



BossCommercial Quarterly Mailout

Commercial & Office Properties for Lease



MLS # 304721
Address: 5860 NW 39th Avenue
Gainesville
FL 32606-
T.P. #: 06058-050-000
Price: \$15.00 per SF
Size: 4396 SF

Monthly Rent \$5,495 (gross)

Pass Thrus:

Description: **Robinsshore Office Park**

Freestanding professional office space.
Highly visible location just off NW 39th Avenue

Please Call

Michael S. Ryals
(352) 371-6100

mike@teamryals.com

www.teamryals.com

Jamie Kennedy
(352) 371-6100

jami Kennedy@bosshardt.com



MLS # 304623
Address: 908 NW 57th Street
Gainesville
FL 32606-
T.P. #: 06354-100-002
Price: \$13/SF
Size: 4290 SF

Monthly Rent \$4,648

Pass Thrus:

Description: **4,290 SF Freestanding Office**

Great freestanding office building on NW 57th Street with convenient access to I-75, Newberry Road and the North Florida Regional Medical Center

Please Call

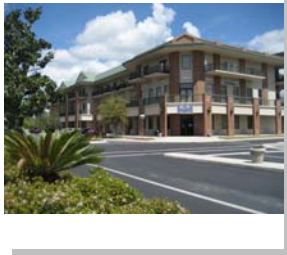
Michael S. Ryals
(352) 371-6100

mike@teamryals.com

www.teamryals.com

Jamie Kennedy
(352) 371-6100

jami Kennedy@bosshardt.com



MLS # 302783
Address: 3951 NW 48th Ter, Ste. 111 and 211
Gainesville
FL 32606-
T.P. #:
Price: \$11.75/SF (NNN)
Size: 10,235 SF

Monthly Rent

Pass Thrus: \$5/SF

Description: **Magnolia Parke Office Space**

10,235 SF office space in Magnolia Parke on NW 39th Avenue. Can be subdivided and leased as units: 5,503 SF (1st floor) and 4,732 SF (2nd floor). Call for brochure.

Please Call

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(352) 371-6100

mike@teamryals.com

www.teamryals.com

Commercial & Office Properties for Lease



MLS # 302753
Address: 5141 NW 43rd Street
 Gainesville
 FL 32606-
T.P. #:
Price: \$20 to \$25 / SF
Size: 1,800 to 4,200 SF
Monthly Rent Varies
Pass Thrus: \$7.00/SF

Description: **Hunters Walk - Retail Plaza**

Prime retail development anchored by Walgreens and Campus USA Credit Union. Other Tenants include Woody's Barbbque, Bella Nail Salon, H & R Block and Little Caesar's Pizza

This site is located in the heart of NW Gainesville, at the intersection of NW 53rd Avenue and 43rd Street, across from Hunter's Crossing Publix. Call for brochure.

Please Call

Michael S. Ryals
 (352) 371-6100
mike@teamryals.com
www.teamryals.com
 Jim Ropp
 (352) 214-0238
jilropp@yahoo.com



MLS # 302662
Address: SW 34th St & SW 20th Ave
 Gainesville
 FL 32609-
T.P. #:
Price: \$19.25/SF (NNN)
Size: From 1200 SF to 8450 SF
Monthly Rent Varies
Pass Thrus: \$4.77/SF

Description: **34th Street Plaza**

Anchored by Sweetbay Supermarket, the 75,000 SF, 3.2 acre "SW 34th Street Plaza" has been a popular location for retailers. CALL FOR COMPLETE BROCHURE.

Please Call

Michael S. Ryals
 (352) 371-6100
mike@teamryals.com
www.teamryals.com
 Bruce Rider
 (352) 275-9613
bruce@ridercommercial.com



MLS # 302280
Address: 6011 NW 1st Place
 Gainesville
 FL 32607-
T.P. #: 06655-027-005
Price: \$14.75/SF (Net)
Size: 4411 SF
Monthly Rent \$5,422 + pass thru
Pass Thrus: Electric, H2O and sewer

Description: **4,411 Office Space**

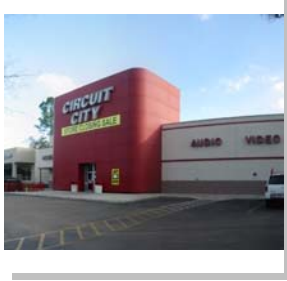
Professional office in excellent condition near the Oaks Mall and North Florida Regional hospital. Brochure and floor plan available.

Owner may subdivide and Lease less SF.

Please Call

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 (352) 371-6100
mike@teamryals.com
www.teamryals.com
 Bruce Rider
 (352) 275-9613
bd rider@gmail.com

Commercial & Office Properties for Lease



MLS # 301927
Address: 7001 NW 4th Blvd
 Gainesville
 FL 32607-
T.P. #: 00665-400-700
Price: \$10/SF (NNN)
Size: 21,431 SF

Monthly Rent

Pass Thrus: TBA

Description: **Former Circuit City Building**

Former Circuit City located just east of Tower Road. Great location just west of I-75 and the Oaks Mall. Please call for complete brochure.

Please Call

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 (352) 371-6100
mike@teamryals.com
www.teamryals.com



MLS # 300183
Address: 1520 SW 13th Street
 Gainesville
 FL 32608-
T.P. #: 15492-006-000
Price:
Size: 3400 SF

Monthly Rent \$7,500 (NNN)

Pass Thrus:

Description: **Fast Food Restaurant**

Prime freestanding restaurant space (with drive-thru) located at the X of SW 16th Ave. & SW 13th St.-just steps from UF, Shands, the VA Medical facility, and the new Shands Cancer Hospital.

Please Call

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mike@teamryals.com
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MLS # 298490
Address: 4280 NE 49th Ave
 Gainesville
 FL 32609-
T.P. #: 08162-003-000
Price: \$6.95/SF (NNN)
Size: 9,992 SF

Monthly Rent \$5,787 (base rent)

Pass Thrus: TBA

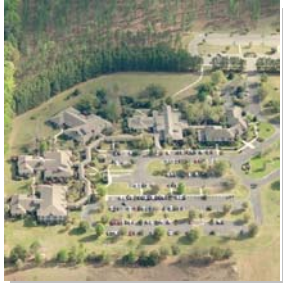
Description: **Airport Industrial Park**

Brand new flex space in Airport Industrial Park. Includes 3 roll up doors, private restroom and paved outside storage. Interior (office) upgrades available. Please call for specifics.

Please Call

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 (352) 371-6100
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www.teamryals.com

Commercial & Office Properties for Lease



MLS # 298301
Address: 15151 NW 99th Street
 Alachua
 FL 32653-
T.P. #: 05849-000-000
Price: \$16/SF (NNN)
Size: 83,738 SF

Monthly Rent

Pass Thrus:

Description: **83,738 SF Campus Style Office**

This impressive 83,000+ SF campus style office consists of 5 individual bldgs nestled into a 16 acre beautiful setting on the outskirts of Gainesville/ Alachua. Perfect for corporate relocation.

Call for a complete brochure or go to www.FloridaOfficeCampus.com

Please Call

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www.teamryals.com



MLS # 297301
Address: 3620 NW 43rd Street, Ste. E
 Gainesville
 FL 32606-
T.P. #: 06121-001-000
Price: \$16.50/SF (Gross)
Size: 1,221 SF

Monthly Rent \$1,678

Pass Thrus:

Description: **1,221 SF Medical Office Space**

Spectacular office (currently set up for medical use) at NW 43rd Street/39th Avenue. Can be professional or medical. Available in June 09.

Call listing agent for showing instructions. Brochure and floor plan available.

Please Call

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www.teamryals.com



MLS # 297254
Address: 3011 SW Williston Rd
 Gainesville
 FL 32608-
T.P. #: 07176-012-000
Price: \$15.75 (gross/inclusive of utilities)
Size: 6,143 SF, 9,935 SF or (combined) 1

Monthly Rent \$15,523 (for 9,935 SF)

Pass Thrus:

Description: **Class A Office Space**

This ground floor space in the 61,494 SF CH2M Hill office building is truly a "Class A" office space. The location provides convenient access to I-75, UF, downtown, the airport and a host of services in Archer Road activity area. Brochure available.

Please Call

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Commercial & Office Properties for Lease



MLS # 296406
Address: 3105 SW 34th Street
 Gainesville
 FL 32607-
T.P. #:
Price: \$16/SF (NNN)
Size: 2,460 SF
Monthly Rent \$3,280(base rent- 1st yr ONLY)
Pass Thrus: TBA

Description: **Retail Space: Archer/SW 34th**

2,460 SF retail/restaurant space with direct frontage on SW 34th St, just south of SW 34th St/Archer Rd Intersection (Alachua's County's highest traffic intersection.) This property is just minutes from the University of Florida and I-75, and is located between Hooters and Carrabba's Italian Grill. The space is across the street from a recently built 90,000+ SF Kohl's Dept Store. A new HH Gregg store recently opened and is just south of the site.

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\$16/SF IS A TEASER/FIRST YR RATE ONLY. The lease rate for subsequent years will need to be negotiated.



MLS # 292746
Address: NW 39th Avenue
 Gainesville
 FL 32606-
T.P. #:
Price: \$8/SF (Net)
Size: 3,455 SF
Monthly Rent TBA
Pass Thrus: \$4/SF

Description: **LEASED**

3,455 SF Office or Retail space in Magnolia Park off NW 39th Avenue. Great end cap in 40,000+ SF (Shands) medical complex. Can be divided into 1,380 SF or 2,075 SF. Call for details!

Please Call

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www.teamryals.com

Commercial & Office Properties for Lease



MLS # 288126
Address: 1014 NW 57th Street
 Gainesville
 FL 32605-
T.P. #: 06354-010-003
Price: \$12.75/SF (NNN)
Size: 9,462 SF
Monthly Rent TBA
Pass Thrus: \$3.95/SF

Description: **Freestanding 9,462 SF Office**
 9,462 SF two-story professional office space in the Park Avenue Office Concourse. Located minutes from North Florida Regional Medical Center and I-75. Can be subdivided and leased as : 4,626 SF (first floor) or 4,801 SF (second floor) or entire 9,462 SF. MLS #'s: 288125 and 288127.

Please Call

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MLS # 287485
Address: 2460 SW 76th Street
 Gainesville
 FL 32608-
T.P. #: 06850-028-000
Price: \$18.50-\$22/SF
Size: 1,450 to 3312 SF
Monthly Rent Varies
Pass Thrus: \$4.50/SF

Description: **Tower 24 Office/Retail**
 Tower 24 features a mixture of retail, office and residential spaces. The project is situated at a primary intersection along the commuter routes of Tower Rd. (SW 75th Street) and SW 24th Avenue. SUITES RANGE FROM 1,450 SF to 4,428 SF. Some units may be subdivided. Call listing agent for details.

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www.teamryals.com
 Bruce Rider and Rick Cain
 (352) 371-6100

LEASE RATES RANGE FROM \$18.50/SF to \$22/SF



MLS # 230941
Address: 6404 NW 18th Drive
 Gainesville
 FL 32601-
T.P. #: 07878-030-020
Price:
Size: 1,200 SF
Monthly Rent \$950 (lease) or \$139,000 (sale)
Pass Thrus:

Description: **LEASE or SALE**
 New office/warehouse project! Only 1 unit remains left. Available for Lease or Sale. Call for brochure.

Please Call

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 (352) 371-6100
mike@teamryals.com
www.teamryals.com
 Dave Ferro
 352-222-5924
dave@daveferro.com

Commercial & Office Properties for Lease



MLS #
Address: 5130 & 5230 NW 13th ST
 Gainesville
 FL 32609-
T.P. #:
Price: \$20/SF (NNN)
Size: 2,100 SF (each)

Monthly Rent
Pass Thrus: TBA

Description: **Home Depot Outparcel Bldg**
 (2) 2,100 SF buildings in front of Home Depot on US 441/NW 53rd Ave. Space delivered as "cold dark shell". Also for sale (\$465,000/each). Call for brochure. Visual Tour on teamryals.com

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mike@teamryals.com
www.teamryals.com



MLS #
Address: NW 39th Avenue
 Gainesville
 FL
T.P. #:
Price: For Sale- \$155/SF (shell).
Size: 2000 to 5000 SF

Monthly Rent TBA
Pass Thrus:

Description: **Office/Retail Condominiums**
 New Office Condo Development in Magnolia Park Development at NW 39th Ave/51st St. Units can be combined or modified to accommodate different square footage(s). Call for brochure.

Please Call
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mike@teamryals.com
www.teamryals.com



MLS #
Address: 7045 NW 22nd Street
 Gainesville
 FL
T.P. #:
Price: \$6.95/SF
Size: From 2800 to 16,700 SF

Monthly Rent Varies
Pass Thrus:

Description: **Plaza at Emerald Lake**
 The Plaza at Emerald Lake is a new office/warehouse development located just N of US 441, on NW 22nd Ave. The project includes 4 blds totaling 60,000+/- SF, with units ranging from 2800 to 16,700 SF. For lease and sale.
 CALL FOR COMPLETE BROCHURE.

Please Call
 Michael S. Ryals
 (352) 371-6100
mike@teamryals.com
www.teamryals.com
 Dave Ferro
 (352) 222-5147
dave@daveferro.com

Commercial & Office Properties for Lease



MLS #

Address: 101 SE 1st Street
Gainesville

FL 32601-

T.P. #: 14589-000-000

Price: \$29/SF (NNN)

Size: 600 to 8000 SF

Monthly Rent Varies

Pass Thrus: TBA

Description: **Hampton Inn Retail Space**

Retail spaces on the ground floor of the Hampton Inn project. This is a really unique and impressive development in the heart of downtown Gainesville. There are a total of 6 retail spaces ranging from 600 SF to 8000 SF. Call for brochure.

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mike@teamryals.com

www.teamryals.com

Jamie Kennedy

(352) 371-6100

jami Kennedy@bosshardtrealty.com



MLS #

Address: 7750 W Newberry Rd
Gainesville

FL 32606-

T.P. #: 06331-042-000

Price: \$16/SF (NNN)

Size: 5,977 SF

Monthly Rent \$7,969

Pass Thrus: TBA

Description: **LEASED**

Prime restaurant space at I-75 and SR 26 in Gainesville, FL. High traffic location in front of K-Mart, Publix and TJ Max shopping centers. BH zoning. Surrounding activity center includes 1,000,000+SF regional Oaks Mall and North FL Regional Medical Center (NFMRC). Call for a brochure + aerial photo.

Please Call

Michael S. Ryals

(352) 371-6100

mike@teamryals.com

www.teamryals.com

Improved Commercial/Business



MLS # 307060
Address: 1100 SW 8th Avenue
 Gainesville
 FL 32601-
T.P. #: 13189-001-000
Price: \$3,700,000
Size:

Monthly Rent
Pass Thrus:

Description: UF Apartment Investment

University Heights is a 5-story 40 unit apartment investment just steps from UF's main campus, Norman Hall, Sorority Row and 1 mile to Shands and VA hospitals. These 1 and 2 bedroom apartments are 100% leased thru 2010. Call for more information.

Please Call

Michael S. Ryals
 (352) 371-6100
mike@teamryals.com
www.teamryals.com



MLS # 307059
Address: 1824 NW 3rd Place
 Gainesville
 FL 32603-
T.P. #: 14926-001-000
Price: \$3,500,000
Size:

Monthly Rent
Pass Thrus:

Description: UF Apartment Investment

Arbor Lofts located four blocks north of campus offers 44 units with a landscaped courtyard and modern décor. Excellent condition. 100% leased. Call for more information.

Please Call

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 (352) 371-6100
mike@teamryals.com
www.teamryals.com



MLS # 305757
Address: 2521 NW 41st Street
 Gainesville
 FL 32606-
T.P. #: 06107-019-000
Price: \$1,090,000
Size: 5482 SF

Monthly Rent
Pass Thrus:

Description: Medical Office Investment

Great investment opportunity in NW Gainesville. Building is owned by "Eye Surgicenter", who desires to lease-back property after sale.

Please Call

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www.teamryals.com
 Jamie Kennedy
 (352) 371-6100
jami Kennedy@bosshardtrealty.com

Improved Commercial/Business



MLS # 305538
Address: 1034 NW 57th Street
 Gainesville
 FL 32605-
T.P. #: 06354-010-002
Price: \$719,000
Size: 7250 SF

Monthly Rent

Pass Thrus:

Description: **7250 SF Office Bldg for Sale**

Office building just east of I-75/Oaks Mall on the Park Avenue Concourse. Owner financing available.

Please Call

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 (352) 371-6100
mike@teamryals.com
www.teamryals.com
 Jamie Kennedy
 (352) 371-6100
jami Kennedy@bosshardtrealty.com



MLS # 292535
Address: 4148 NW 13th Street
 Gainesville
 FL 32609-
T.P. #: 07937-000-000
Price: \$1,175,000
Size: 14,475 SF

Monthly Rent

Pass Thrus:

Description: **14,745 SF Retail Building**

Freestanding furniture store fronting NW 13th Street. Great visibility!
 With rear dock and overhead door.
 BUS zoning allows retail, restaurants and offices.
 Showing instructions:
 Show 9-5 Mon thru Sat.
 Please call listing agent to coordinate.

Please Call

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mike@teamryals.com
www.teamryals.com

Improved Commercial/Business



MLS # 288011
Address: 13349 Southern Precast Drive
 Alachua
 FL 32615-
T.P. #: 05961-002-002
Price: \$780,000
Size: 9,534 SF

Monthly Rent

Pass Thrus:

Description: **Great Warehouse for Sale**

Warehouse/office building. This building contains a total of 9,534 SF with approximately 2,140 SF of office space space plus 7,414 SF of warehouse area. The warehouse area has 18' ceilings and multiple (3) 14'x14' overhead doors. Lot size = 275' x 270'. This building has a private bath and shower in the executive office area plus a deck extending from the executive office area to a private (stocked) pond rimmed with majestic oaks. This is truly a spectacular setting. Visual Tour on teamryals.com

Please Call

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 (352) 371-6100
mike@teamryals.com
www.teamryals.com



MLS # 230941
Address: 6404 Nw 18th Drive
 Gainesville
 FL 32601-
T.P. #: 07878-030-020
Price: \$139,000
Size: 1,200 SF and up

Monthly Rent

Pass Thrus: N/A

Description: **SALE or LEASE**

New NW office/warehouse project. Only one 1,200 SF unit remains! Call for brochure.

Please Call

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 (352) 371-6100
mike@teamryals.com
www.teamryals.com

Improved Commercial/Business



MLS #

Address: NW 39th Avenue
Gainesville
FL

T.P. #:

Price: For Sale- \$155/SF (shell).

Size: 2000 to 5000 SF

Monthly Rent TBA

Pass Thrus:

Description: **Office/Retail Condominiums**

New Office Condo Development in Magnolia Park Development at NW 39th Ave/51st St. Units can be combined or modified to accommodate different square footage(s). Call for brochure!

Please Call

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www.teamryals.com



MLS #

Address: 16135 US Hwy 441 N
Alachua
FL 32615-

T.P. #: 03053-001-002

Price: \$1,885,000

Size: 7,280 SF

Monthly Rent

Pass Thrus:

Description: **Alachua Retail Bldg Investment**

1 of 3 multi-tenant properties in/around Gainesville, FL. This is a two tenant bldg (Hungry Howies and Kazbors Grill) fronting 441 just west of I-75 in Alachua (city). Alachua is a bustling bedroom community and employment center approx 12 miles NW of Gainesville.

Please Call

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(352) 371-6100

mike@teamryals.com

www.teamryals.com

Brochure Available.

Improved Commercial/Business



MLS #
Address: 4860 NW 39th Avenue
 Gainesville
 FL 32606-
T.P. #: 06061-003-001
Price: \$2,925,000
Size: 11,723 SF

Monthly Rent

Pass Thrus:

Description: Retail Building Investment

1 of 3 multi-tenant properties in/around Gainesville, FL. This is a sale/lease back transaction with the Hungry Howie's/Kazbor Grill owner. Owner desires to sell all properties, but may consider selling individual properties or combinations thereof. This property consists of 2 adjoining buildings. Hungry Howies occupies a single freestanding bldg + Kazbors Grill, Vietnamese restaurant and a vacant space occupy adjacent bldg. Excellent frontage/visibility on NW 39th Ave.

Please Call

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mike@teamryals.com
www.teamryals.com



MLS #
Address: 5130 & 5230 NW 13th ST
 Gainesville
 FL 32609-
T.P. #:
Price: \$465,000 (each)
Size: 2,100 SF (each)

Monthly Rent

Pass Thrus: TBA

Description: Home Depot Outparcel Bldg

(2) 2,100 SF buildings in front of Home Depot on US 441/NW 53rd Ave. Space delivered as "cold dark shell". Also for Lease (\$20/SF NNN). Call for brochure. Visual Tour on teamryals.com

Please Call

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www.teamryals.com

Improved Commercial/Business



MLS #

Address: 7045 NW 22nd Street
Gainesville
FL

T.P. #:

Price: From \$85.00/SF to \$88.50/SF

Size: From 2800 to 17,600 SF

Monthly Rent Varies

Pass Thrus:

Description: **Plaza at Emerald Lake**

The Plaza at Emerald Lake is a new office/warehouse development located just N of US 441, on NW 22nd Ave. The project includes 4 blds totaling 60,000+/- SF, with units ranging from 2800 to 16,700 SF. For lease and sale.

CALL FOR COMPLETE BROCHURE.

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mike@teamryals.com

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Dave Ferro

(352) 222-5147

dave@daveferro.com



MLS #

Address: 3105 SW 34th Street
Gainesville
FL 32608-

T.P. #: 06780-001-000

Price: \$1,500,000

Size: 4,460 SF

Monthly Rent

Pass Thrus:

Description: **34th St Retail Bldg Investment**

Subject property is located just S of the intersection of SW 34th St and Archer Rd (Gainesville highest traffic intersection and in the heart of Gainesville's hottest retail market). Two tenant building with Hungry Howie's occupying half and half of the building vacant/available for buyer/tenant. This property is located between Carraba's and Hooters at the main intersection into the University Towne Center development.

Please Call

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www.teamryals.com

Vacant Commercial and/or Acreage



MLS # 306873
Address: NW 39th Avenue
 Gainesville
 FL 32609-
T.P. #: 08247-000-000
Price: \$330,000
Size: 1.25 acres

Description: **Commercial Land on NW 39th**
 Property zoned BUS. Will accommodate office, bank, fast food, retail or other similar uses. Adjoining land also available (7.5 acres).

Please Call

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 (352) 371-6100
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www.teamryals.com

Monthly Rent

Pass Thrus:



MLS # 306065
Address: 15000 NW 151st Blvd.
 Alachua
 FL 32615-
T.P. #: 03869-006-000
Price: \$740,500
Size: 3.6 acres

Description: **3.6 Acre Commercial Land**
 Prime 3.6-acre commercial/mixed use site located SW of Hitchcock's Foodway. Subject land is in SE quadrant of 441/I-75, Alachua.

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 Jamie Kennedy
 (352) 371-6100
jami Kennedy@bosshardtreat

Monthly Rent

Pass Thrus:



MLS # 304377
Address: West Newberry Road
 Jonesville
 FL 32669-
T.P. #: 04338-000-000
Price: \$45 to \$60/SF
Size: 4,500-10,000 SF

Description: **Arbor Greens - Office Lots**
 At the entrance of Arbor Greens on West Newberry Road. Great location and visibility. Will accommodate 4500 SF to 10,000. Larger buildings can also be accommodated. Owners will also build-to-suit (sale or lease)

Please Call

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 Jamie Kennedy
 (352) 371-6100
jami Kennedy@bosshardtreat

Monthly Rent

Pass Thrus:

Vacant Commercial and/or Acreage



MLS # 303531
Address: 14623 W Newberry Road
 Gainesville
 Florida 32669-
T.P. #: 04350-003, 04346-002, 04346-001
Price: \$4,300,000
Size: 50+/- acres

Description: **50 +/- Acres on Newberry Road**
 Excellent development site fronting Newberry Road, in Jonesville. Land use allows 300+ residential units. Brochure available.

Please Call

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mike@teamryals.com
www.teamryals.com

Monthly Rent

Pass Thrus:



MLS # 300742
Address: US 441/SR 235
 Alachua
 FL 32615-
T.P. #: 03042-051-001
Price: \$59,000/acre
Size: 9.7 acres

Description: **9.7 Acres in Alachua**
 9.7 acre commercial site fronting US 441 in Alachua. Just west of I-75 in the City limits of Alachua. CI land use. 972 +/- feet of frontage on US 441. Adjacent parcels also for sale. Brochure available.

Please Call

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mike@teamryals.com
www.teamryals.com

Monthly Rent

Pass Thrus:



MLS # 300741
Address: US 441/SR 235
 Alachua
 FL 32615-
T.P. #: 03042-050-004
Price: \$35,000/acre
Size: 20 acres

Description: **SOLD**
 20+ acres fronting US 441 just west of I-75. Potential for commercial zoning. Adjacent parcels also for sale. Brochure available.

Please Call

Michael S. Ryals
 (352) 371-6100
mike@teamryals.com
www.teamryals.com

Monthly Rent

Pass Thrus:

Vacant Commercial and/or Acreage



MLS # 300709
Address: US 441/SR 235
 Alachua
 FL 32615-
T.P. #: 03042-050-005
Price: From \$18,500/acre
Size: Up to 120 acres

Monthly Rent

Pass Thrus:

Description: **120 +/- Acres in Alachua**

120 acres near I-75 in the City limits of Alachua. Will divide. Other parcels included. Brochure available.

Please Call

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MLS # 298614
Address: NW 39th Avenue
 Gainesville
 FL 32609-
T.P. #: 08247-000-000
Price: \$1,390,000
Size: 7.5 acres

Monthly Rent

Pass Thrus:

Description: **Commercial Land on NW 39th**

Great commercial site with approximately 980 feet of frontage on NW 39th Ave. Property is currently being rezoned to BUS. New zoning should accommodate: retail/restaurant, bank, and other similar uses.

Please Call

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Vacant Commercial and/or Acreage



MLS # 297408
Address: 4577 NW 13th Street
 Gainesville
 FL 32609-
T.P. #: 08002-000-000
Price: \$1,695,000
Size: 7.9 acres

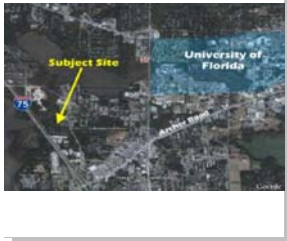
Monthly Rent
Pass Thrus:

Description: **PRICE REDUCED: 7.98 Acres**
 COMMERCIAL DEVELOPMENT SITE!
 Prime high traffic 'getaway' location in NW Gainesville. This property is located across the street from a new Home Depot. A new Wal-Mart Supercenter is planned approximately 1 mile to the North. BA (Business Automotive) zoning allows automotive, retail, restaurant, gas station, car wash, office etc. Survey in listing office. Call for brochure.

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Owner will divide.



MLS # 297181
Address: 4510 SW 24th Ave
 Gainesville
 FL 32607-
T.P. #: 06687-000-000
Price: \$1,990,000
Size: 13 acres

Monthly Rent
Pass Thrus:

Description: **Price Reduced: 13 Acres**
 Excellent Multi-Family development site just minutes west of the University of Florida campus and north of Butler Plaza shopping center. Zoning should accommodate 200+/- units (subject to site plan). Sale also includes TP#'s 06687-003, 06687-007 and 06687-006. Call for brochure.

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www.teamryals.com

Vacant Commercial and/or Acreage



MLS # 294373
Address: 5901 NE Waldo Road
 Gainesville
 FL 32609-
T.P. #: 07872-003-001
Price: \$1,400,000
Size: 40+/- acres

Description: **40 Acres on Waldo Road**

Vacant industrial site just North of Airport on Waldo Road. Owner may subdivide. H20 & sewer available. MP zoning. Call for brochure.

Please Call

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www.teamryals.com

Monthly Rent

Pass Thru:



MLS # 288549
Address: 3023 Block of NE 53rd Avenue
 Gainesville
 FL 32609-
T.P. #: 08171-000-000 (west portion of)
Price: \$1,485,000
Size: 13.5 acres

Description: **13.5 Acres in NE Gainesville**

Industrial site with excellent visibility/frontage on 53rd Avenue. Allowable uses include: research, wholesale, storage, light manufacturing, automotive repair, gas station, car wash, miscellaneous repair, etc. I-1 Zoning. Industrial Land Use. Owner will consider dividing!

Please Call

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Monthly Rent

Pass Thru:



MLS # 288439
Address: 11700 SW 8th Avenue
 Gainesville
 FL 32607-
T.P. #: 04423-003-001, 04423-003
Price: \$599,000
Size: 22.5 acres

Description: **40 Lot Subdivision**

Approved and permitted 40 lot subdivision on SW 8th Ave. Just west of Hayes Glen and Balmoral Subdivisions. Complete plans and cost estimates for development of project are available upon request. Seller may develop and sell groups of developed lots (minimum 5) or sell "as is". This offering includes full site plan and related approvals. Call for details.

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Monthly Rent

Pass Thru:

Vacant Commercial and/or Acreage



MLS # 286115
Address: HWY 441
 Alachua
 FL 32615-
T.P. #: 03869-004-000
Price: \$1,100,000
Size: 1 acre

Description: **Prime Outparcel in Alachua**

1+/- acre outparcel in front of Hitchcock's Foodway in Alachua, just East of I-75. Direct frontage on US 441. Excellent location for bank, fast food or retail. Future Wal-Mart Supercenter is just west of this site. Call for brochure.

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Monthly Rent

Pass Thrus:



MLS # 285574
Address: 12300 Research Drive
 Alachua
 FL 32615-
T.P. #: 03956-010-009
Price: \$389,000
Size: 2.13 acres

Description: **Progress Corporate Park**

Prime 2+ acre lot in the Progress Corporate Park, minutes from I-75! PUD zoning. Suitable for office, research, lab etc. Brochure in listing office.

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Monthly Rent

Pass Thrus:



MLS # 284755
Address: 4310 SW Archer Road
 Gainesville
 FL 32608-
T.P. #: 06817-003-000
Price: \$3,600,000
Size: 7.9 acres

Description: **7.9 Acres on Archer Road**

7.9 acre site fronting Archer Road. Just west of I-75/Cracker Barrel. Tourist Entertainment Land Use. Great opportunity for hotels, restaurants and/or gas station development. Owner may subdivide.

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Monthly Rent

Pass Thrus:

Vacant Commercial and/or Acreage



MLS # 280912
Address: 6224 SW 20th Avenue
 Gainesville
 FL 32607-
T.P. #: 06675-006-000
Price: \$995,000
Size: 8.3+/- acres

Description: **PRICE REDUCED: 8.3 Acres**
 Excellent development site for apartment, condominiums, assisted care or church. R2-A zoning allows up to 14 units/acre. Located in the heart of SW Gainesville with convenient access to Newberry Road, Archer Road and Haile Plantation.

Please Call

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Monthly Rent

Pass Thrus:



MLS # 239328
Address: 1167 NW 64th Terrace
 Gainesville
 FL 32605-
T.P. #: 06340-022-000
Price: \$665,000
Size: 10,000 SF

Description: **Medical Office Lot**
 Medical office lot behind North Florida Regional. All parking and retention in place. Designed for 10,000 SF building.

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Monthly Rent

Pass Thrus:



MLS # 239157
Address: 2305 NW 83rd Street
 Gainesville
 FL 32606-
T.P. #: 06230-019-000
Price: \$695,000
Size: 5.19 acres

Description: **5 Acres across from Santa Fe**
 Great high traffic corner location across from Santa Fe College. Pond in SE corner of property. Survey and brochure available in listing office.

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Monthly Rent

Pass Thrus:

Vacant Commercial and/or Acreage



MLS #

Address: US 441 & Turkey Creek Blvd
Alachua
FL 32615-

T.P. #: 05900-004-001

Price: 1,850,000

Size: 8.25 acres

Monthly Rent

Pass Thrus:

Description: **8.25 Acre Commercial Land**

8.25 acre commercial site at the intersection of US 441 and Turkey Creek Blvd, 5 miles from Gainesville. Excellent for retail, office, restaurant, gas station and other commercial uses. Will divide and sell 4.8 acres (westernmost) or 3.4 acres (Easternmost). Brochure available.

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