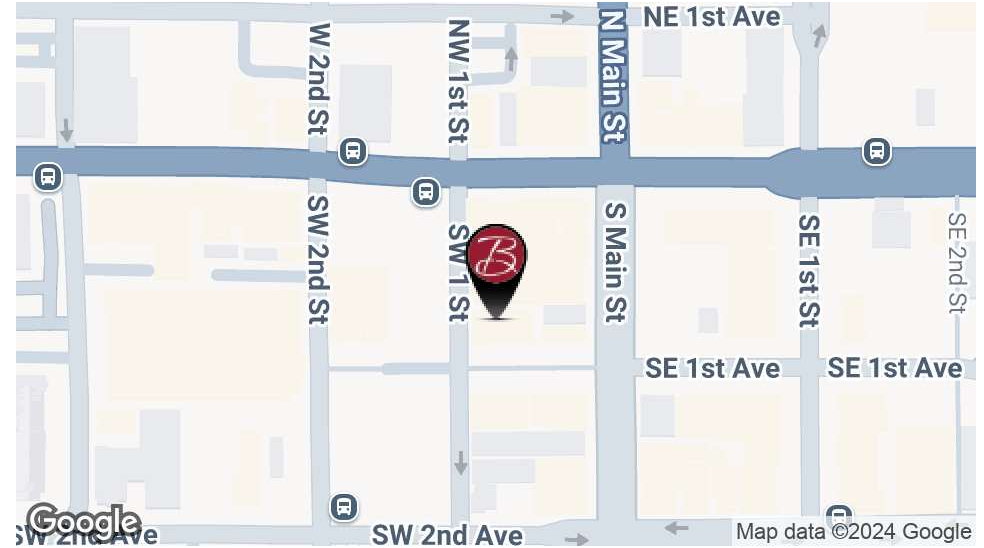


# DOWNTOWN RESTAURANT SPACE

## EXECUTIVE SUMMARY

16 Southwest 1st Avenue | Gainesville, FL 32601



### OFFERING SUMMARY

Lease Rate:	\$4,800.00/mo. (Gross)
Available SF:	1,100 SF
Number of Units:	1
Zoning:	DT
Market:	Downtown

### PROPERTY OVERVIEW

Unlock the potential of a prime downtown Gainesville location with this fully equipped, turn-key restaurant space! Formerly home to Fat Tuesday, this space on SW 1st Ave is ready for your culinary vision. It has a full hood and walk-in coolers and's prepared for immediate operation, making your startup seamless and hassle-free. Positioned in the heart of Gainesville's vibrant nightlife and dining scene, this spot offers unbeatable visibility and foot traffic from surrounding restaurants, bars, and nightclubs, plus convenient parking options nearby. Don't miss out on this eye-catching, high-traffic opportunity to launch or expand your business!

### PROPERTY HIGHLIGHTS

- Walk-in coolers
- Full hood system
- Turn-key and ready to go

### FOR MORE INFORMATION:



**Eric Ligman**

Director

352.256.2112

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



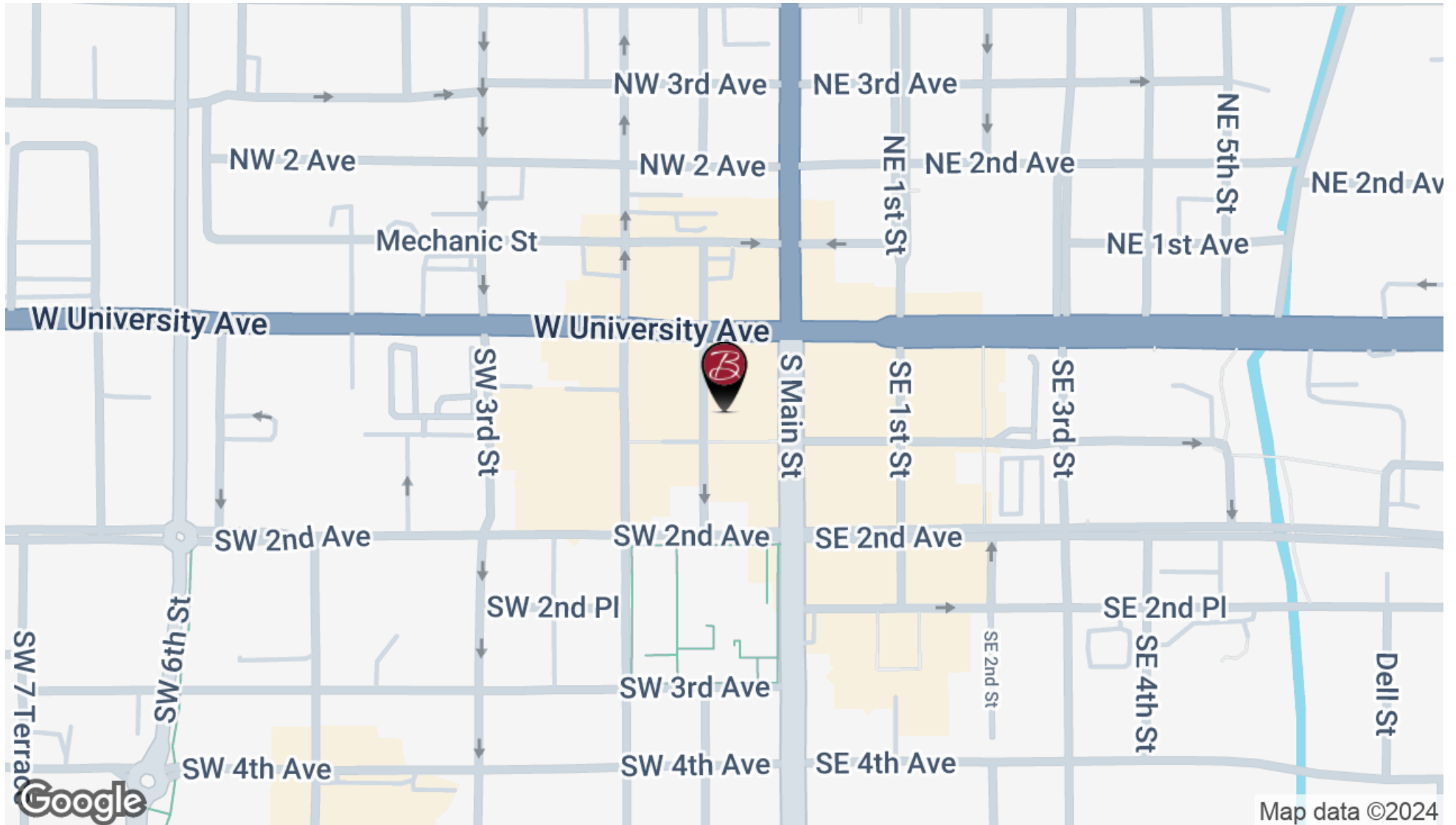
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— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# DOWNTOWN RESTAURANT SPACE

## LOCATION MAP

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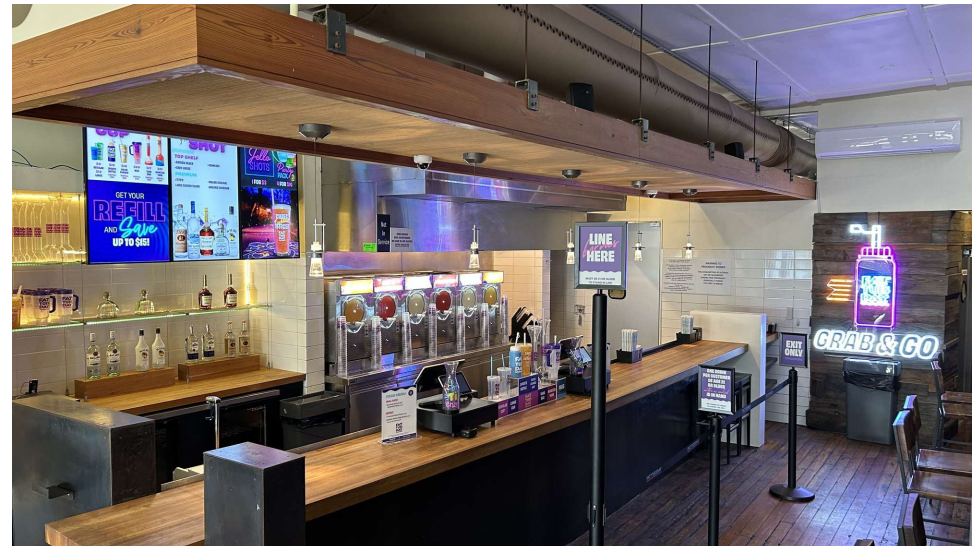
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Director

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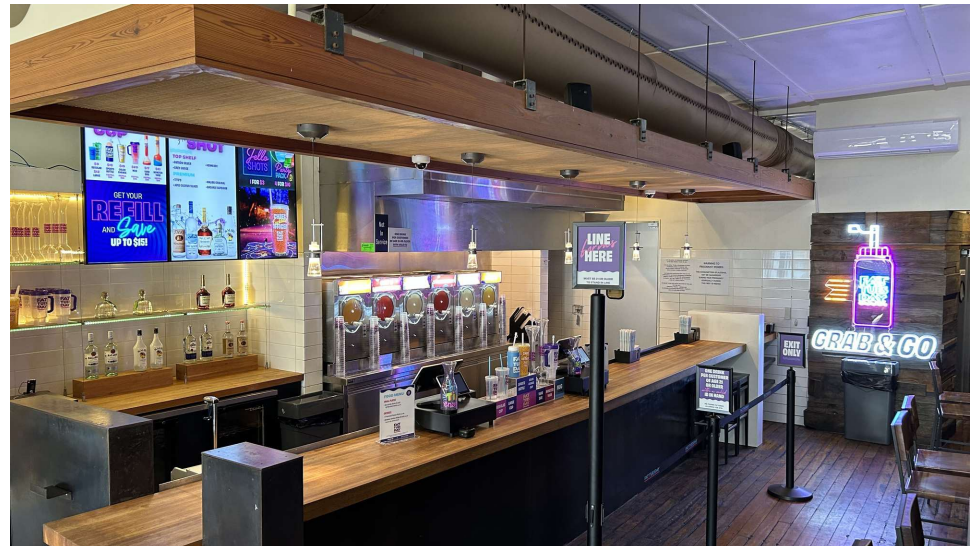
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Director

352.256.2112

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



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# DOWNTOWN RESTAURANT SPACE

## DEMOGRAPHICS MAP & REPORT 16 Southwest 1st Avenue | Gainesville, FL 32601

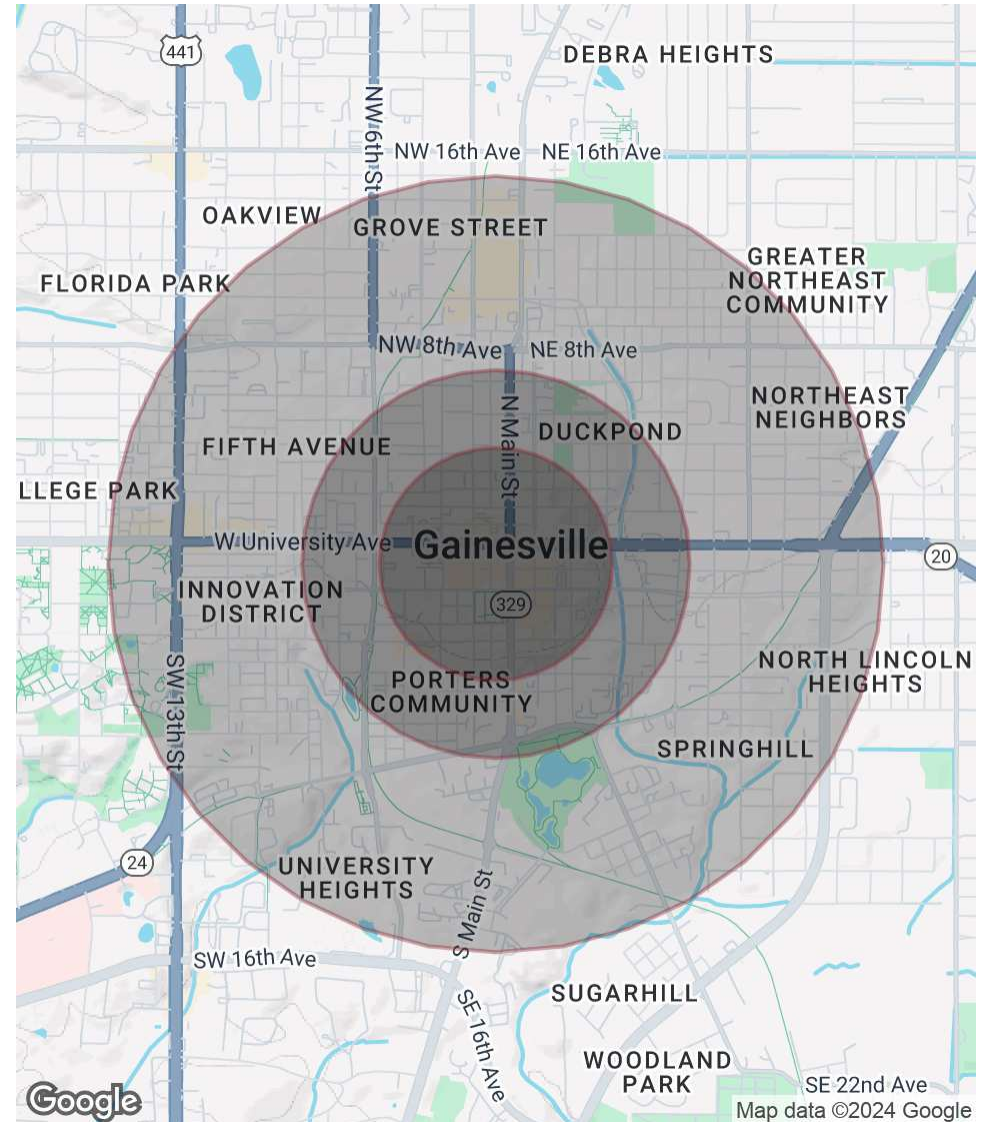
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,214	4,754	20,564
Average Age	35	33	29
Average Age (Male)	36	34	30
Average Age (Female)	34	32	29

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	658	2,290	8,363
# of Persons per HH	1.8	2.1	2.5
Average HH Income	\$68,525	\$63,385	\$49,170
Average House Value	\$295,098	\$289,620	\$289,240

Demographics data derived from AlphaMap



### FOR MORE INFORMATION:



**Eric Ligman**

Director

352.256.2112

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



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16 Southwest 1st Avenue | Gainesville, FL 32601



## 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.

### Bosshardt Realty Services

5542 NW 43rd Street  
Gainesville, FL 32653  
352.371.6100

## FOR MORE INFORMATION:



**Eric Ligman**

Director

352.256.2112

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



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