

**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

Nick Robinson, Senior Vice President
352. 565. 4517
nick.robinson@avisonyoung.com

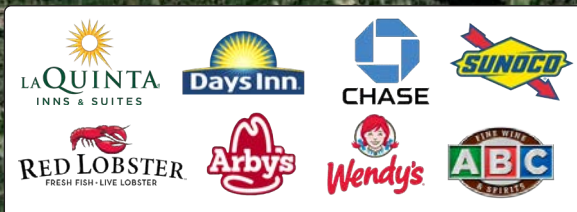
Nick Mastro, Associate
813. 444. 5334
nick.mastro@avisonyoung.com

avisonyoung.com

Aerial map

7420 W Newberry Road
Gainesville, FL

NW 39th Avenue AADT: 38,500



Subject property



W Newberry Road AADT: 53,000

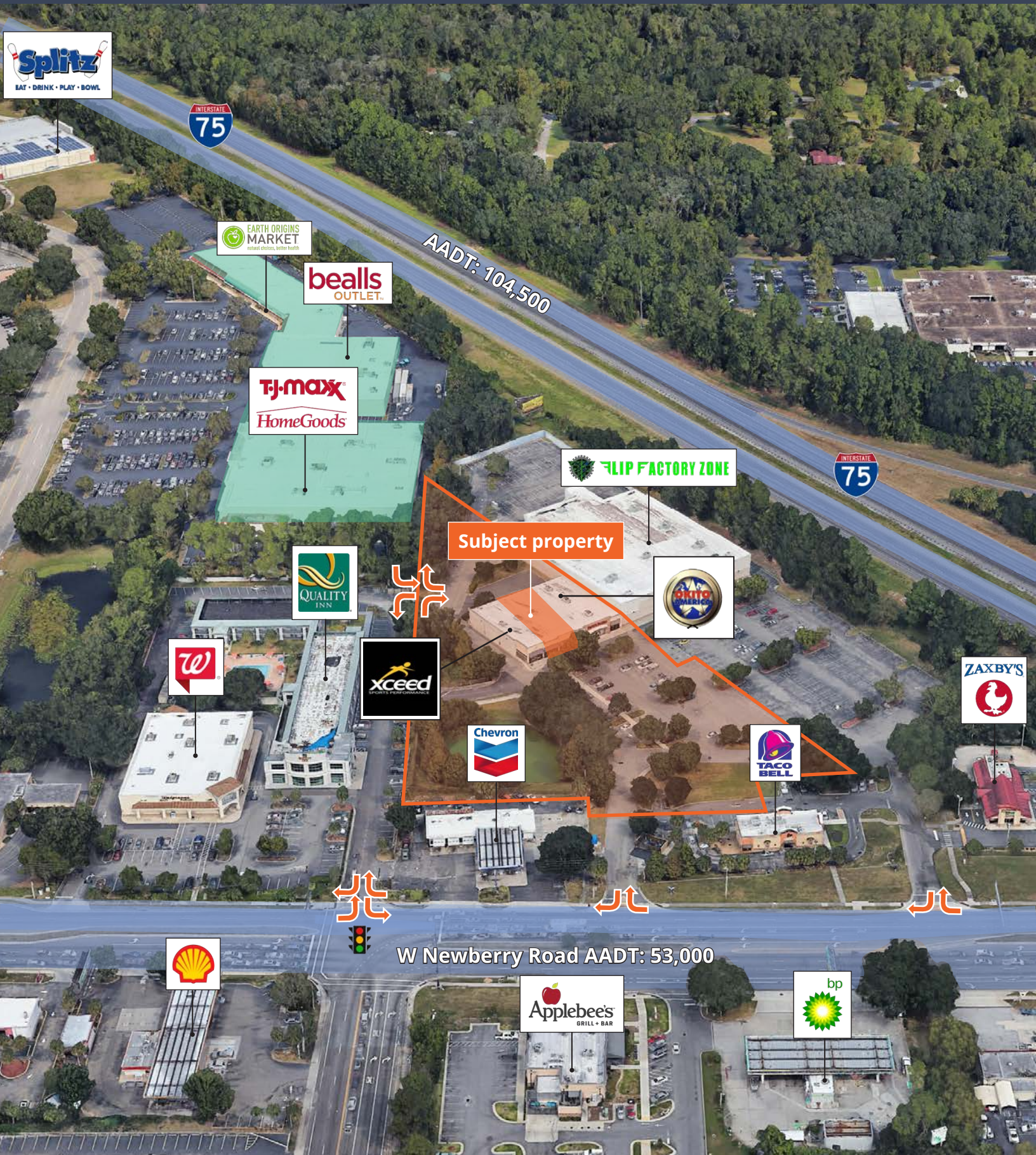


INTERSTATE 75

AADT: 104,500

Aerial map

7420 W Newberry Road
Gainesville, FL



Site plan

7420 W Newberry Road
Gainesville, FL

Additional
employee parking



4,424 SF Available

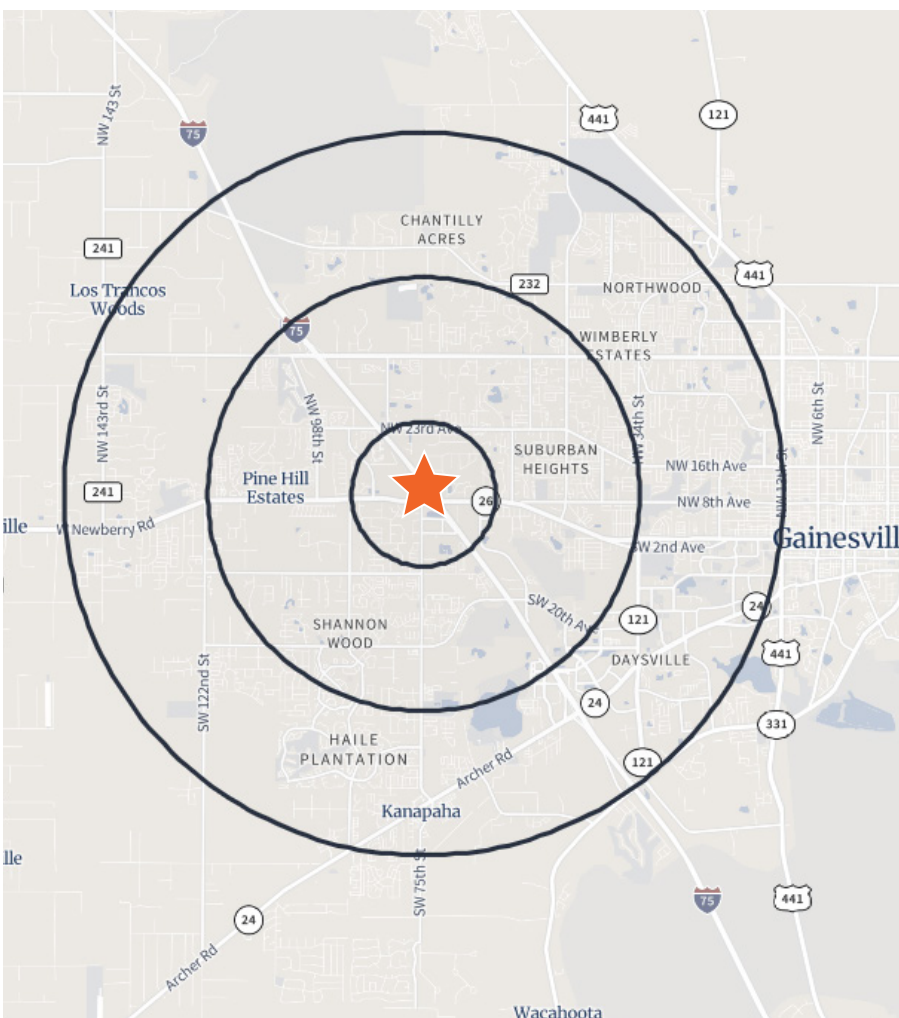


FLIP FACTORY ZONE

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.**

Nick Robinson, Senior Vice President
352. 565. 4517
nick.robinson@avisonyoung.com

Nick Mastro, Associate
813. 444. 5334
nick.mastro@avisonyoung.com

Visit us online

avisonyoung.com