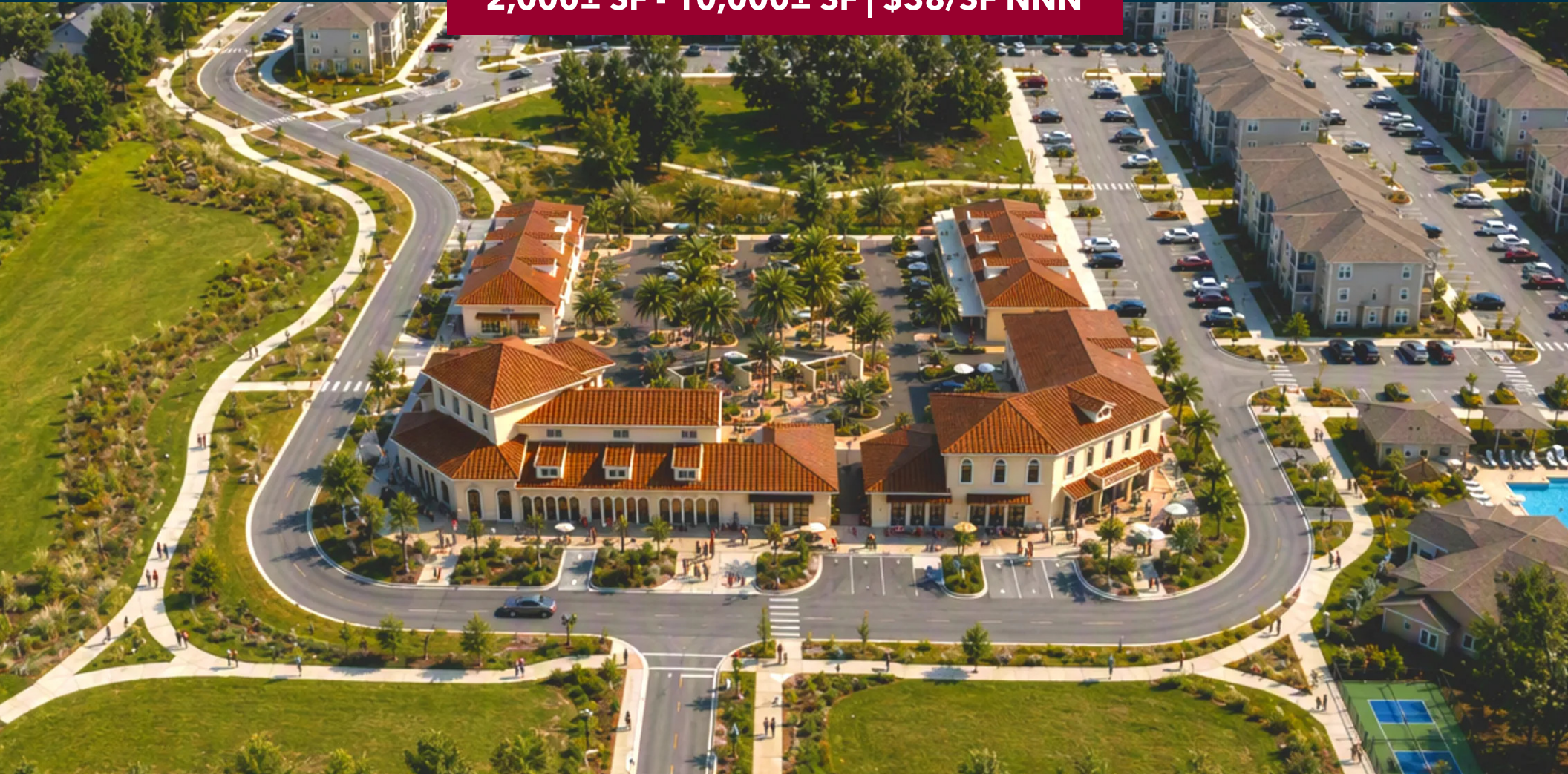


RETAIL SPACE FOR LEASE LAUREATE VILLAGE CENTER

2,000± SF - 10,000± SF | \$38/SF NNN



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LAUREATE VILLAGE

Village Center Development, Jonesville, Florida

SW 1st Place



LEGEND

- 2-Story Commercial Building | *Available for Lease*
- 1-Story Commercial Building | *Available for Lease*
- 2nd Story, Medical Facility
- 1st Story, Medical Facility

- ① Architectural Feature
- ② Primary Pedestrian Walk (Paseo)
- ③ Medical Facility Main Entry
- ④ Medical Facility Covered Drop-off Area
- ⑤ Ped-Priority Access Drive (Woonerf)
- ⑥ Boardwalk along Central Point
- ⑦ On-street Parking
- ⑧ Screened Dumpsters
- ⑨ Screened Generator & Support Systems
- ⑩ Placemaking Opportunities

PRELIMINARY DEV'T DATA

Total Commercial Square Footage: 29,328 sf (Ground FL: 21,161 Upper FL: 8,167)
 Total Medical Facility Square Footage: 13,207 sf
 Total Number of Parking Spaces: +/- 92

PROPERTY OVERVIEW

14801 SW 1st Place, Newberry, FL 32669

This new 40,000± SF retail/office development is coming to **one of Jonesville's most sought-after commercial areas, offering a modern, design-forward setting for businesses looking to establish a presence in a high-income and growing market.**

The project will be anchored by a medical facility, further enhancing daily traffic and providing a strong built-in customer base. Located along Newberry Road with 25,000+ AADT and convenient connectivity to I-75, the development is designed with strong storefront visibility, pedestrian-friendly circulation, and easy access for customers.

Pre-leasing is underway for spaces ranging from 2,000 to 10,000 SF, providing flexibility for a variety of retail, restaurant, fitness, beauty, and lifestyle concepts. With delivery targeted for Q3 2027, the project offers tenants an opportunity to **secure space in a thoughtfully planned environment designed to encourage visibility, customer engagement, and long-term business performance.**



PROPERTY HIGHLIGHTS

- 29,328± SF New Retail Development
- Premier Jonesville Location in a High-Income Market
- 25,000+ AADT on Newberry Road
- Strong Storefront Visibility & Pedestrian-Friendly Layout
- 2,000-10,000 SF Flexible Leasing Opportunities
- Ideal for Retail, Restaurants, Fitness, Beauty & Lifestyle Concepts



JONESVILLE AREA OVERVIEW

Jonesville is a rapidly growing community in western Alachua County, located along Newberry Road between Gainesville and Newberry. Once a more rural area, Jonesville has evolved into ***one of the region's most desirable growth corridors, with significant residential and commercial development shaping the area.*** New neighborhoods, upscale housing, and expanding retail and service offerings continue to attract households seeking a higher-quality lifestyle with access to Gainesville's employment, education, and amenities.

At the heart of the community is Tioga Town Center, a prominent mixed-use destination featuring a curated collection of restaurants, retail, professional services, and community-oriented amenities. Together with nearby developments such as Arbor Greens and continued residential growth, Tioga Town Center has helped establish Jonesville as a premier destination for both residents and businesses.

With strong household incomes, ongoing investment, and a growing customer base, the area presents an attractive environment for businesses looking to establish a presence in a thriving West Gainesville market.

DEMOGRAPHICS 32669 AREA CODE



Population
19,954



2030 Population
22,300+



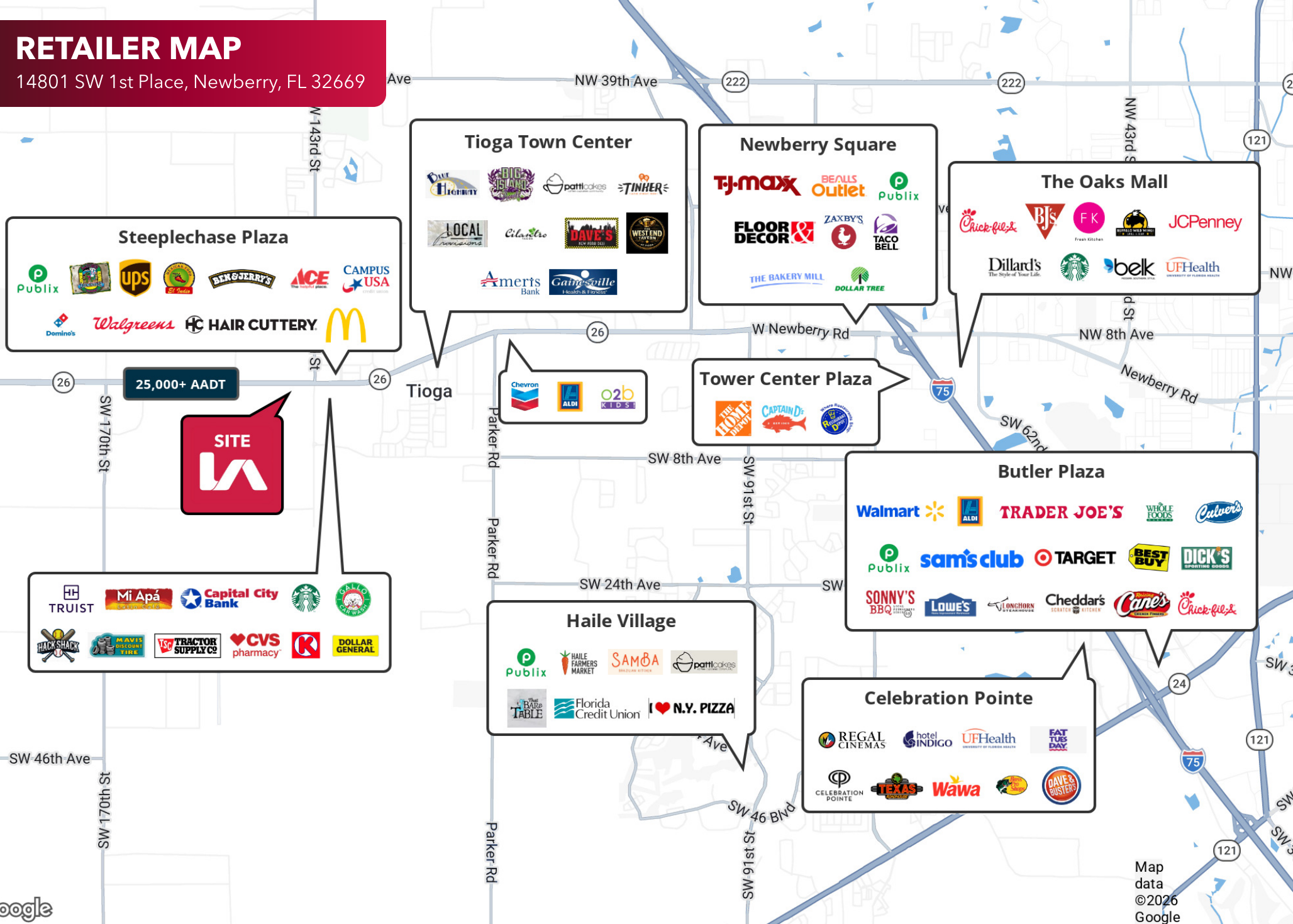
Avg. Home Value
\$459K



Avg. Household Income
\$133,813

RETAILER MAP

14801 SW 1st Place, Newberry, FL 32669



Map data
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Google

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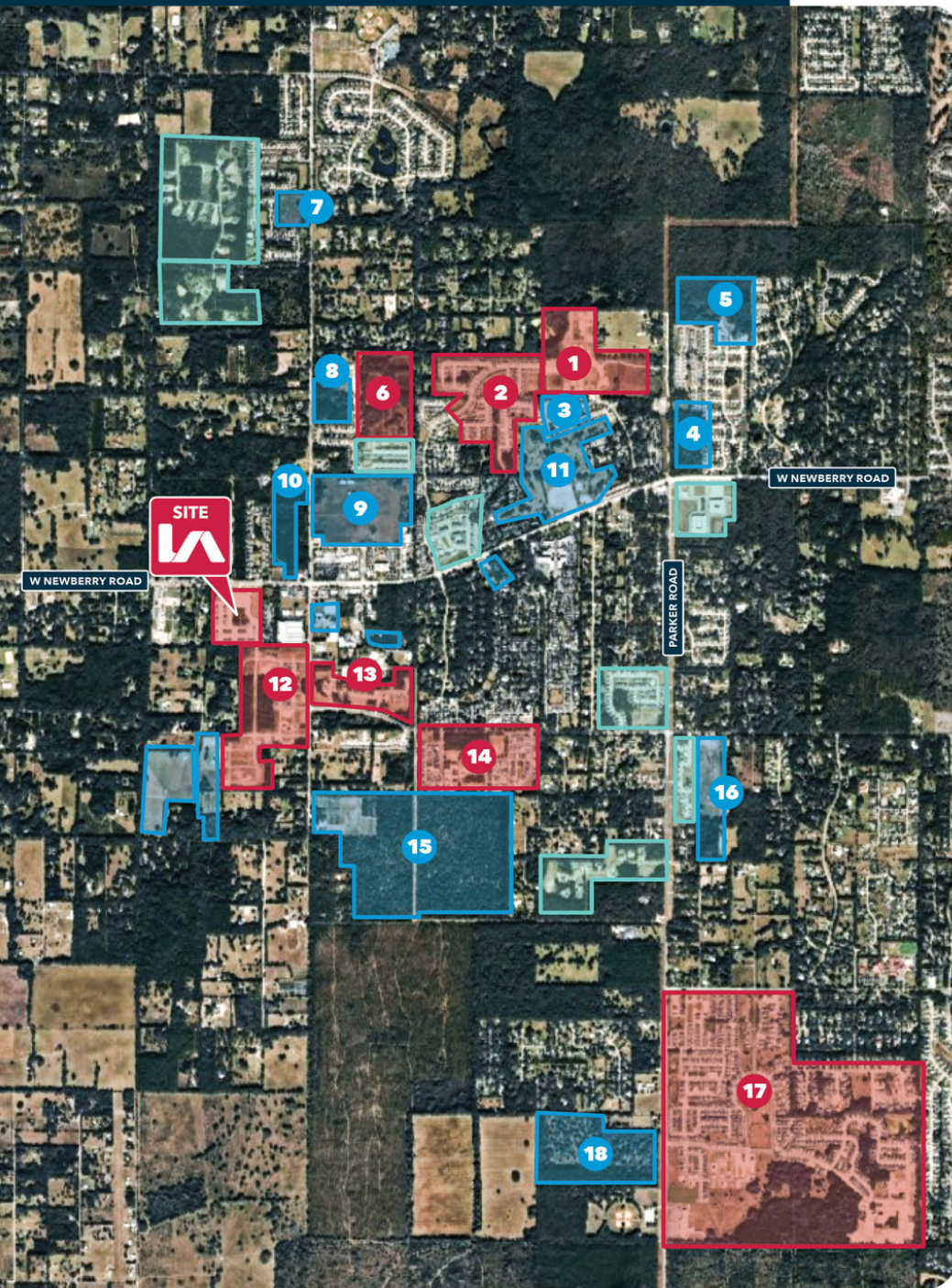
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DEVELOPMENT OVERVIEW

#	DESCRIPTION
1	Buchanan Trails Subdivision 180-unit Single-family
2	Arbor Greens 355-unit Single-family
3	Villas of West End 52-unit Single-family
4	Newberry Road (TND) 233-unit Single-family
5	South Pointe 105-Residential lots
6	Tara Verde Subdivision 177-units Single-family
7	Live Oak Cottages 75-unit Residential cottages
8	Tara Esmeralda 40-lots
9	Jonesville Business Park Future shopping center
10	Gainesville Cottages (TND) 212 Residential & office/retail
11	West End Park 75.18 acres Public park
12	Laureate Village 218-lot Residential
13	Wimberly Subdivision 46-lot Single-family
14	Town Of Tioga 135-lot Single-family
15	Town Of Tioga 500-units Residential
16	Tara Larga 101-Single family
17	Oakmont 999-Single family
18	Nature Park 76.14 Acres

- Active
- Planned - Approved
- Completed recently



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