

# GAINESVILLE MEDICAL CENTER FOR LEASE

6420 W Newberry Road | Gainesville, FL 32605

**2 AVAILABLE SUITES:  
800± SF | 5,000± SF**

**TI ALLOWANCE AVAILABLE**



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# PROPERTY OVERVIEW

6420 W Newberry Road | Gainesville, FL 32605

- Convenient to I-75 (within 0.5 miles) and close to a multitude of restaurants.
- The Gainesville Medical Center provides a covered patient pickup/drop off.
- NFRMC/HCA North Florida Hospital also has three full-service, 24/7 Freestanding Emergency Room on Campus: Millhopper ER, West End ER and Starke ER.
- Exclusive Parking Garage adjacent to the building providing a ratio of 5.0/1,000 SF.
- HCA Florida Hospital is just a few miles from the University of Florida main campus & UF Health Shands Hospital.

**TI ALLOWANCE AVAILABLE**

**2 AVAILABLE SUITES: 800± SF AND 5,000± SF**

**ZONED: PD**

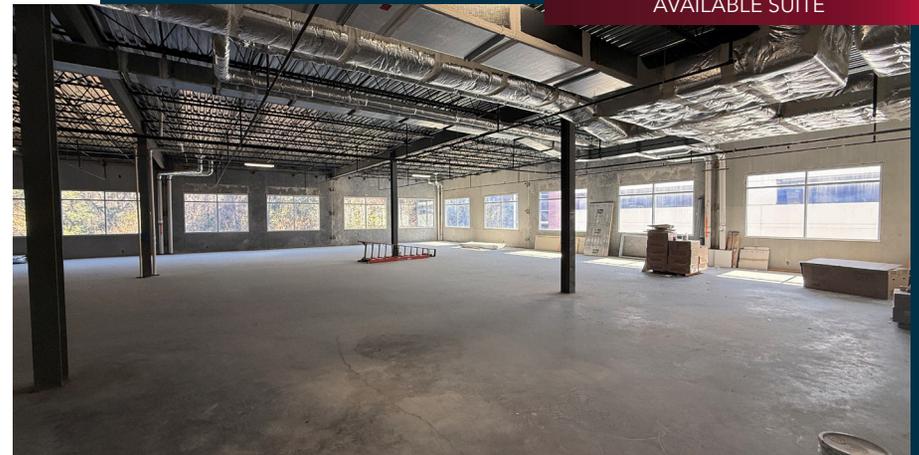
**CLASS A MEDICAL OFFICE BUILDING**

**ANCHORED BY FLORIDA CANCER SPECIALISTS**

BUILDING ENTRANCE



AVAILABLE SUITE

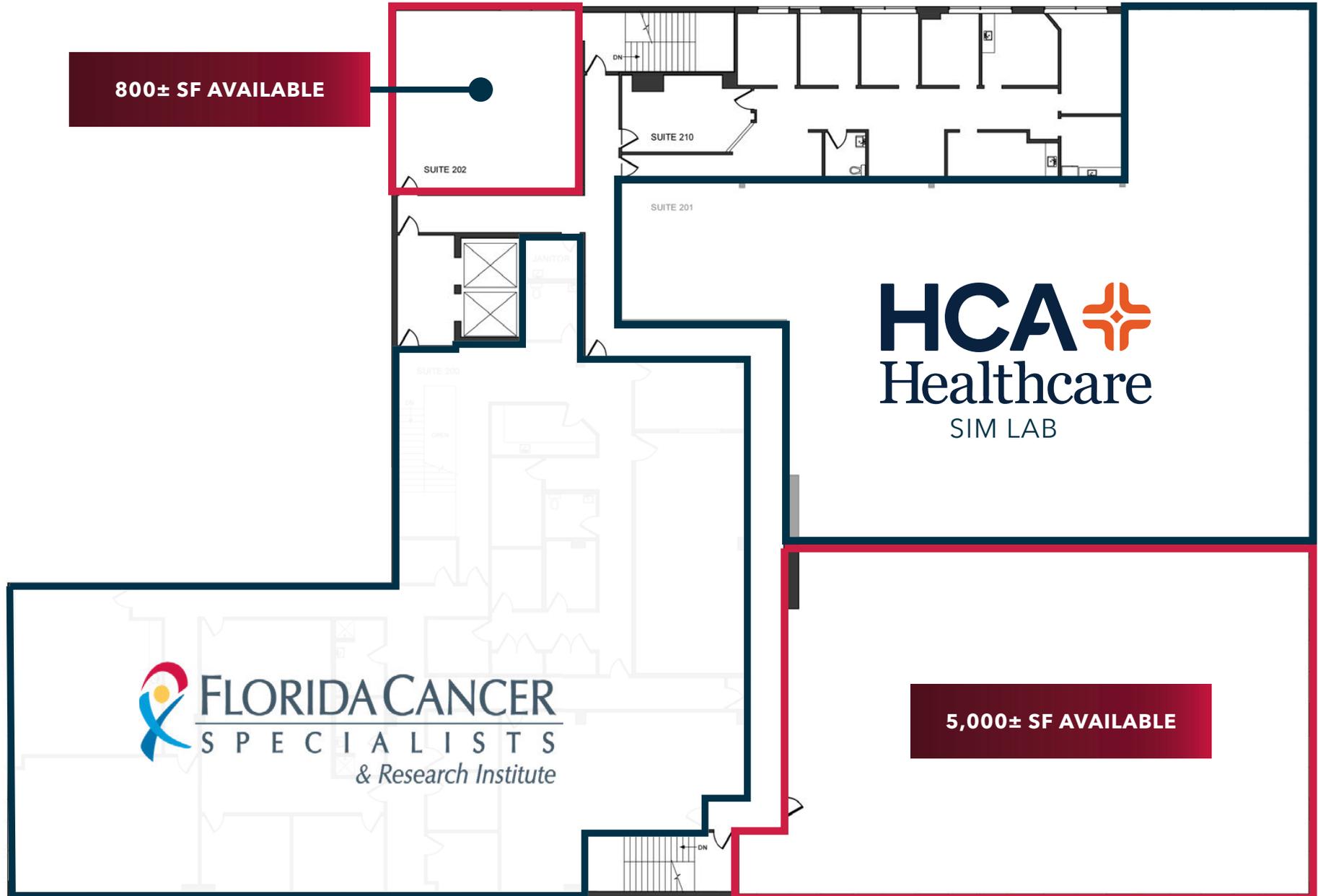


PARKING GARAGE (5/1000 SF)



# SECOND FLOOR

6420 W Newberry Road | Gainesville, FL 32605



800± SF AVAILABLE

SUITE 202

SUITE 210

SUITE 200

JANITOR

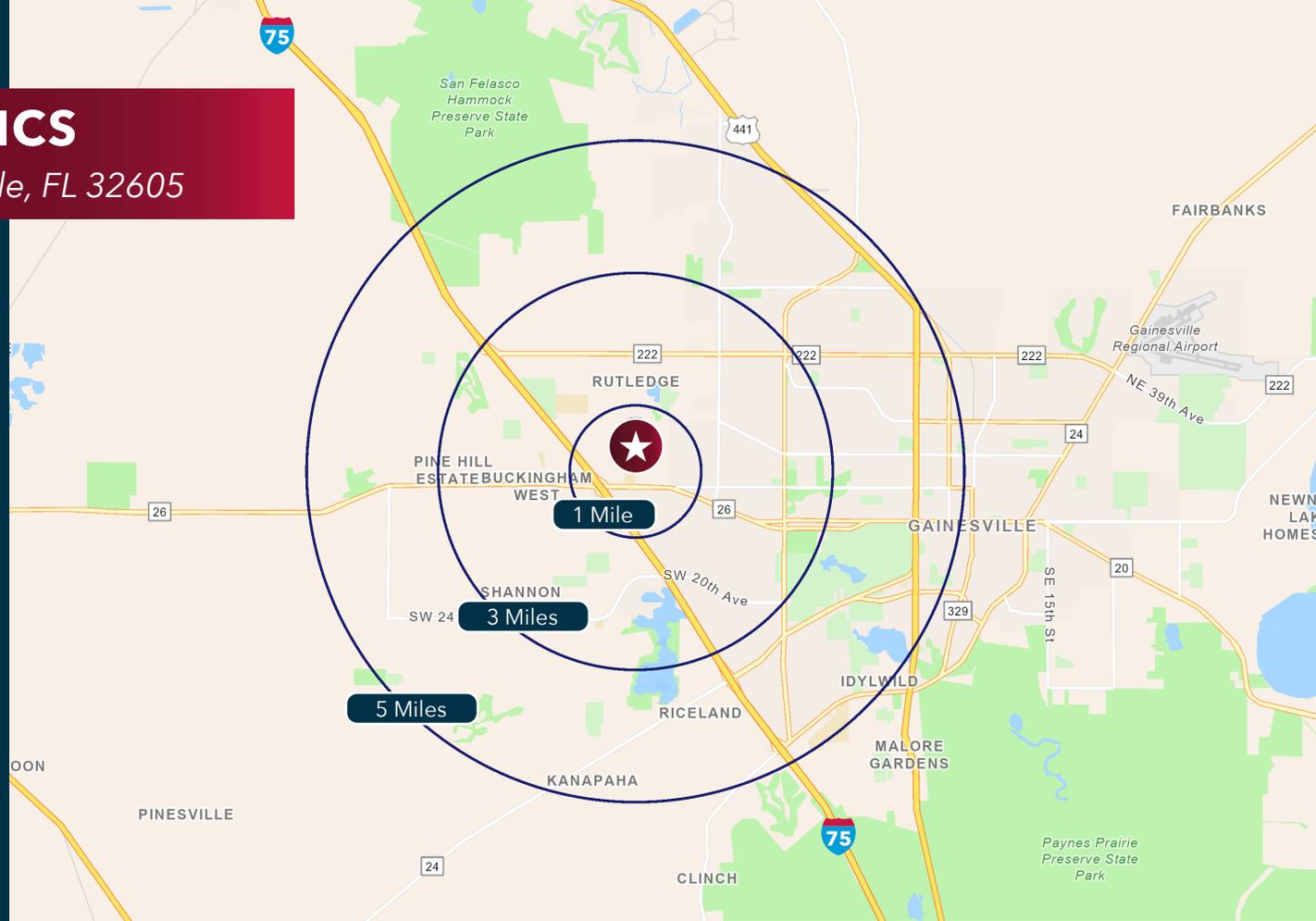
**HCA**   
**Healthcare**  
SIM LAB

 **FLORIDA CANCER**  
SPECIALISTS  
& Research Institute

5,000± SF AVAILABLE

# LOCAL DEMOGRAPHICS

6420 W Newberry Road | Gainesville, FL 32605



## 1, 3, 5 MILES

Source: ESRI Business Analyst



**Population (2025)**



**Population Projection (2030)**



**Average Household Income (2025)**



**Projected Average Household Income (2030)**

	Population (2025)	Population Projection (2030)	Average Household Income (2025)	Projected Average Household Income (2030)
<b>1 MILE</b>	5,857	6,343	\$98,306	\$106,154
<b>3 MILE</b>	64,015	64,970	\$102,776	\$113,606
<b>5 MILE</b>	114,658	117,456	\$94,883	\$107,271

# LOCATION DETAILS

6420 W Newberry Road | Gainesville, FL 32605



## NEARBY HEALTHCARE, AMENITIES, RESTAURANTS & VENUES



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