

# SELF-STORAGE DEVELOPMENT SITE

9700 NW 43rd Street

# FOR SALE

## FOR MORE INFORMATION:



**Eric Ligman**

Commercial Realtor®

352.256.2112

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



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# SELF-STORAGE DEVELOPMENT SITE

## EXECUTIVE SUMMARY

9700 NW 43rd Street Gainesville, FL 32653



### OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	5.0 + Acres
Zoning:	C-1
Market:	NW 43rd Street
Traffic Count:	17,000/
Parcel	05945-000-000

### PROPERTY OVERVIEW

Mini storage development site located near the hard corner of HWY 441 and NW 43rd Street. Site offers great ingress/egress access, high visibility with great surrounding demographics. This site, part of a 120 acre master development project, is located on the main artery into Gainesville's prestigious business district. With high demand for new home construction, commercial developments coming down the pipe-line, and a shortage of storage facilities in the immediate area, this site is perfect.

### PROPERTY HIGHLIGHTS

- N.W Gainesville
- High and Dry
- Close proximity to Turkey Creek Golf Course Community City of Alachua and Gainesville

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ADDITIONAL PHOTOS

9700 NW 43rd Street Gainesville, FL 32653



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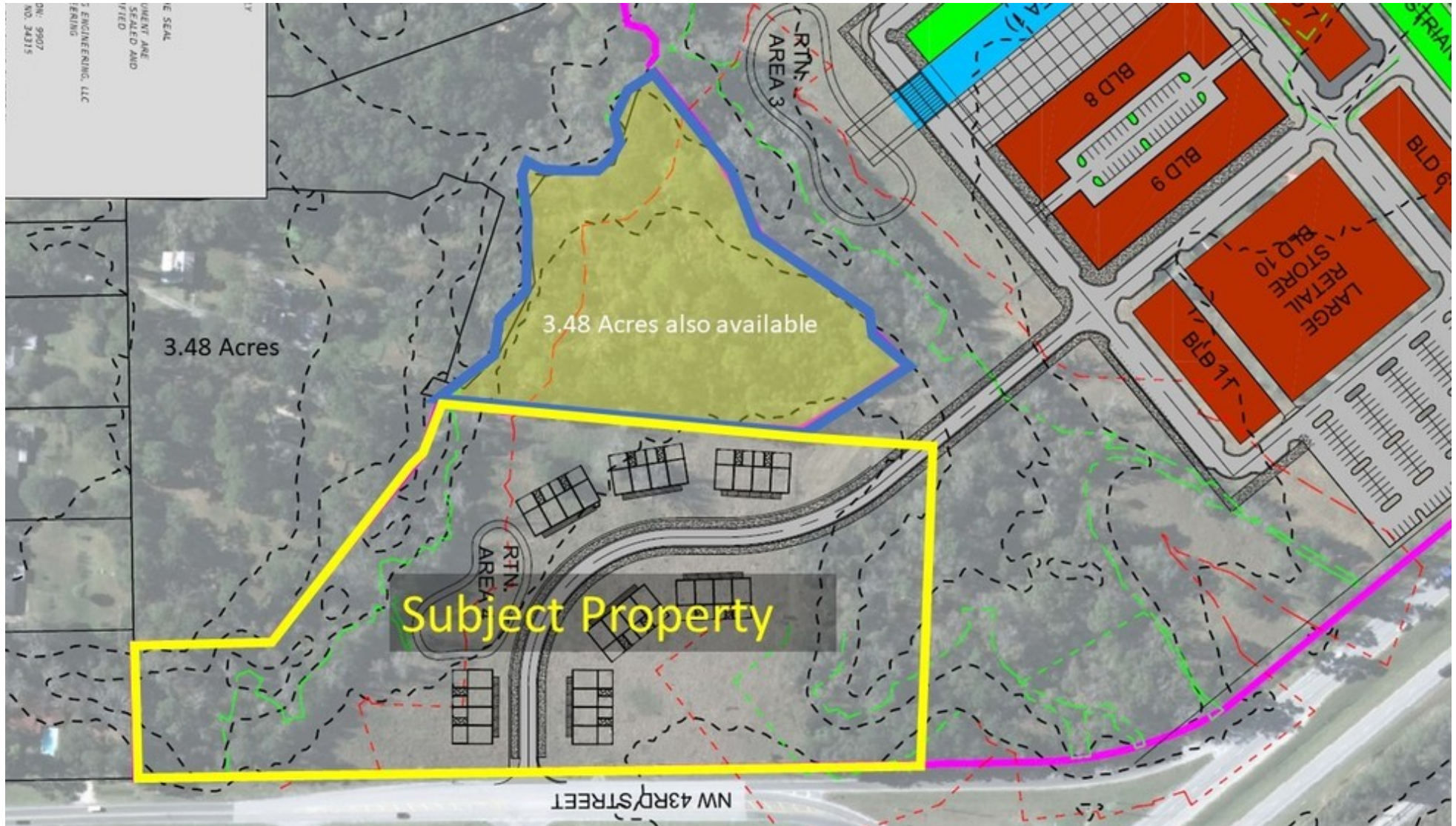
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## LOCATION MAPS

Gainesville, FL 32653



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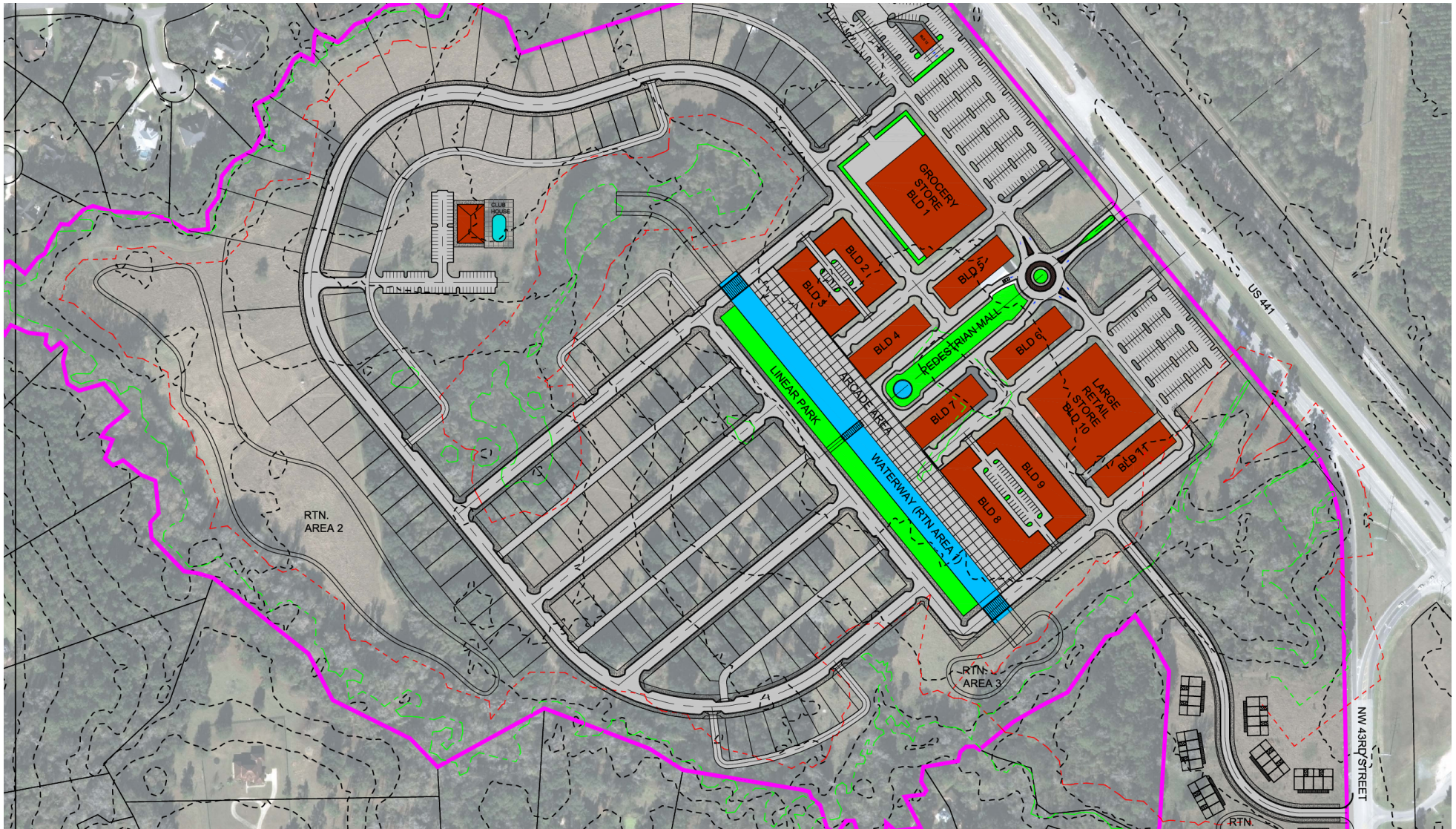
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## MASTER DEVELOPEMENT

Gainesville, FL 32653



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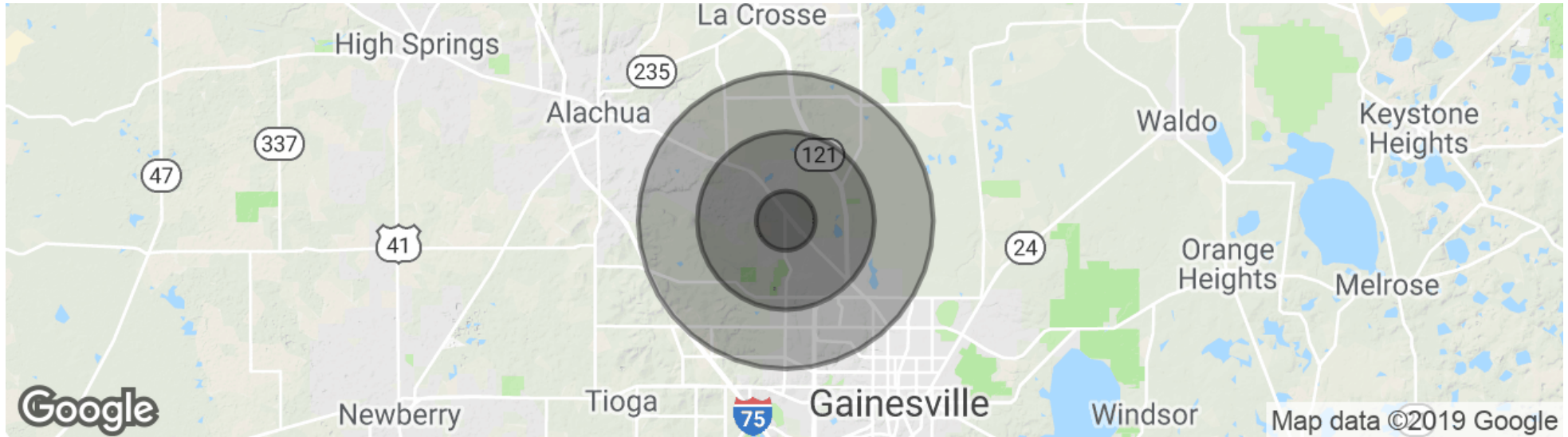
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## DEMOGRAPHICS MAP & REPORT

Gainesville, FL 32653



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,148	49,505	131,911
Median age	39.8	37.5	31.1
Median age (Male)	39.0	35.1	30.1
Median age (Female)	38.9	38.7	31.7

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,675	21,720	52,881
# of persons per HH	2.3	2.3	2.5
Average HH income	\$79,657	\$71,939	\$56,398
Average house value	\$255,937	\$224,909	\$225,097

\* Demographic data derived from 2010 US Census

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## ADVISOR BIO 1

Gainesville, FL 32653



### ERIC LIGMAN

Commercial Realtor®

ericligman@bosshardtrealty.com

Direct: 352.256.2112 | Cell: 352.256.2112

### PROFESSIONAL BACKGROUND

For over a decade, Eric Ligman has consistently proven himself to be an integral member of Gainesville's commercial real estate profession. Aside from his comprehensive knowledge of the Gainesville commercial real estate market, Ligman also possesses a clear understanding of tenant needs and has worked diligently to develop an extensive network of landlord relationships. These attributes are instrumental in effectively servicing his valued clients' real estate needs in an efficient and timely manner. Eric has extensive experience in all areas of the commercial real estate sector, including tenant representation, lease negotiations, investment properties, and corporate real estate ventures.

Ligman first arrived in Gator Nation as a young student and quickly fell in love with its many charms. As an adult, he can imagine no better place to raise his growing family. Outside of his passion for real estate, he enjoys playing on his highly ranked tennis team and is a huge fishing enthusiast.

### MEMBERSHIPS

ICSC  
LoopNet  
CoStar  
Gainesville Chamber Commerce  
GACAR- Gainesville Alachua County Association of Realtors  
National Association of Realtors (NAR)

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