SPACE FOR LEASE

±150,000 SF NEW MIXED USE DEVELOPMENT

NEWBERRY ROAD, GAINESVILLE, FL

EST Q3 2027 DELIVERY



EXCLUSIVE RETAIL LEASING

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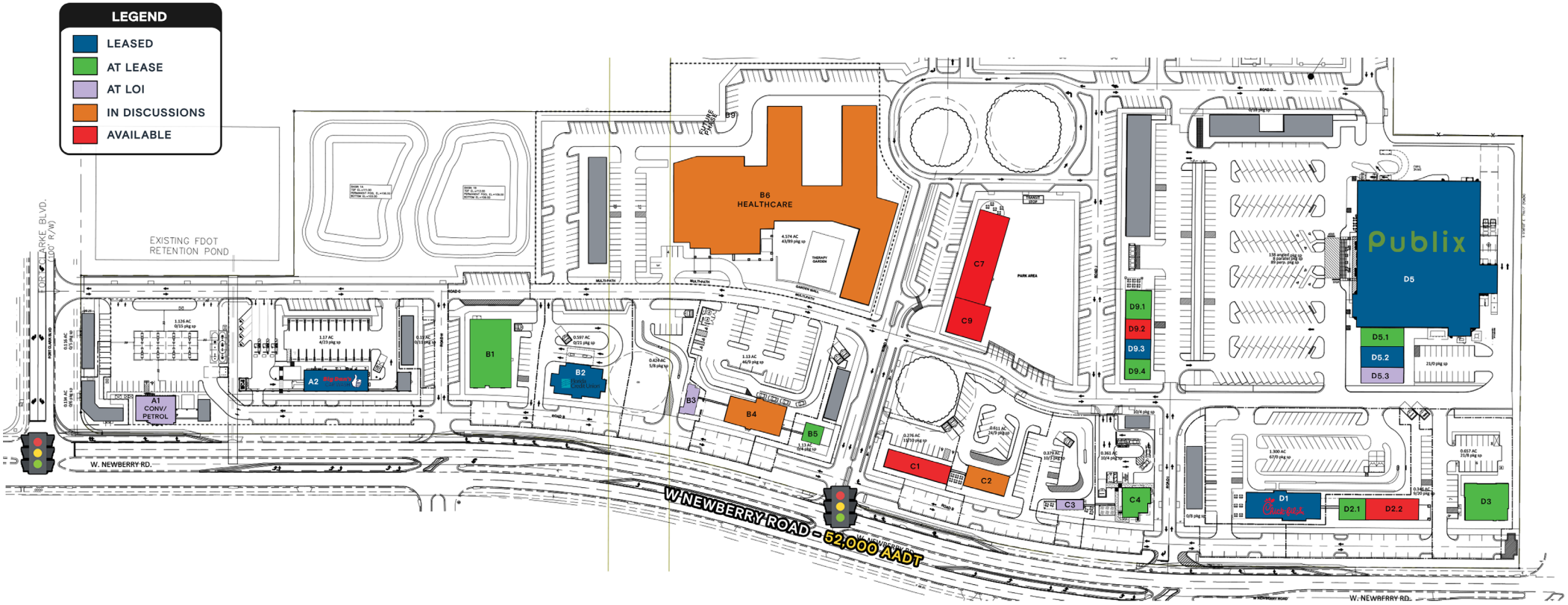
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Property Overview

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
- Join ±50,325 SF new Publix
- Approximately 650 new luxury apartments connected to the project
- Seeking hotel developers for 113 up to 200 rooms
- Outparcels including several with drive-thru's available
- Two traffic signals
- 0.4 miles west of I-75 exit with 52,000 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)





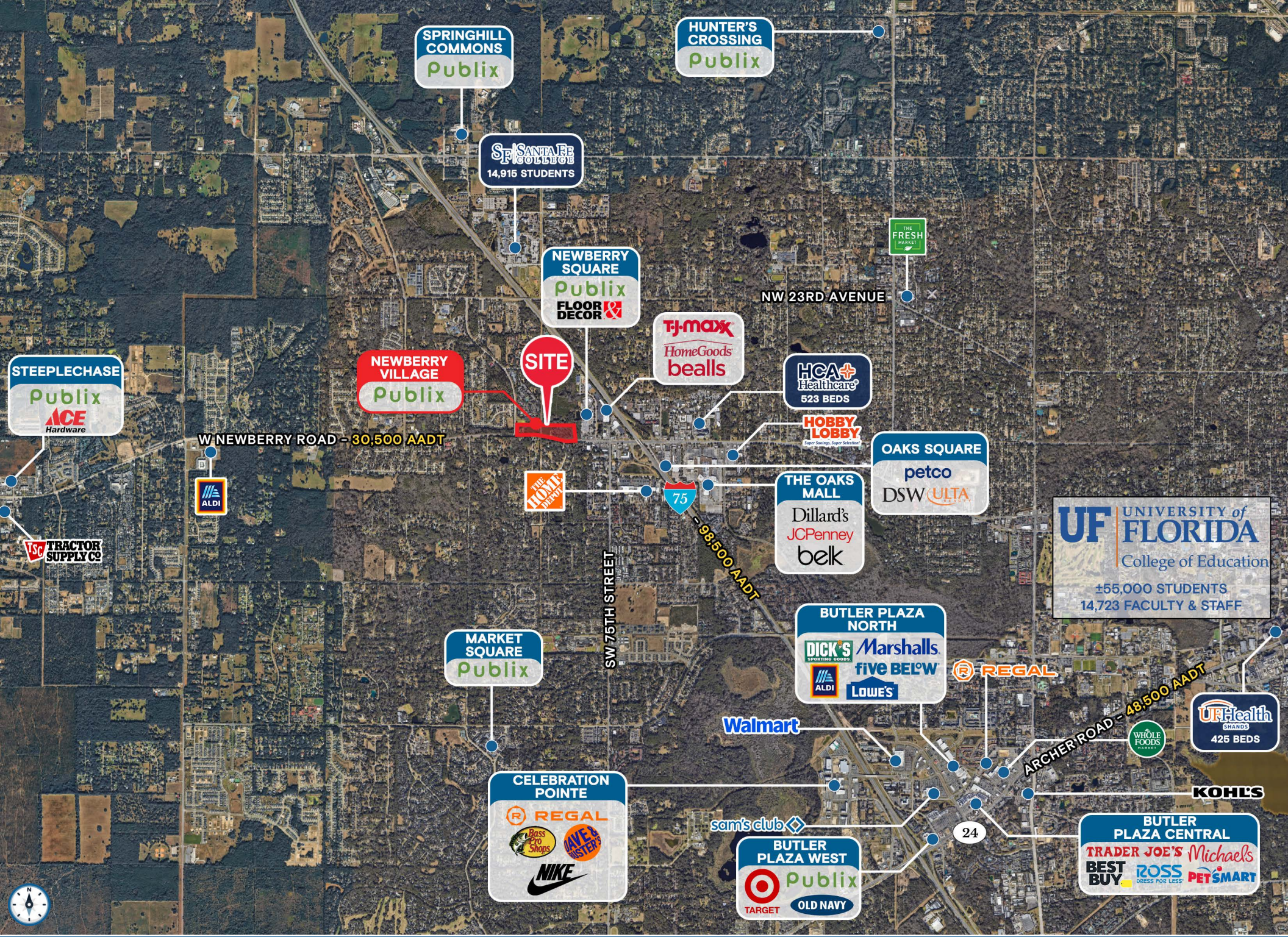
Tenant Roster

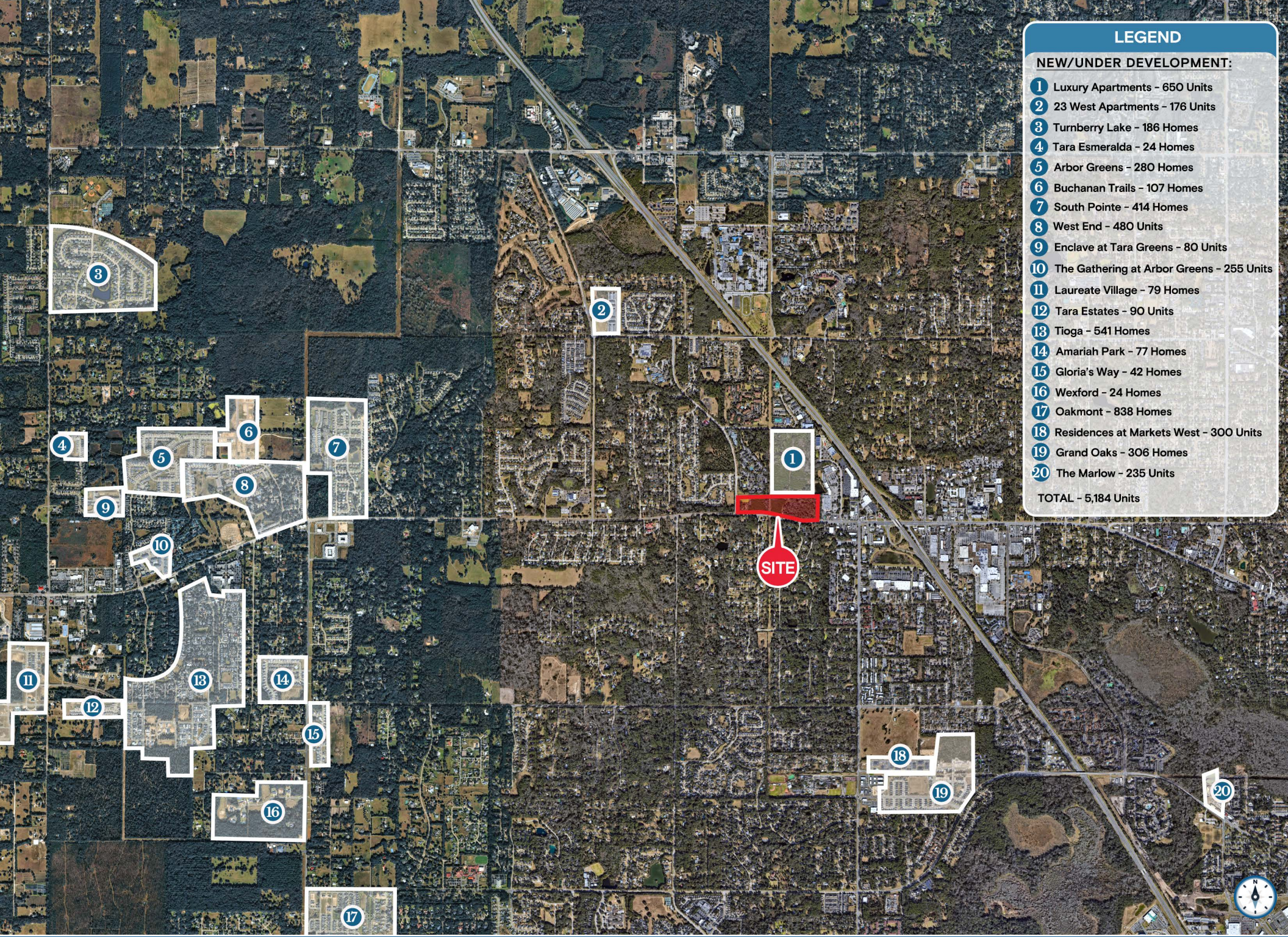
A1	Gas/C-Store	3,540 SF	B4	Restaurant	4,350 SF	C4	Bank	1,900 SF	D3	Dentist	4,200 SF	D9.2	Retail	1,400 SF
A2	Big Dan's Car Wash	4,000 SF	B5	Retail	900 SF	C7	Retail	±1,200-7,500 SF	D5	Publix	50,325 SF	D9.3	Hair Cuttery	1,400 SF
B1	Retail	7,360 SF	B6	Healthcare	56,000 SF	C9	Retail	3,500 SF	D5.1	Liquor Store	2,100 SF	D9.4	Restaurant	1,200 SF
B2	Florida Credit Union	4,126 SF	C1	Retail	3,400 SF	D1	Chick-fil-A	5,335 SF	D5.2	Encore Nails	2,400 SF			
B3	Restaurant	950 SF	C2	Restaurant	2,320 SF	D2.1	Retail	1,400 SF	D5.3	Retail	1,800 SF			
B3.1	Restaurant	2,500 SF	C3	Restaurant	750 SF	D2.2	Retail	3,150 SF	D9.1	Restaurant	2,000 SF			

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	10,213	62,293	150,955
HOUSEHOLDS	4,103	25,753	61,499
EMPLOYEES	4,168	22,356	62,370
AVERAGE HH INCOME	$81,786	$117,276	$115,808

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	26,276	73,273	167,504
HOUSEHOLDS	11,013	30,541	67,254
EMPLOYEES	10,879	29,645	84,275
AVERAGE HH INCOME	$81,752	$103,813	$108,506




SPRINGHILL COMMONS
Publix
HUNTER'S CROSSING
Publix
SF SANTA FE COLLEGE
14,915 STUDENTS
THE FRESH MARKET
NEWBERRY SQUARE
Publix
FLOOR & DECOR
NW 23RD AVENUE
TJ maxx
HomeGoods
bealls
HCA Healthcare
523 BEDS
STEEPLECHASE
Publix
ACE Hardware
NEWBERRY VILLAGE
Publix
SITE
HOBBY LOBBY
W NEWBERRY ROAD – 30,500 AADT
ALDI
THE HOME DEPOT
75
– 98,500 AADT
OAKS SQUARE
petco
DSW ULTA
THE OAKS MALL
Dillard's
JCPenney
belk
TRACTOR SUPPLY CO
SW 75TH STREET
UF UNIVERSITY of FLORIDA
College of Education
±55,000 STUDENTS
14,723 FACULTY & STAFF
MARKET SQUARE
Publix
BUTLER PLAZA NORTH
DICK'S SPORTING GOODS
Marshalls
five BELOW
ALDI
LOWE'S
REGAL
Walmart
ARCHER ROAD – 48,500 AADT
WHOLE FOODS MARKET
UF Health SHANDS
425 BEDS
CELEBRATION POINTE
REGAL
Bass Pro Shops
DAVE & BUSTER'S
NIKE
sam's club
KOHL'S
24
BUTLER PLAZA WEST
Publix
TARGET
OLD NAVY
BUTLER PLAZA CENTRAL
TRADER JOE'S
Michaels
BEST BUY
ROSS DRESS FOR LESS
PETSMART



NEWBERRY VILLAGE | **NEARBY HOUSING DEVELOPMENT**

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