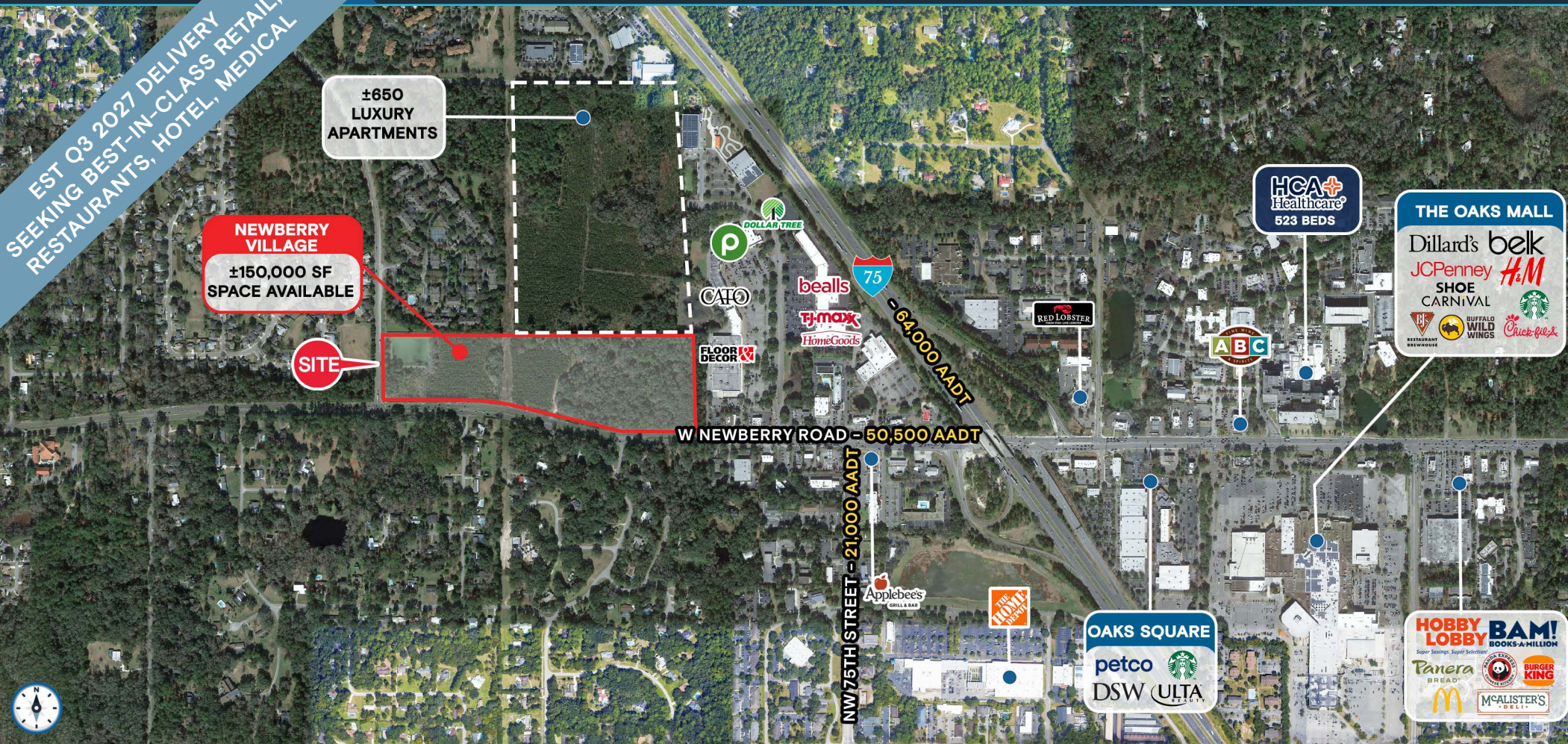


FOR SALE | FOR LEASE

NEWBERRY VILLAGE

Gainesville, FL

EST Q3 2027 DELIVERY
SEEKING BEST-IN-CLASS RETAIL,
RESTAURANTS, HOTEL, MEDICAL



±150,000 SF NEW GROCERY ANCHORED MIXED USE DEVELOPMENT

EXCLUSIVE RETAIL LEASING

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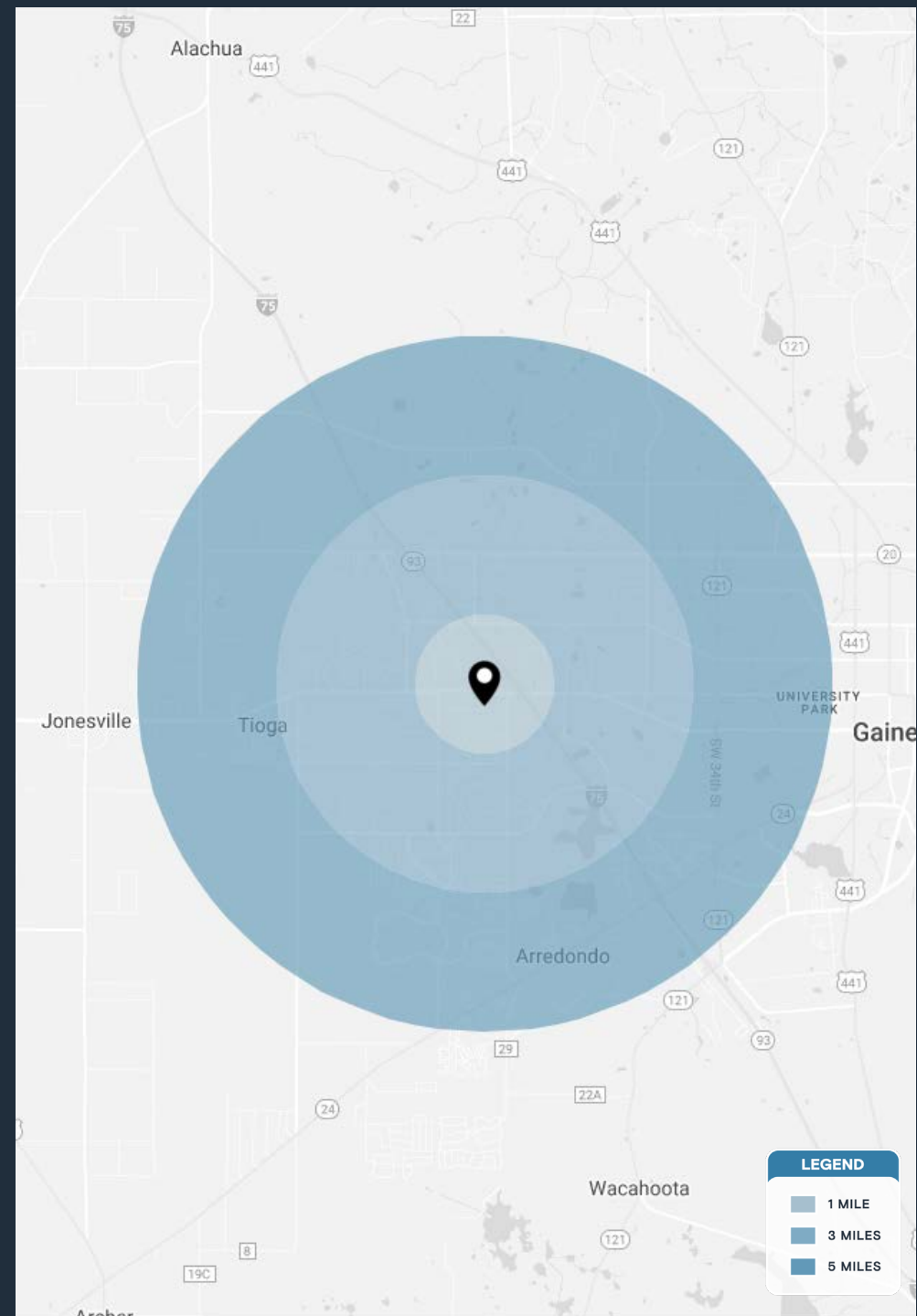
Property Overview

HIGHLIGHTS

- ±84 acre mixed development
- ±150,000 SF retail, restaurants, hotel, medical planned for estimated Q3 2027 as part of a new prominent mixed-use development
- Approximately 650 new luxury apartments connected to the project
- Seeking hotel developers for 113 up to 200 rooms
- ±50,325 SF national grocer
- Outparcels including several with drive-thru's available
- Two traffic signals
- 0.4 miles west of I-75 exit with 50,500 AADT on W Newberry Road
- Surrounded by national retailers
- Less than 1 mile from HCA Healthcare Hospital with 523 beds
- 1.25 miles from Santa Fe College (14,915 students)
- 4.5 miles from University of Florida (55,000 students; 14,724 faculty & staff)

DEMOGRAPHICS

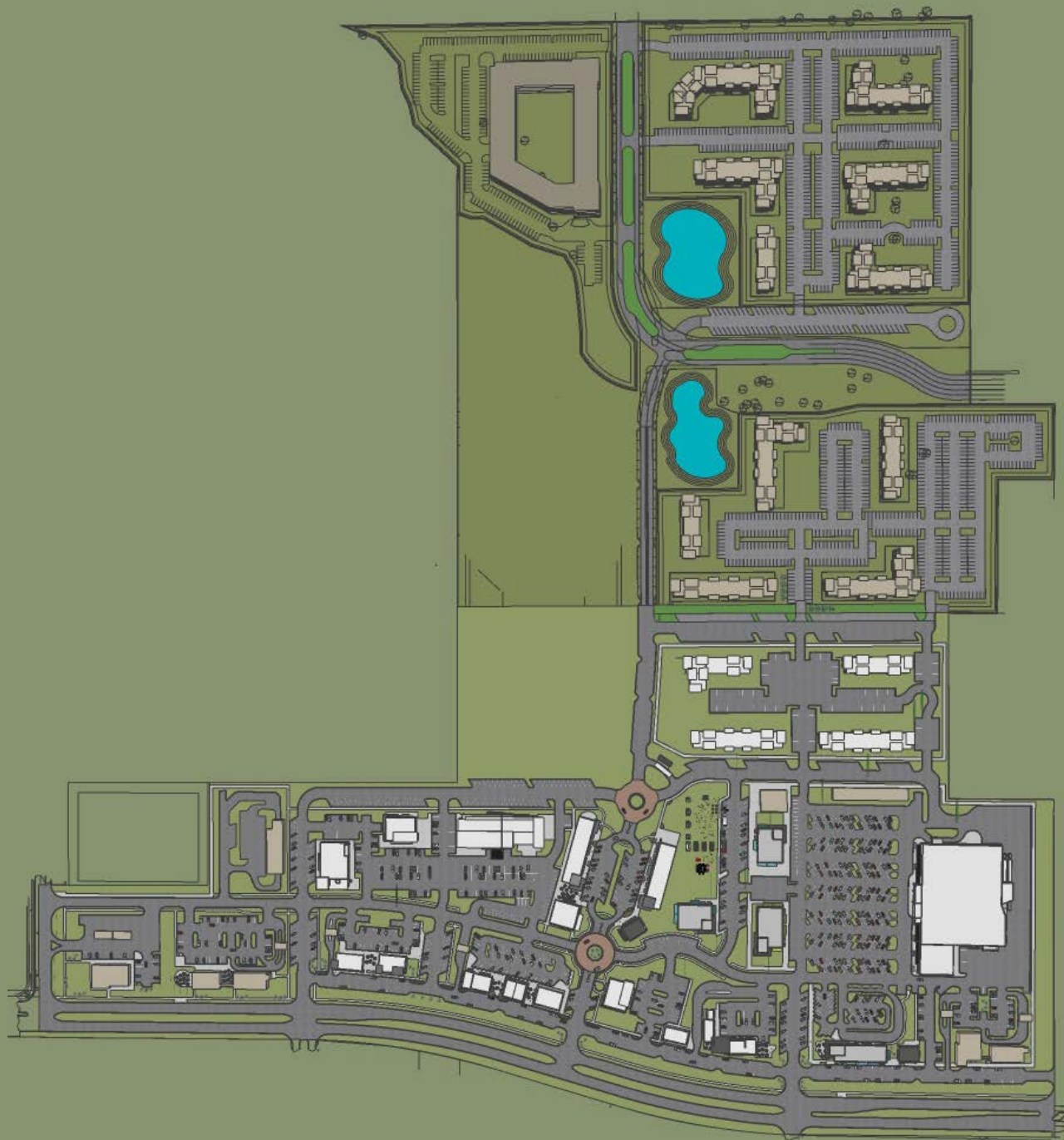
	1 MILE	3 MILES	5 MILES
POPULATION	7,608	60,200	147,650
HOUSEHOLDS	3,035	24,890	60,074
EMPLOYEES	5,918	49,198	122,413
AVERAGE HH INCOME	\$76,486	\$102,851	\$101,566
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	24,086	71,061	163,382
HOUSEHOLDS	10,104	29,610	65,479
EMPLOYEES	19,350	58,461	136,952
AVERAGE HH INCOME	\$73,837	\$90,841	\$95,169





Tenant Roster

A1	Gas/C-Store	3,540 SF	B4	Restaurant	2,500 SF	C2	Restuarant	2,500 SF	D1	Restaurant	5,335 SF	D5.2	Nail Salon	2,400 SF
A2	Retail	2,800 SF	B6	Restaurant	2,000 SF	C3	Restaurant	930 SF	D2.1	Retail	900 SF	D5.3	Retail	1,800 SF
A3	Car Wash	4,000 SF	B7.1	Retail	2,000 SF	C4	Bank	1,900 SF	D2.2	Retail	1,500 SF	D6	Retail	6,000 SF
A3.1	Retail	670 SF	B7.2	Retail	2,000 SF	C7.1	Retail	2,500 SF	D2.3	Retail	1,500 SF	D7	Retail/Office	±1,000-7,000 SF
B1	Retail/Office	5,200 SF	B7.3	Restaurant	2,000 SF	C7.2	Retail	3,000 SF	D3	Bank	3,350 SF	D9.1	Retail	1,300 SF
B2	Credit Union	4,126 SF	B9	Retail	1,900 SF	C7.3	Retail	1,000 SF	D5	National Grocer	50,325 SF	D9.2-9.6	Retail	±1,300 - 6,000 SF
B3	Restaurant	3,550 SF	C1	Restaurant	4,040 SF	C7.4	Retail	1,200 SF	D5.1	Liquor Store	2,100 SF			









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