

# HAILE VILLAGE CENTER INVESTMENT OPPORTUNITY

5217 SW 91ST DR, 5231 SW 91ST DR, 5213 SW 91ST DR | Gainesville, FL 32608



**FOR SALE**

## FOR MORE INFORMATION:



**Aaron Bosshardt**

Principal

352.318.9700

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



**BOSSHARDT**

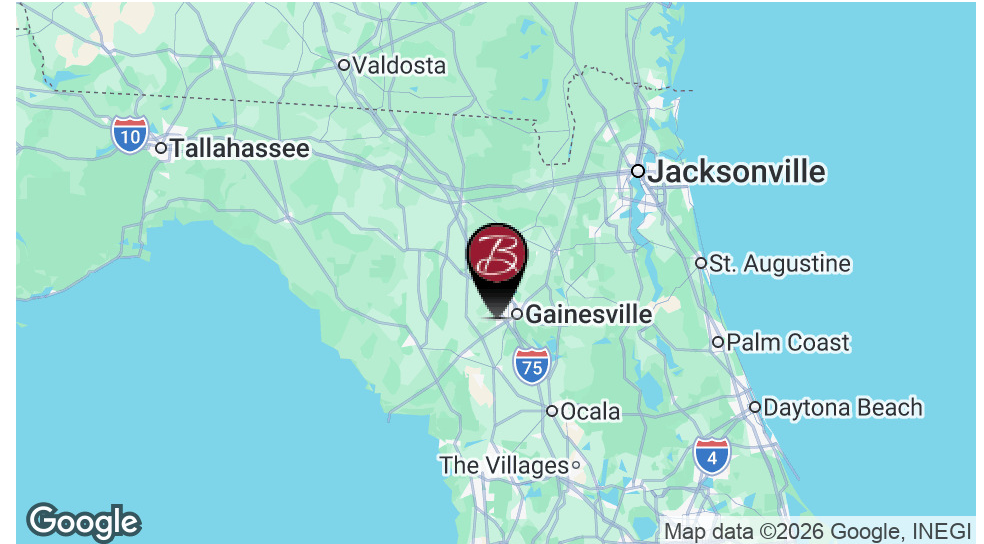
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COMMERCIAL & LAND DIVISION

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## EXECUTIVE SUMMARY

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## OFFERING SUMMARY

Sale Price:	\$1,750,000
Building Size:	10,804 SF
Lot Size:	10,804 SF
Price / SF:	\$182.80
Cap Rate:	7.63%
NOI:	\$133,480
Year Built:	1993
Renovated:	2024
Zoning:	PD
Lot Size:	1.14 Acres
Year Built:	2000

## PROPERTY OVERVIEW

Unique investment opportunity to own 3 parcels in the highly desirable Haile Village Center. Located in the heart of Haile and adjacent to the Hawkstone Country Club, Haile Village is a modern mixed use development with the charm of a historic neighborhood. This mixed use portfolio includes 4 free standing buildings and nearly 11,000 square feet of space. Two buildings are one story buildings and are dedicated commercial space. The other two buildings are commercial space on the bottom level with residential apartments on the second level. 5217 SW 91ST DR is a one story building with 3,024 heated and cooled square feet. 5231 SW 91ST DR has two buildings on one parcel: the first building is one story and is roughly 1,200 H/C sq ft. The second building is a 2-story building with 1,200 H/C sq ft of commercial space on the first level and 1,200 H/C sq ft of residential apartment space on the second level. Finally, the building located at 5213 SW 91ST DR is a 2-story building with about 2,200 sq ft of commercial space on the first floor with two 1,200 sq ft apartments on the second story. Own a property where your tenants work and live on gorgeous tree lined streets, weekend farmer's markets, and walkability to eat and play. \*Property may only be sold as package with 5231 SW 91ST DR, 5213 SW 91ST DR Gainesville, FL 32608, and 5217 SW 91ST DR\*

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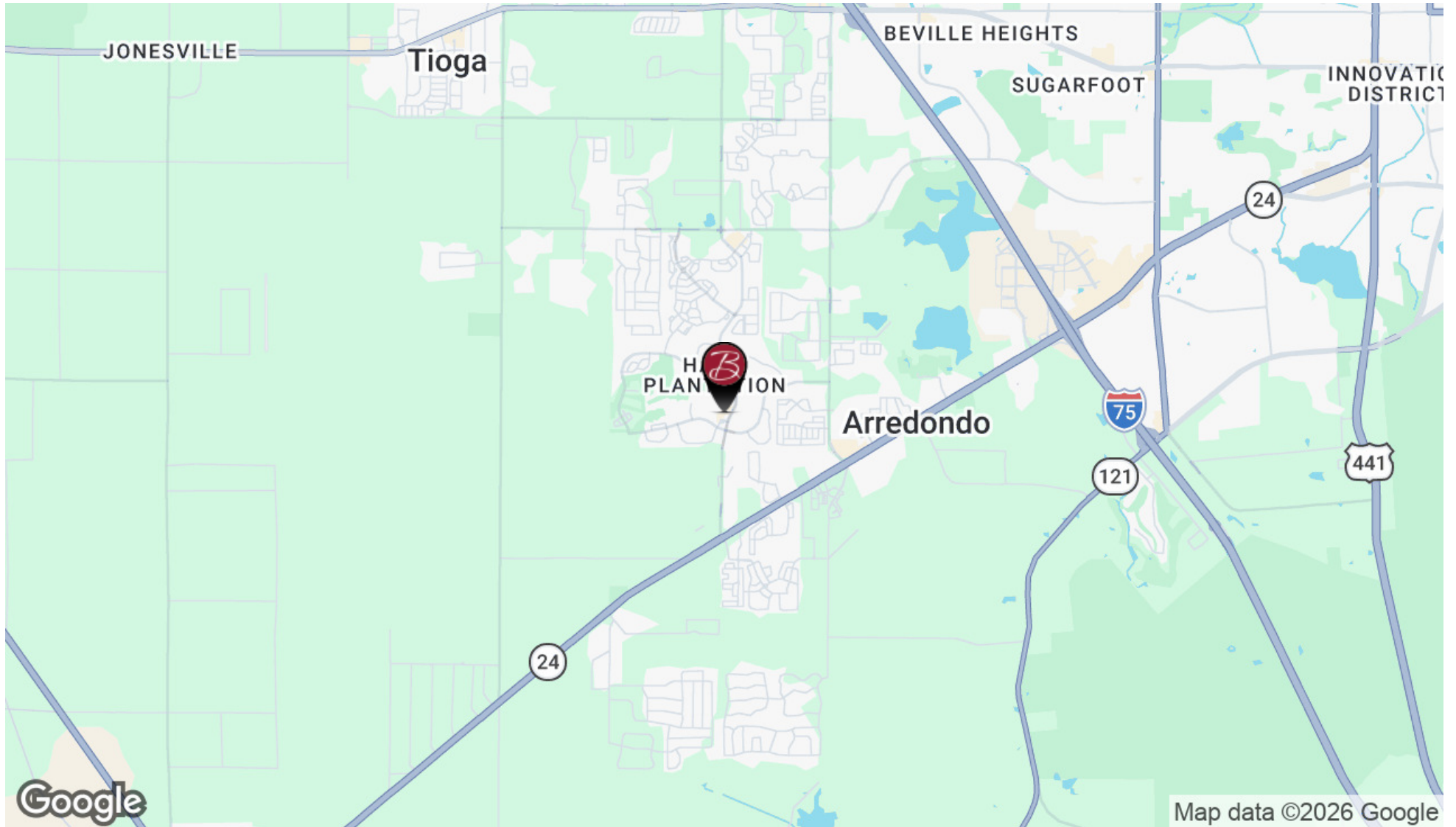
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## LOCATION MAP

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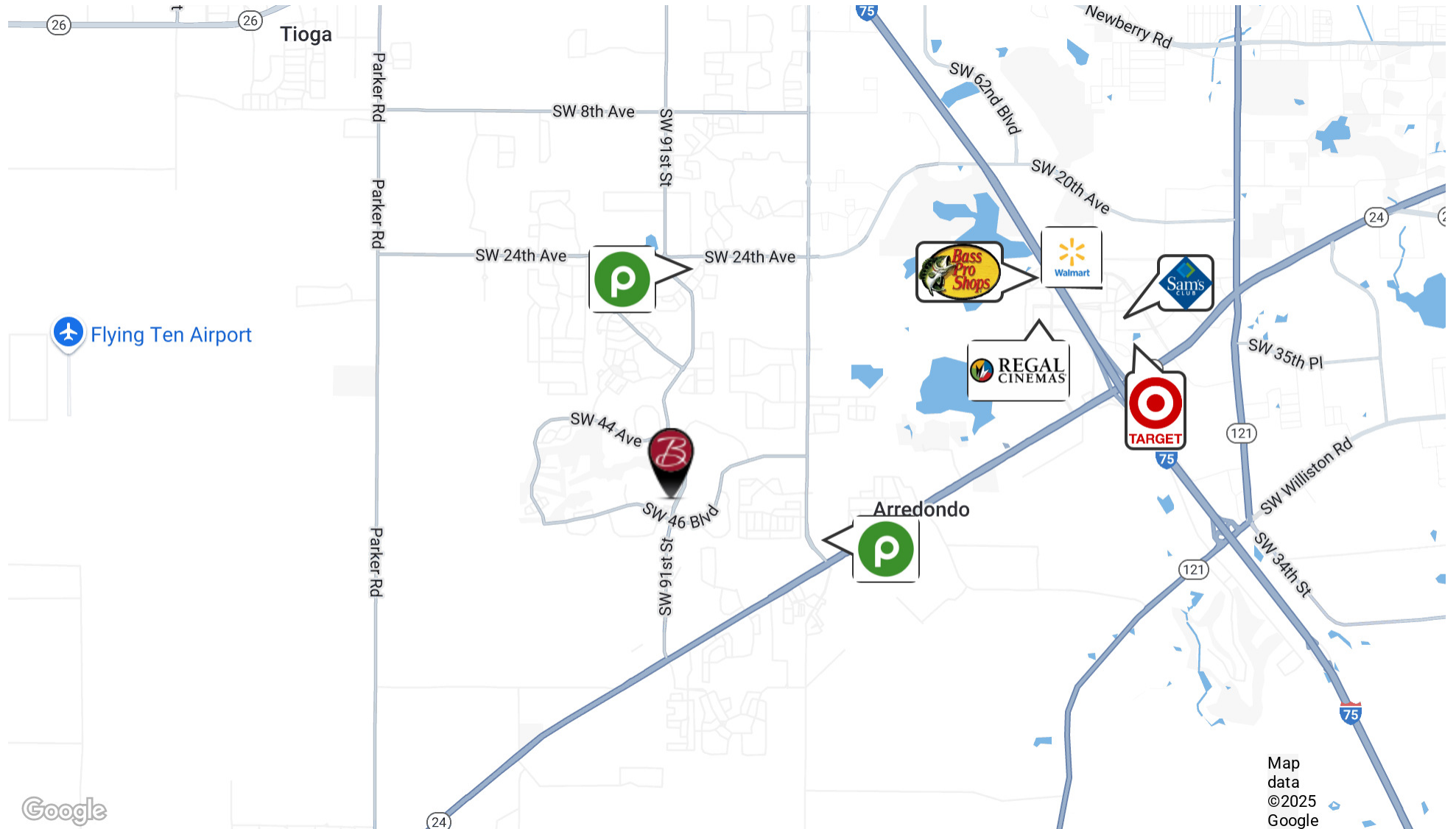
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## RETAILER MAP

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### FOR MORE INFORMATION:



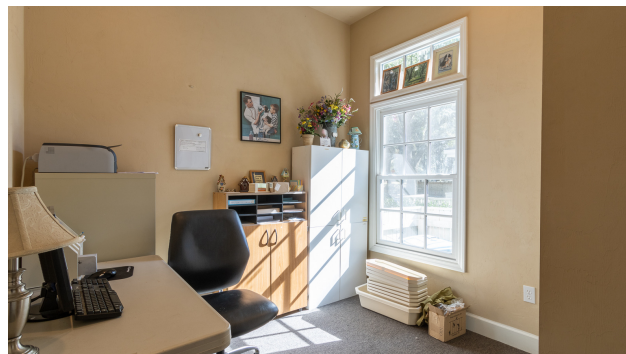
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## ADDITIONAL PHOTOS

5217 SW 91ST DR, 5231 SW 91ST DR, 5213 SW 91ST DR | Gainesville, FL 32608



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## DEMOGRAPHICS MAP & REPORT

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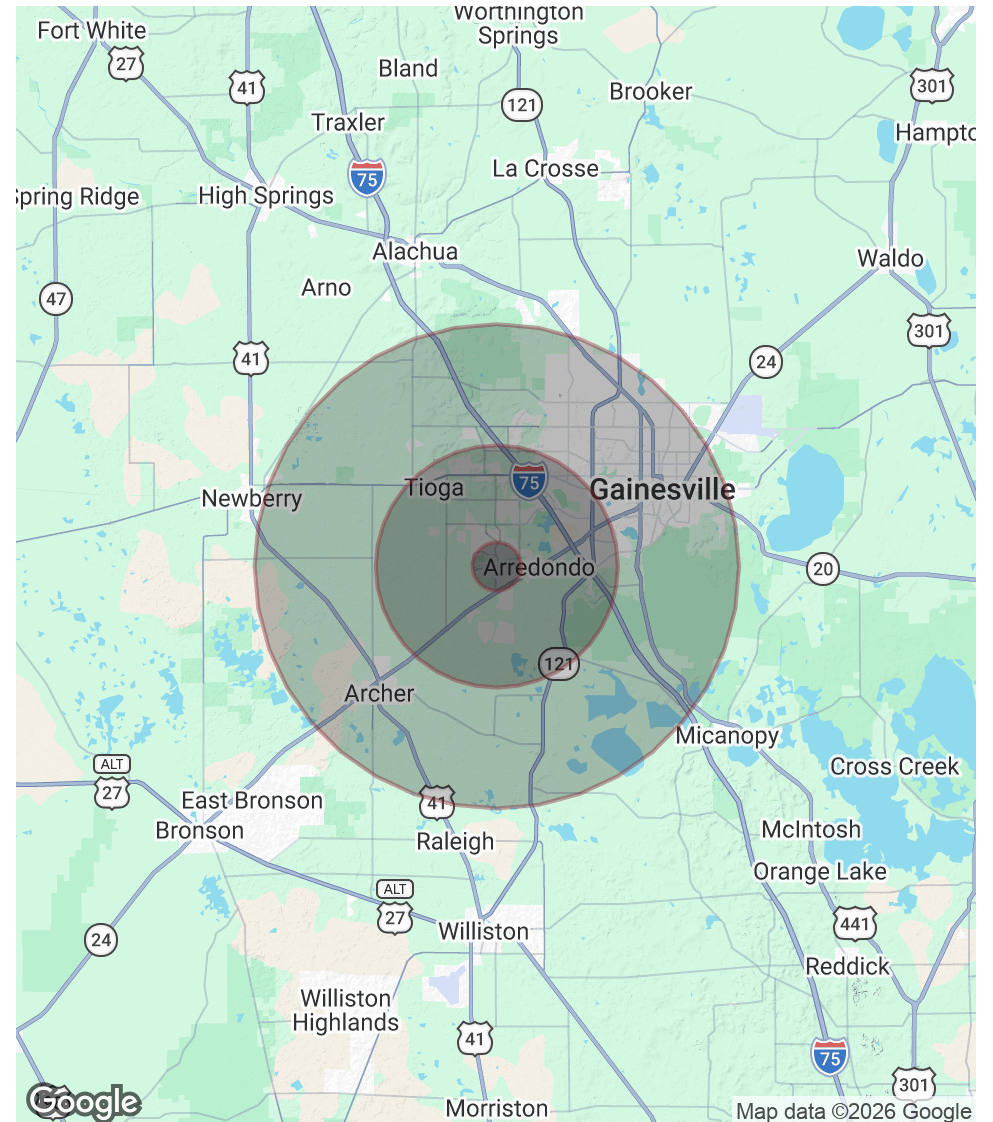
### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	68	17,400	48,552
Average Age	58.9	41.4	46.1
Average Age (Male)	63.4	40.3	45.4
Average Age (Female)	58.7	43.6	46.8

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	38	7,432	22,257
# of Persons per HH	1.8	2.3	2.2
Average HH Income	\$38,430	\$43,136	\$44,682
Average House Value	\$202,045	\$115,983	\$120,835

2020 American Community Survey (ACS)



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# HAILE VILLAGE CENTER INVESTMENT OPPORTUNITY

## ADVISOR BIO 1

5217 SW 91ST DR, 5231 SW 91ST DR, 5213 SW 91ST DR | Gainesville, FL 32608



### AARON BOSSHARDT

Principal

aaronbosshardt@bosshardtrealty.com

Direct: 352.318.9700

### PROFESSIONAL BACKGROUND

Real estate executive and broker, philanthropist, and someone that loves all things real estate. As an investor in real estate myself you learn early on how important it is to have trusted advisors on your team. It helps when your goal is to enjoy building and maintaining relationships and real estate portfolios. A constant learner and student of leadership. Committed to growth and success. Currently serving on the state board of the Children's Home Society of Florida, the Advisory board of Partners in Adolescence lifestyle Support(PALS), and the 2015 Institute of Real Estate Management national legislative and public policy Chairman.

Awards & Designations: • Certified Property Manager (CPM) • CPM of the Year 2011 • Certified Residential Broker (CRB) • Commercial Council Investment Member (CCIM) • BA in Economics from the University of Florida • Graduate of the Florida Realtors Leadership Academy 2013

### EDUCATION

BA Economics from the University of Florida

CRB - Certified Real Estate Broker, CPM - Certified Property Manager, CCIM - Commercial Council Investment Member

#### Bosshardt Realty Services

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