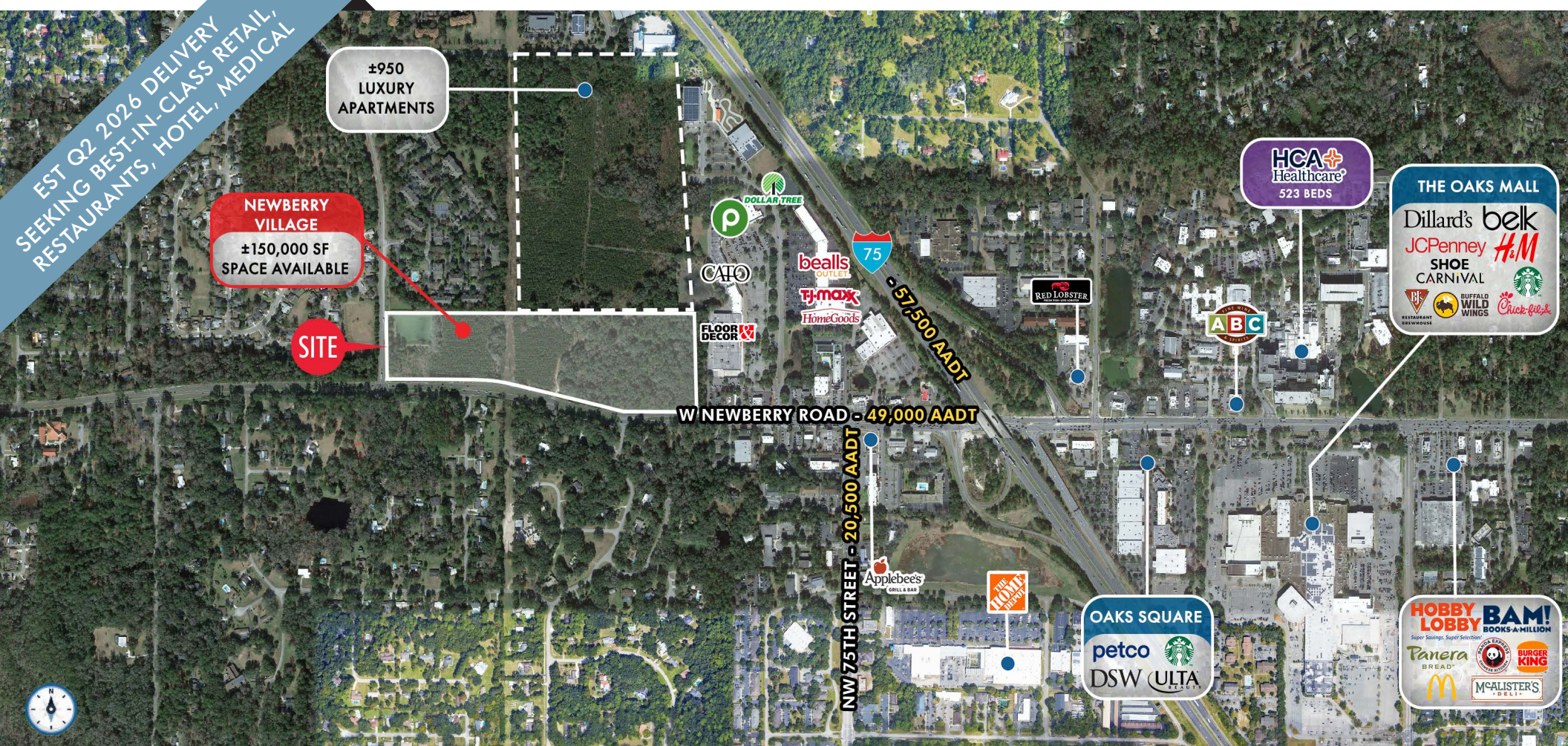


FOR LEASE | FOR SALE
NEWBERRY VILLAGE
 GAINESVILLE, FLORIDA



Developer

EST Q2 2026 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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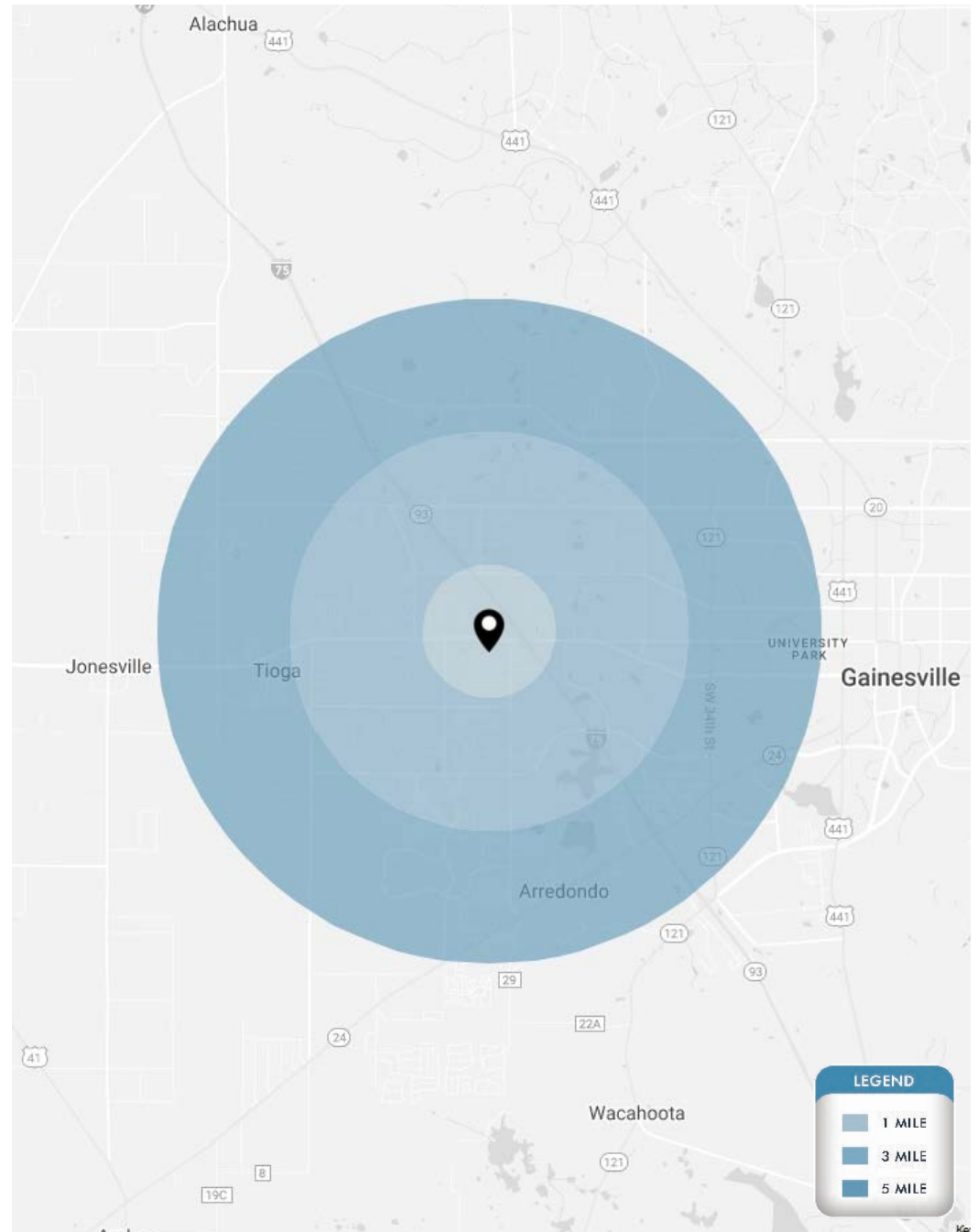
PROPERTY OVERVIEW

HIGHLIGHTS

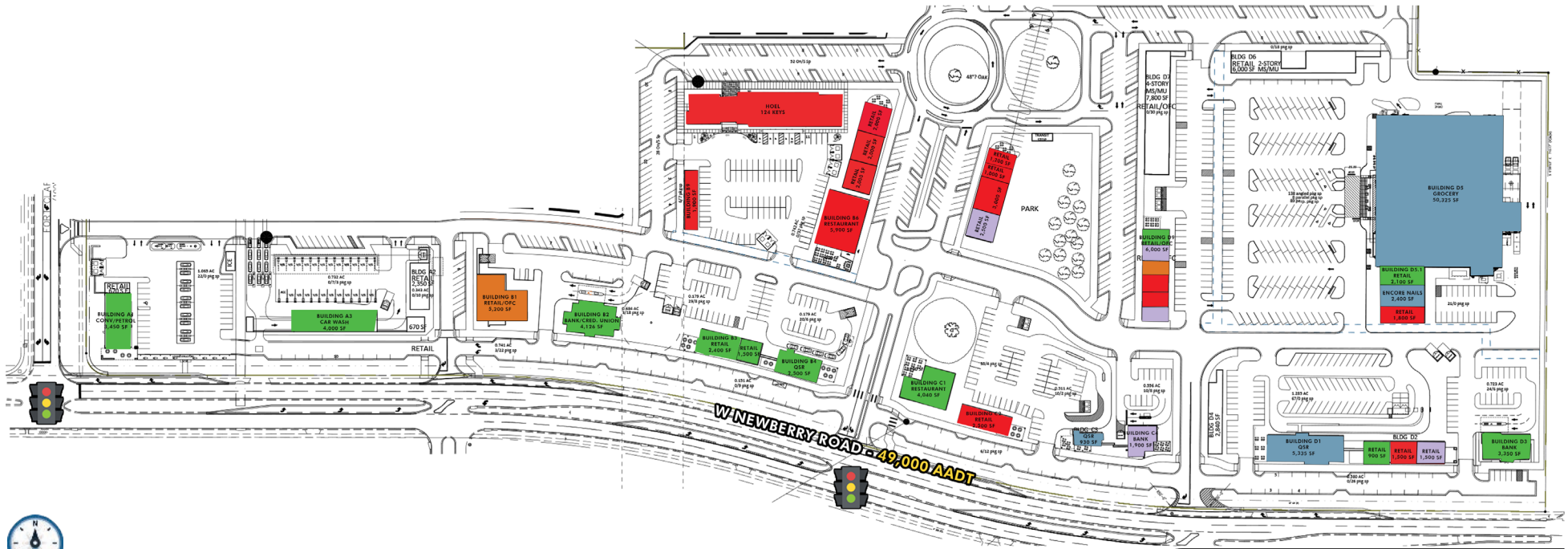
- ±84 acre mixed development
- ±150,000 SF retail, restaurants, hotel, medical planned for estimated Q2 2026 as part of a new prominent mixed-use development
- Approximately 950 new luxury apartments connected to the project
- Seeking hotel developers for 113 up to 200 rooms
- ±48,848 SF national grocer
- Outparcels including several with drive-thru's available
- Two traffic signals
- 0.4 miles west of I-75 exit with 49,000 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)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	7,571	59,808	147,132
HOUSEHOLDS	3,019	24,745	59,916
DAYTIME EMPLOYEES	5,834	48,563	121,644
AVERAGE HH INCOME	\$64,087	\$93,951	\$93,438
	5 Minutes	10 Minutes	15 Minutes
POPULATION	24,101	70,178	163,534
HOUSEHOLDS	10,115	29,289	65,684
DAYTIME EMPLOYEES	19,209	57,529	137,117
AVERAGE HH INCOME	\$67,140	\$82,735	\$88,191



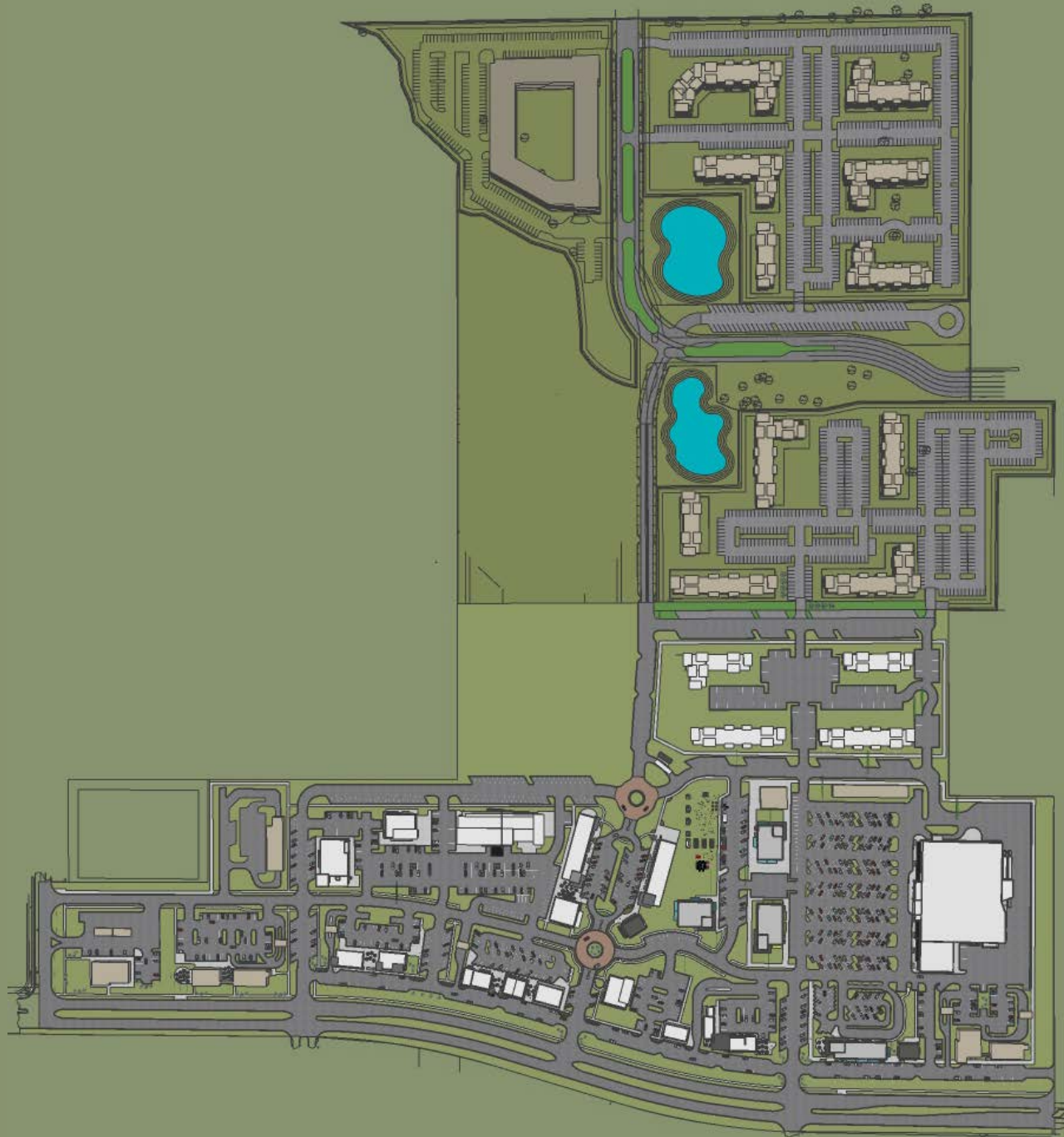
NEWBERRY VILLAGE | EXECUTIVE SUMMARY



TENANT ROSTER

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

NEWBERRY VILLAGE | SITE PLAN



NEWBERRY VILLAGE | RENDERINGS

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