,778	5,947	23,823
Average Age	29	29	28
Average Age (Male)	29	29	28
Average Age (Female)	29	29	28

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	790	2,628	10,188
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$48,471	\$47,159	\$47,262
Average House Value	\$172,609	\$191,315	\$227,261

Demographics data derived from AlphaMap



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## SAGE ALFONSO

Commercial Associate

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FL #SL3476286

## PROFESSIONAL BACKGROUND

Based in North Central Florida, Sage Alfonso is a commercial real estate agent specializing in sales and leasing across multiple asset classes. He represents buyers, sellers, tenants, and landlords with a strong commitment to both the transaction and clients needs.

He is familiar with a wide range of sales and leasing including small business sales, NNN leasing, net lease sales, and many niches such as hotel sales, daycare facilities, small bay industrial, self storage, medical office, tower sales, RV parks, multifamily, retail, solar fields, medical marijuana facilities/licensing and development projects.

Drawing on a wide range of real estate experience, Sage Alfonso brings the insight and creativity needed to unlock value in every deal.

## MEMBERSHIPS

CCIM Candidate

ICSC

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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## MAKAYLA RICHARDSON

Commercial Associate

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

Direct: **352.256.7532**

FL #SL3598503

## PROFESSIONAL BACKGROUND

As a Commercial Associate with Bosshardt Realty, Makayla Richardson takes a multi-faceted and forward-thinking approach to commercial real estate. With two years of experience, she brings a fresh perspective to a seasoned industry, combining market insight with creativity and strategy.

Makayla specializes in acquisitions, focusing on industrial and retail properties across North Florida. Her goal is to help business owners, landlords, and developers maximize profitability through informed deal structures and a deep understanding of market trends.

An entrepreneur at heart, Makayla also runs GainesvilleCommercial.com, where she interviews local business owners and developers, gaining unique insights into the region's growth and innovation. Passionate about learning and leveraging new technology, she's dedicated to delivering value and helping clients achieve lasting success.

## EDUCATION

Associate's Degree in Economics, Santa Fe College

## MEMBERSHIPS

GACAR - Realtor Association

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