

**AVISON  
YOUNG**



**7420 W Newberry Road, Suite B-C**

Gainesville, Florida 32606



## Superb Visibility Retail Space For Lease

- Join Xceed, Flip Factory and Okita America at this shopping center at the intersection of West Newberry Road and Interstate-75 in Gainesville.
- This property features superb visibility, easy access from Newberry Road and I-75, monument signage, high ceilings, restrooms, and ample parking with additional employee parking at rear of building.
- The space can be demised.
- This property sits in the heart of the Newberry Road Retail corridor, proximate to the Oaks Mall, North Florida Regional Medical Center, UF Health, Publix, Tower Hill Office Park, and many other national retailers and restaurants.



4,424 SF available



\$23.00 PSF NNN



\$5.72 PSF NNN



Easy accessibility to the center



Ample parking

### For further information

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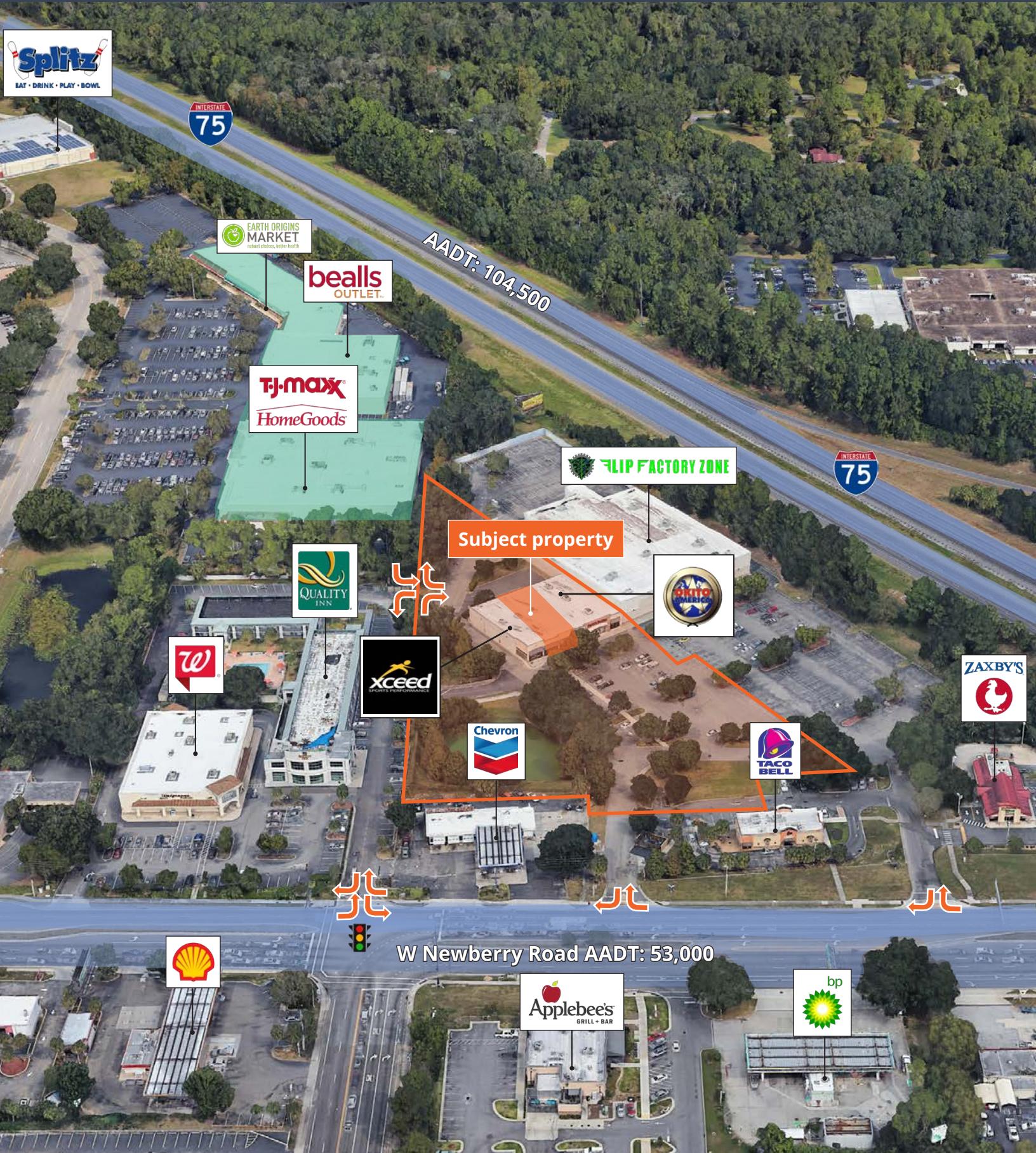
# Aerial map

7420 W Newberry Road  
Gainesville, FL



# Aerial map

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# Site plan

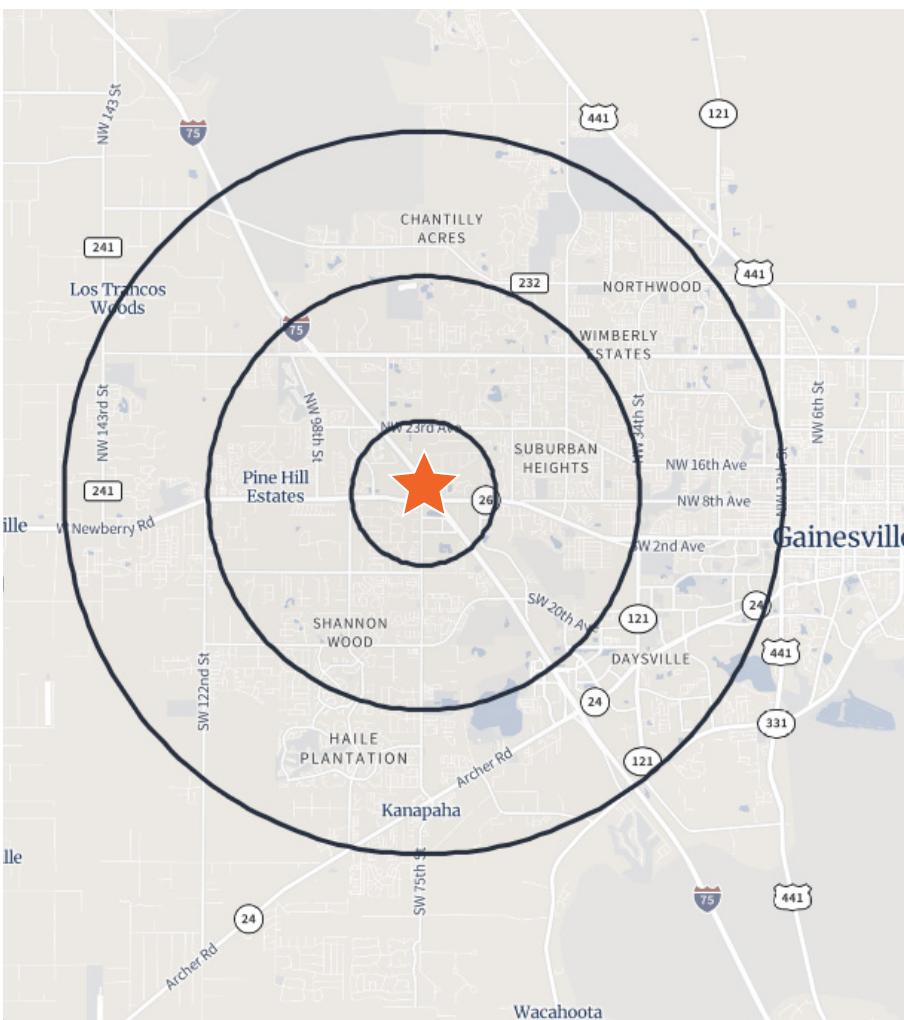
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Suite #	Tenant	Size (sf)
A	Okita America	7,414
B-C	Available	4,424
D	Exceed	2,272

# Demographics

7420 W Newberry Road  
Gainesville, FL



**Population:** Over 160,000 people within a five mile radius.



**Home Value:** Average home value of \$365,270 within a five mile radius.



**Density:** Over 65,000 households within a five mile radius.



**Income:** Average household income of \$116,492 within a five mile radius.



**Age:** Median age of 29 within a five mile radius.



**Employment:** Employment population of over 83,000 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
Total population	8,134	60,386	162,987
Median age	29.1	33.9	29.3
Median age (Male)	28.3	32.6	28.9
Median age (Female)	29.8	35.2	29.8

Households & Income	1 Miles	3 Miles	5 Miles
Total households	3,373	25,279	65,956
Average HH income	\$80,567	\$120,489	\$116,492
Average house value	\$280,988	\$371,540	\$365,270
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	729	2,680	5,471
Total employees	9,232	28,769	83,365

**If you would like to discuss this further,  
please get in touch.**

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