

Newberry Crossing

1005 NW 76th Blvd,
Gainesville, Florida 32606

Property Details

Newberry Crossing is a 114,067+/- SF, 10.55 AC retail shopping center anchored by TJ Maxx, Bealls Outlet, and Earth Origins Market.

- 49,500 vehicles per day along Newberry Road
- Ample Parking and monument signage
- Adjacent to I-75 averaging 68,500 vehicles per day
- Close proximity to Tower Hill Office (2 minutes), North Florida Regional Medical Center with 432 beds and 2,000 employees (3 minutes), the Oaks Mall (3 minutes), and the University of Florida with 55,000 students annually (10 minutes)
- Additional 1.0+/- AC Outparcel available for Ground Lease (see next page)
- Zoning: Highway Oriented Business (BH)
- Call For Pricing



Additional Outparcel



Gainesville Market Overview



Market Overview

Gainesville region, positioned between Miami and Atlanta and near Jacksonville, Orlando, and Tampa, is highly rated for its strategic location, quality of life, diverse industries, innovative startup culture, and leading colleges and universities. This makes the region consistently rank among the best places to live in the United States.

Submarket Overview

The Oaks Mall & Newberry Road Submarket is an area in Gainesville, known for the Oaks Mall and the North Florida Regional Medical Center (NFRMC). The Oaks Mall is Gainesville's largest shopping mall, hosting 108 stores including Dillard's and Belk. NFRMC, located across the Oaks Mall, is a 100,000 SF full-service medical/surgical, acute care center hospital. It offers a range of services including heart, cancer, senior care, women's services, diabetes treatment, and neuromusculoskeletal services. NFRMC has been recognized as one of the „top 100“ hospitals in America for six consecutive years.

University of Florida

The University of Florida is an American public land-grant, sea-grant, and space-grant research university on a 2,000-acre campus in Gainesville, Florida. The University of Florida is home to 16 academic colleges and more than 150 research centers and institutes on one contiguous campus.

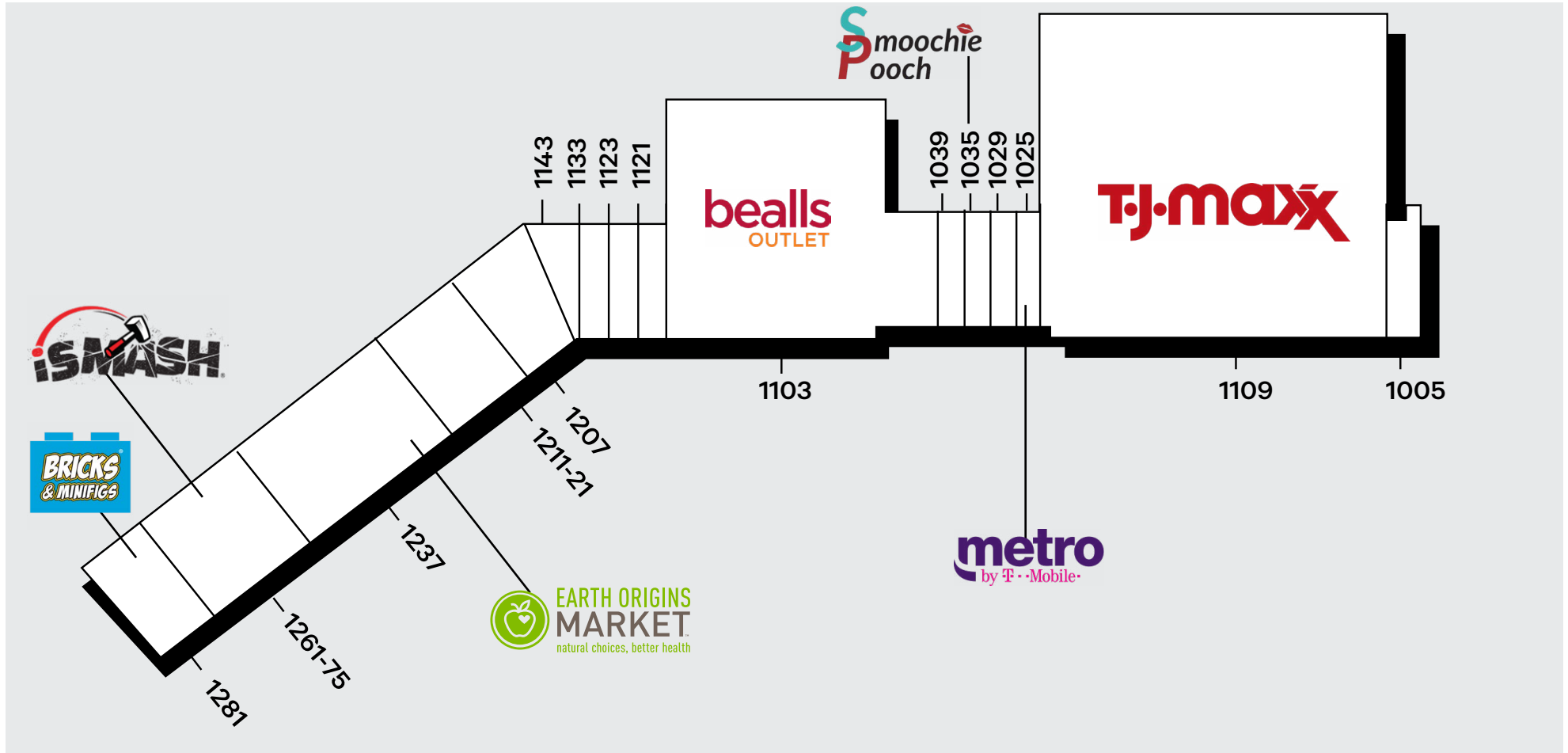
Classified as a
Research University
*with significant research by the
Carnegie Foundation for the
Advancement of Teaching*

**2nd Largest
Florida University**
by student population

**8th Largest
Single-Campus University**
in the United States



Property Site Plan

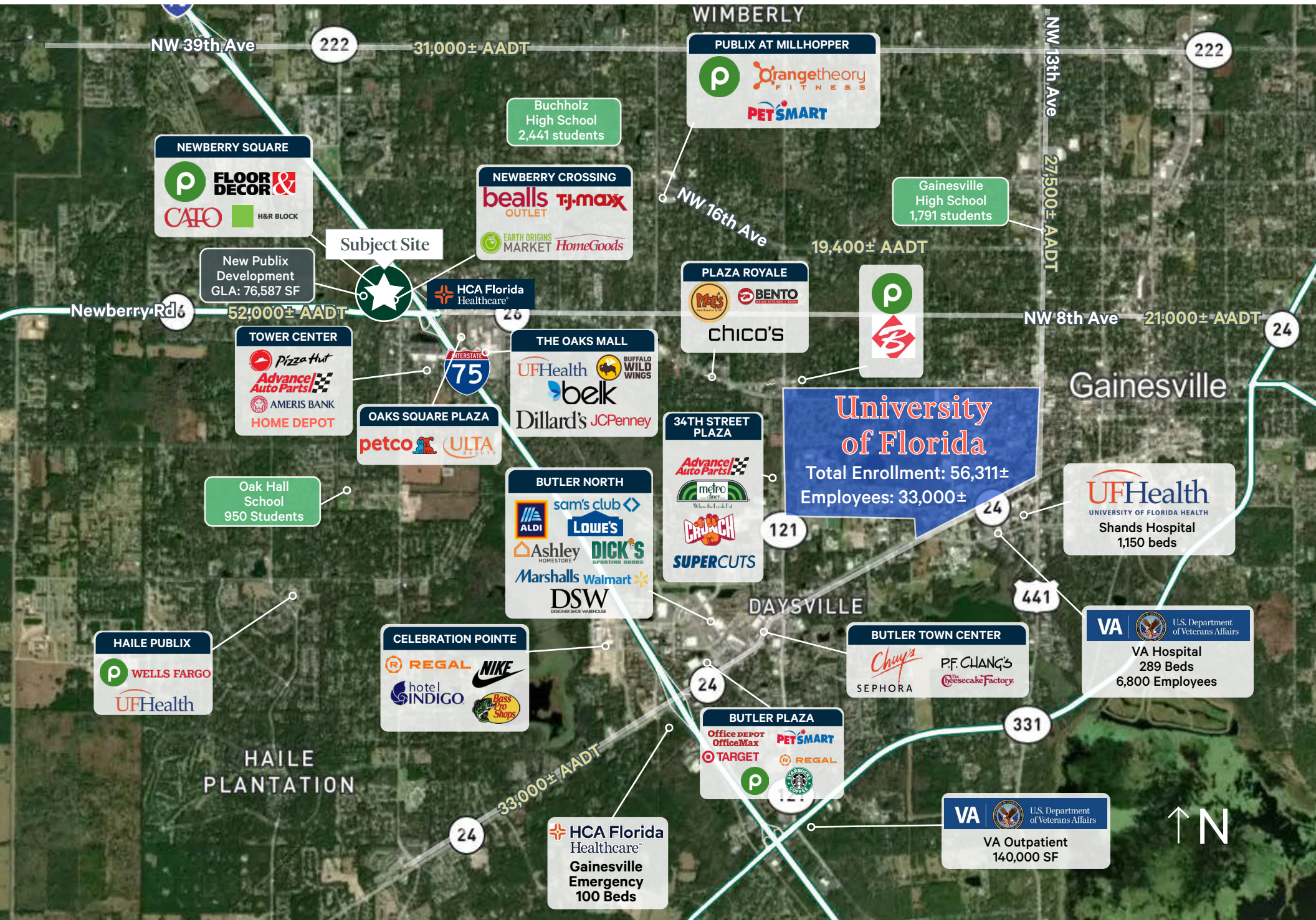


Availability

Suite	Tenant	SF
1005	Town & Country Cleaners	1,600
1009	T.J. Maxx N more	49,643
1025	Metro by T-Mobile	1,400
1029	Pretty Nails	1,400
1035	Smoochie Pooch	1,400
1039	Make Up By Monoo	1,400
1103	Bealls Outlet	30,760
1121	Credit Corp.	1,400

Suite	Tenant	SF
1123	Blue Hat Men's Parlor	1,400
1133	Silk Road	1,400
1143	Bakery Mill & Deli	1,870
1207	Blackbelt Academies	3,130
1211-21	Looking Good Clothing	3,150
1237	Earth Origins Market	7,210
1261-75	iSmash	5,200
1281	Bricks & Minifigs	2,450

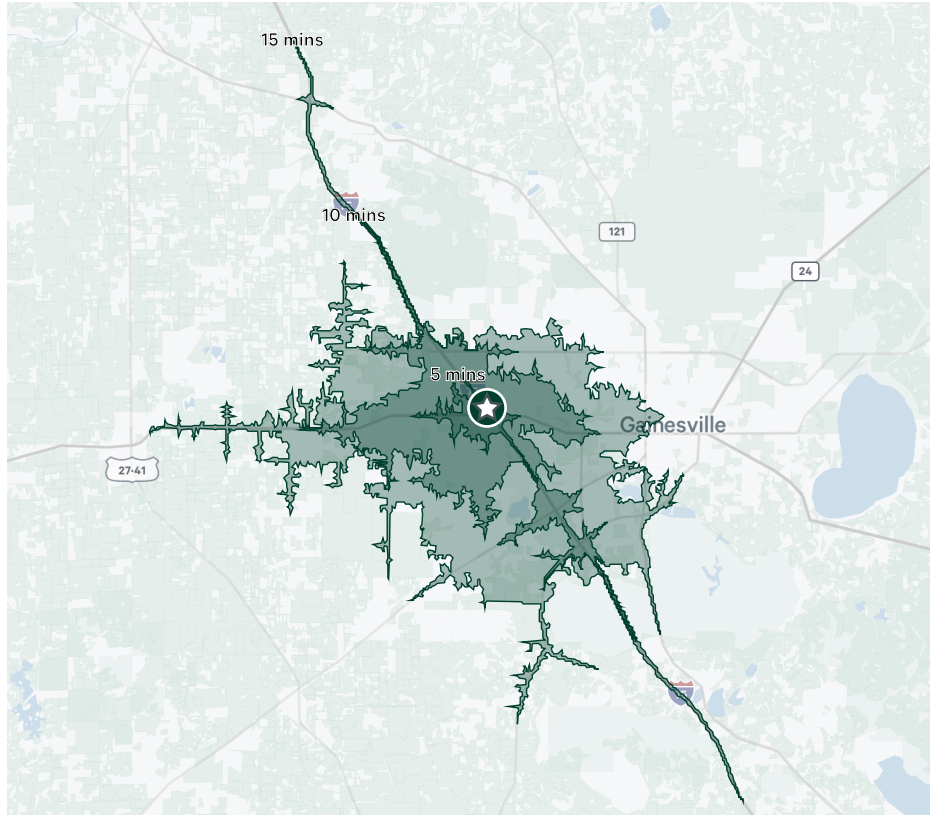
Gainesville Aerial



Trade Aerial



Demographics



	5 Minutes	10 Minutes	15 Minutes
2023 Population	9,448	58,110	146,194
2028 Population	9,374	58,691	148,121
2023-2028 Annual Population Growth Rate	-0.16%	0.20%	0.26%
2023 Population	9,448	58,110	146,194
2023 Daytime Population	10,385	59,015	143,686
2023 Households	3,893	23,597	60,134
2028 Households	3,885	24,027	61,393
2023 Average Household Income	\$75,580	\$107,546	\$99,188
2028 Average Household Income	\$86,644	\$123,965	\$114,921
2023 Median Household Income	\$52,298	\$75,642	\$60,348
2028 Median Household Income	\$65,182	\$85,780	\$75,476
2023 Median Age	29.20	33.40	28.70
Bachelor `s Degree	968	9,880	23,330
Graduate or Professional Degree	1,264	10,328	26,016
2023 Median Value of Owner Occ. Housing Units	\$280,176	\$341,010	\$339,727
2023 Average Value of Owner Occ. Housing Units	\$286,525	\$361,753	\$362,288

Contact Us

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