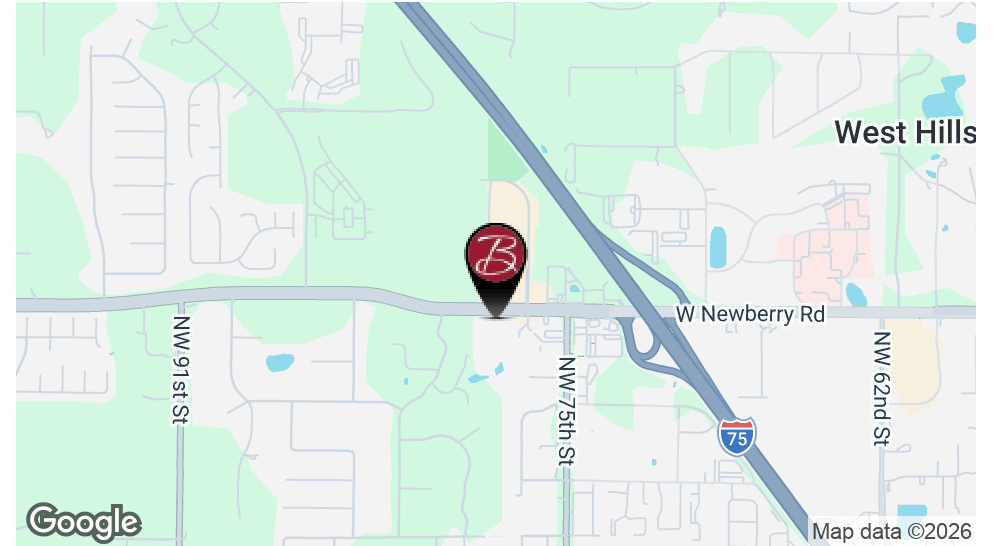


PROFESSIONAL / MEDICAL OFFICE | NEWBERRY RD

EXECUTIVE SUMMARY

7731 West Newberry Road | Gainesville, FL 32607



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Total Building Size:	5,406 SF
Unit Size:	1,770
Lot Size:	0.32 Acres
Number of Units:	1
Zoning:	BP
AADT:	32,500

PROPERTY OVERVIEW

Positioned along W Newberry Road, one of Gainesville's most active and high profile commercial corridors, this property offers exceptional visibility, strong frontage, and consistent daily traffic counts, surrounded by national retailers, established businesses, and dense residential growth, creating a highly energized trade area with convenient access to Interstate 75. The zoning is ideal for medical and professional users seeking maximum exposure while also allowing flexibility for select retail and service-oriented uses, making this an excellent opportunity for tenants looking to establish a strong, highly visible presence in one of Gainesville's most sought-after corridors.

PROPERTY HIGHLIGHTS

- Monument signage available for strong visibility
- Ample on-site parking for staff and clients
- Strong daytime population and consumer traffic (32,500 AADT)
- Ideal for medical, professional, or service-based users

FOR MORE INFORMATION:



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BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

PROFESSIONAL / MEDICAL OFFICE | NEWBERRY RD

EXTERIOR PHOTOS

7731 West Newberry Road | Gainesville, FL 32607



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INTERIOR PHOTOS

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INTERIOR PHOTOS

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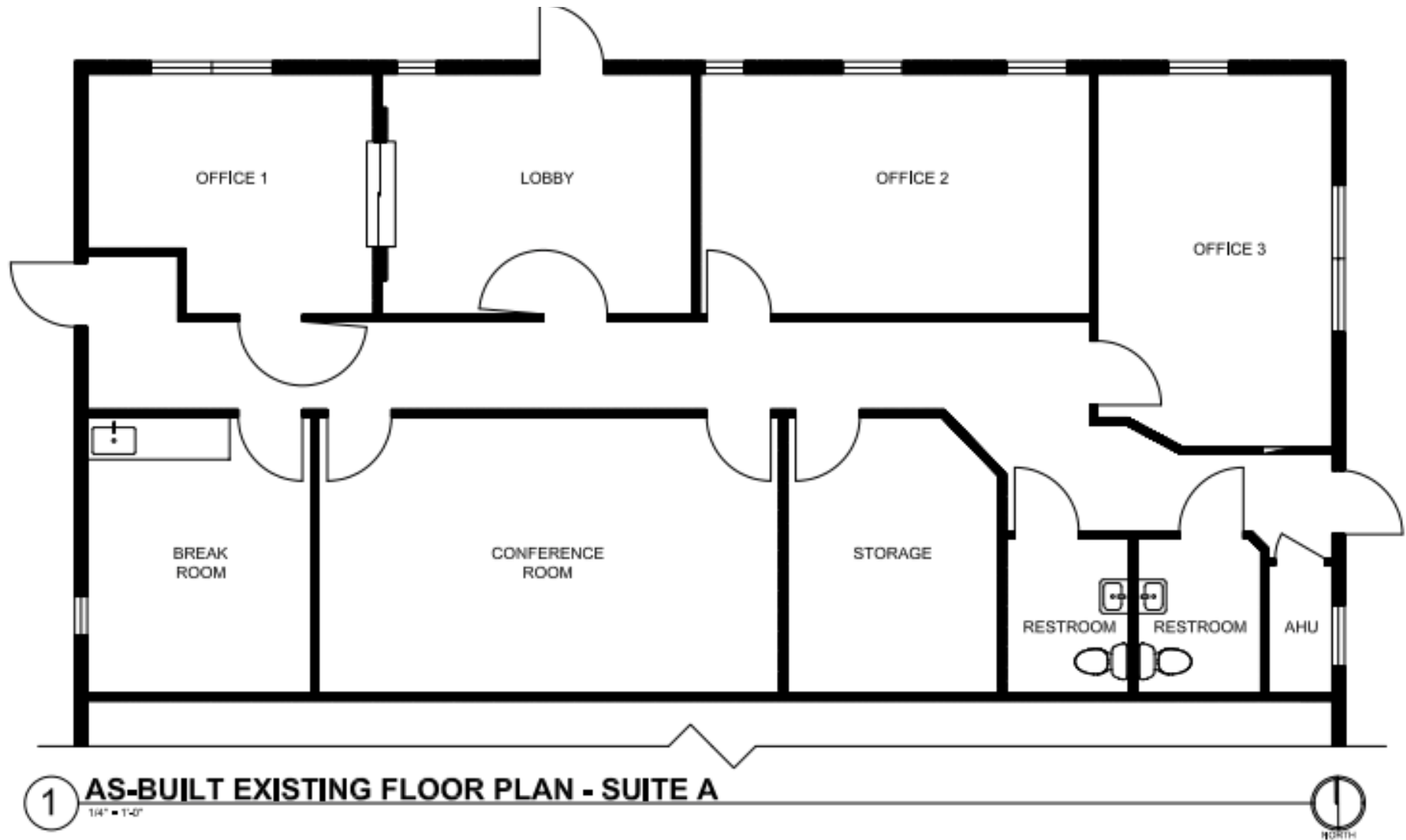
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PROFESSIONAL / MEDICAL OFFICE | NEWBERRY RD

FLOOR PLAN

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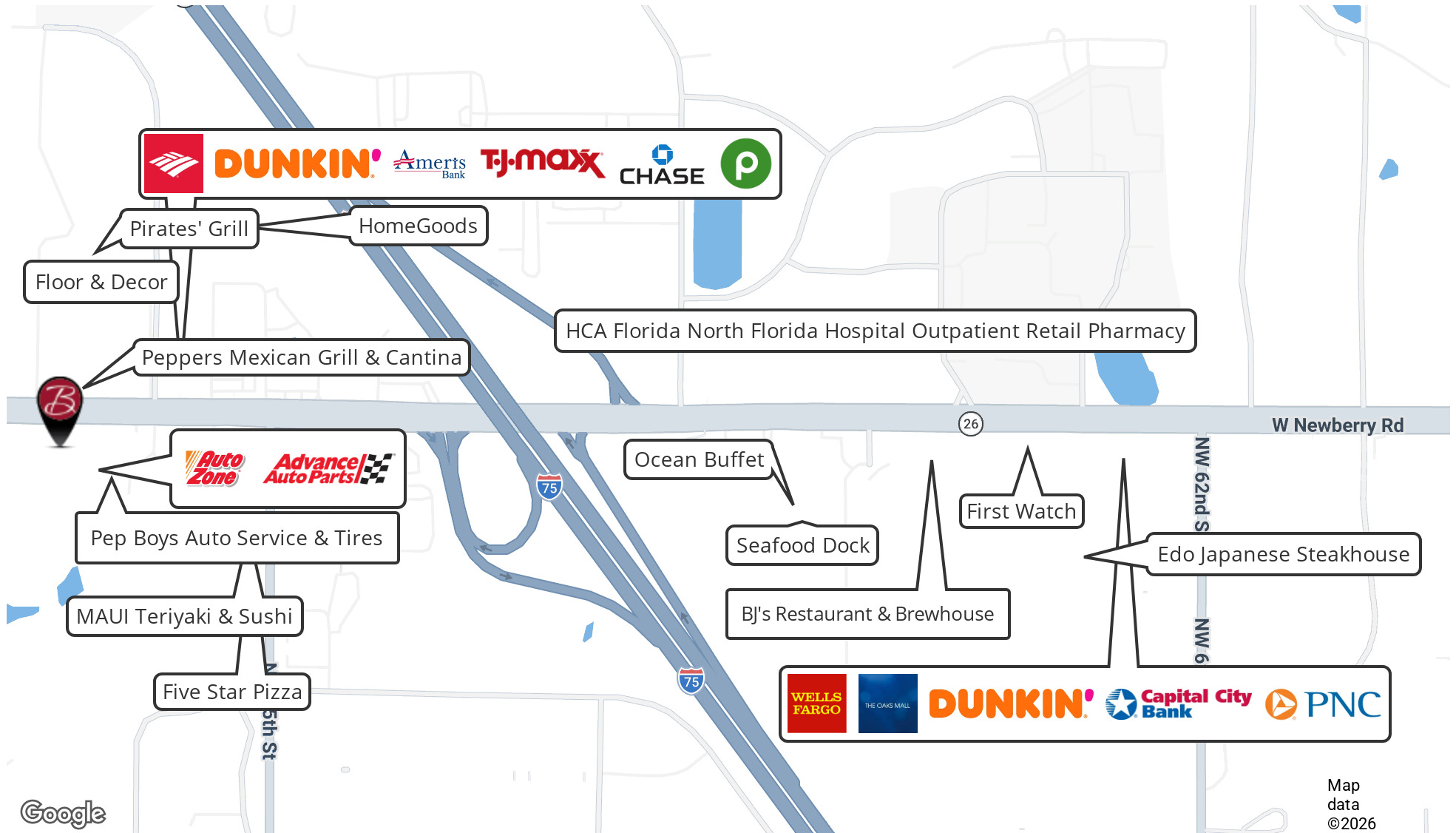


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PROFESSIONAL / MEDICAL OFFICE | NEWBERRY RD

RETAILER MAP

7731 West Newberry Road | Gainesville, FL 32607



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PROFESSIONAL / MEDICAL OFFICE | NEWBERRY RD

DEMOGRAPHICS MAP & REPORT 7731 West Newberry Road | Gainesville, FL 32607

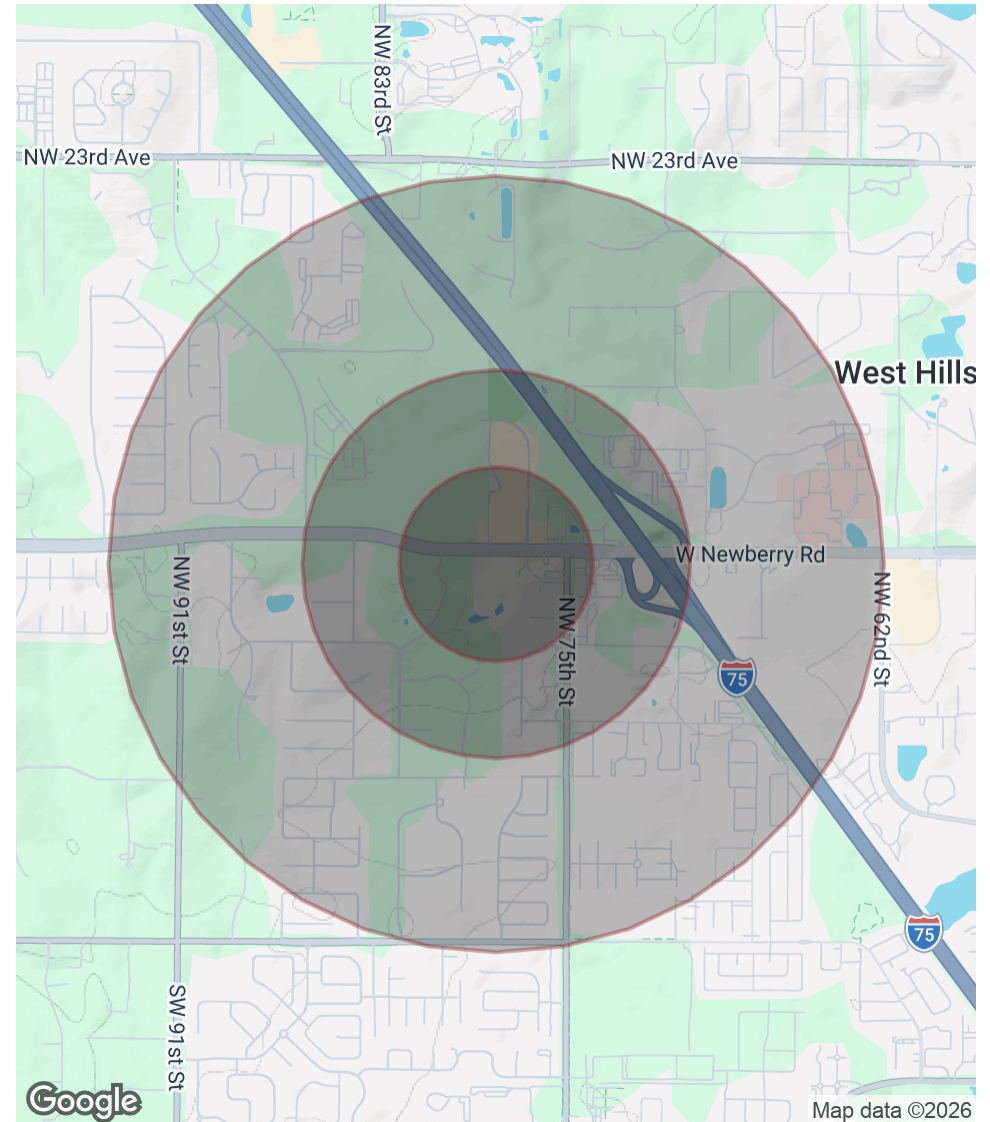
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	274	1,245	8,142
Average Age	46.8	43.4	34.6
Average Age (Male)	46.1	41.9	34.2
Average Age (Female)	47.0	44.1	35.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	112	478	3,713
# of Persons per HH	2.4	2.6	2.2
Average HH Income	\$115,669	\$103,714	\$69,405
Average House Value	\$258,869	\$238,882	\$211,454

2023 American Community Survey (ACS)



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PROFESSIONAL / MEDICAL OFFICE | NEWBERRY RD

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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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COMMERCIAL & LAND DIVISION

PROFESSIONAL / MEDICAL OFFICE | NEWBERRY RD

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MAKAYLA RICHARDSON

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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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