

FOR SALE | FOR LEASE

**\$270,000 | \$20/SF/NN**

**7733 West Newberry Road, Gainesville, FL 32606**



Prime Office Condo in Gainesville's Bustling Newberry Road Corridor



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**Brent Line – Commercial Director**

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Each Office Is Independently  
Owned and Operated.



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## Table of Contents

<b>Executive Summary</b>	<b>1</b>	<b>Demographic &amp; Traffic Count Report</b>	<b>22</b>
• Property Summary	4	• Demographic Report	23
• Investment Highlights	5	• Traffic Count Report	24
• Property Floor Plan	6		
<b>Property Gallery</b>	<b>7</b>	<b>Discover Growth &amp; Opportunity</b>	<b>25</b>
• Exterior Photos	8	• About Gainesville, Florida	26
• Interior Photos	10	• Economic Expansion	27
• Aerial Photos	20	• Infrastructure and Transportation	27
		• Population Growth and Community Development	28
		• Urban Revitalization and Development Projects	28
<b>Key Businesses &amp; Retailers</b>	<b>21</b>		

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# Executive Summary

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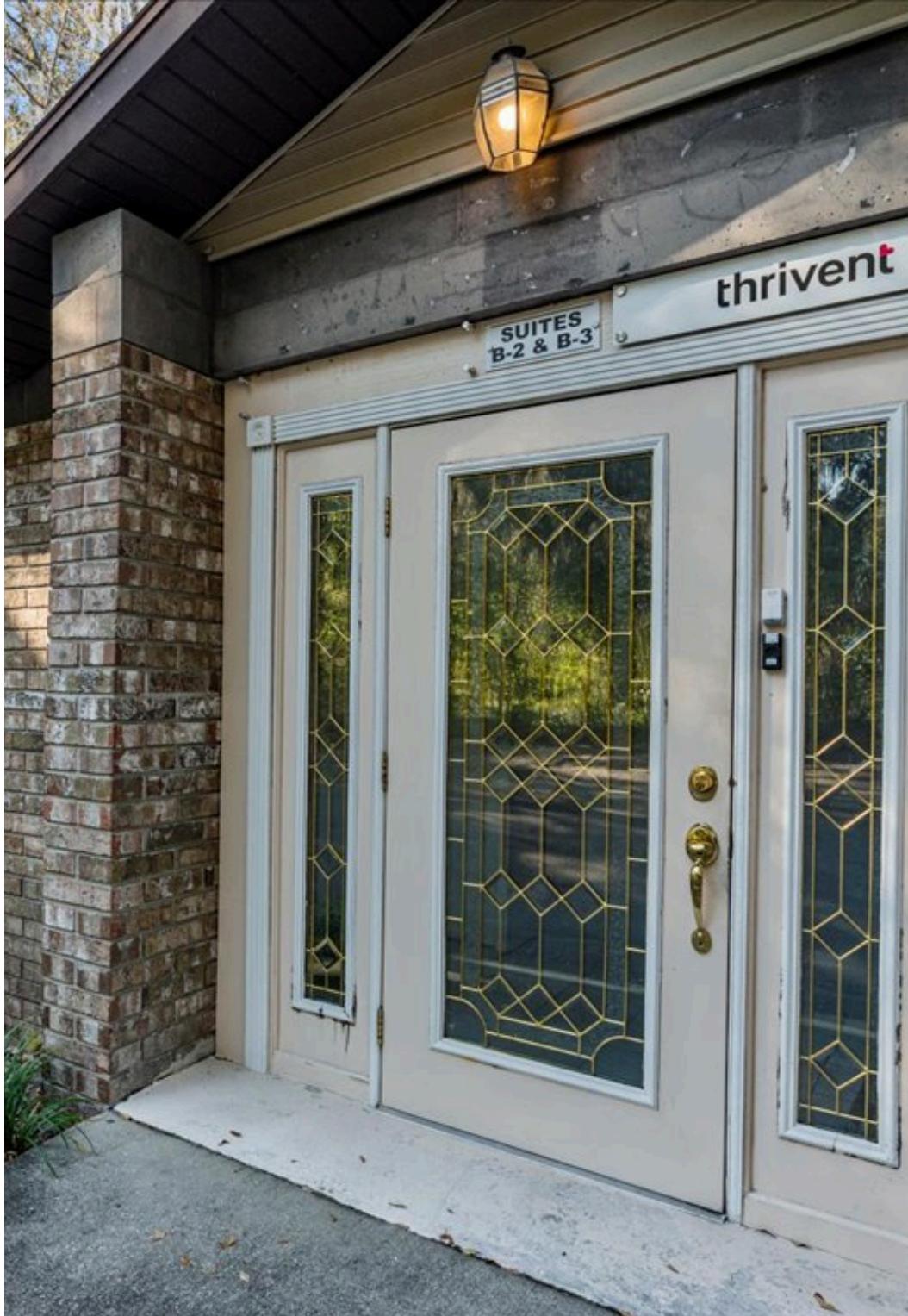
# Property Summary

## Property Details

Price	\$270,000   \$20/SF/NN	Land Area	0.30 AC
Available SF	1,570 SF	Building FAR	0.40
Built/Renovated	1994; 2002	Zoning	BP
Stories	1	Parcel	06656-010-002
Tenancy	Multiple	Parking	20 (12.74/1,000 SF)

Located in the heart of Gainesville's high-traffic Newberry Road corridor, this 1,570 SF office condo offers prime accessibility just half a mile from I-75 and minutes from North Florida Hospital. Surrounded by national retailers and dining options, this versatile space is ideal for medical, dental, or professional office use. The well-maintained brick building features ample parking, easy access, and a professional setting with beautiful landscaping.

The space is BP-zoned, allowing for a range of business opportunities. Amenities include a kitchenette, restroom, conference room, and reception area, making it a turnkey solution for your business needs. Whether expanding your practice or investing in a high-demand area, this office condo is a rare opportunity in Gainesville's thriving commercial district.



# Investment Highlights



## Prime Location

Situated in the high-traffic Newberry Road corridor, just 0.5 miles from I-75 and minutes from North Florida Hospital.



## Versatile Office Space

1,570 SF office condo ideal for medical, dental, or professional use, currently operating as an insurance office.



## Surrounded by Major Retail & Dining

Located near national retailers and restaurants, providing convenience for clients and employees.

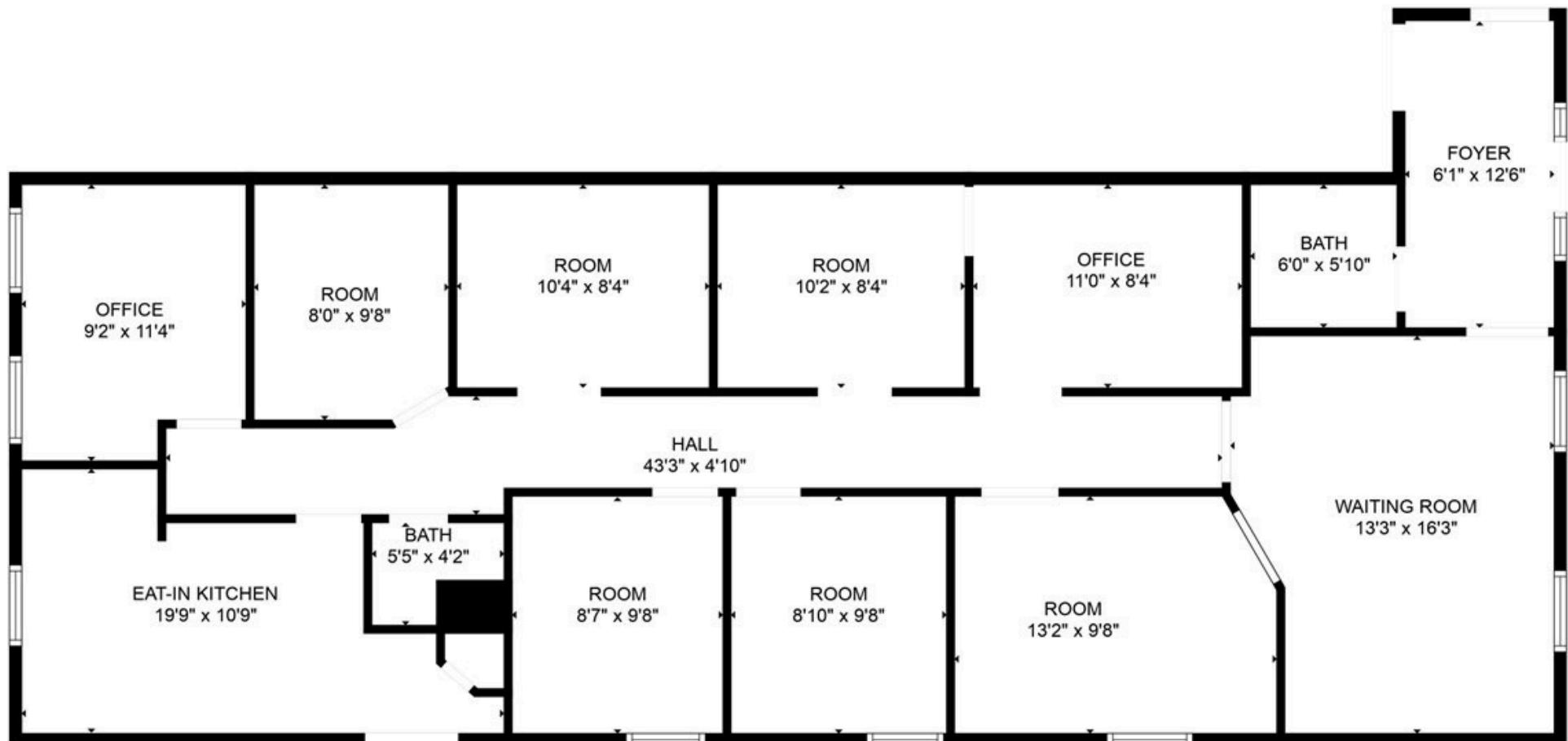


## Professional Setting

Well-maintained brick building with ample parking, easy access, and beautiful landscaping in a thriving commercial hub.



# Property Floor Plan



Floor Plan Created by CubiCasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

# Property Gallery

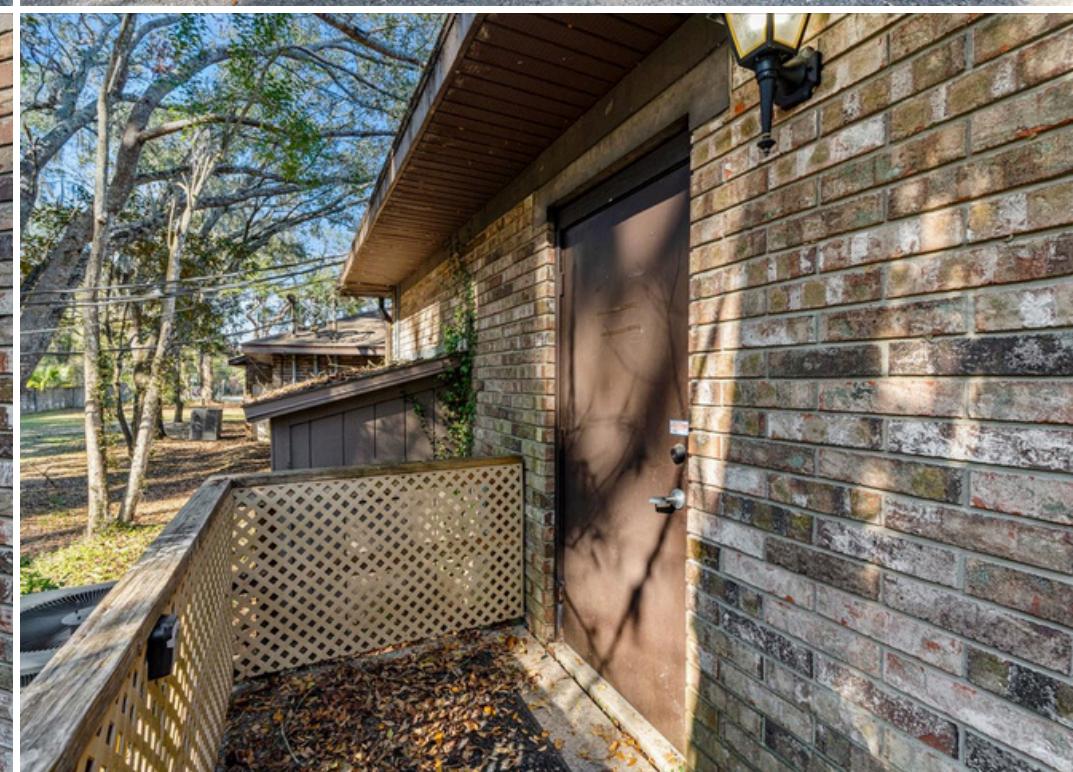
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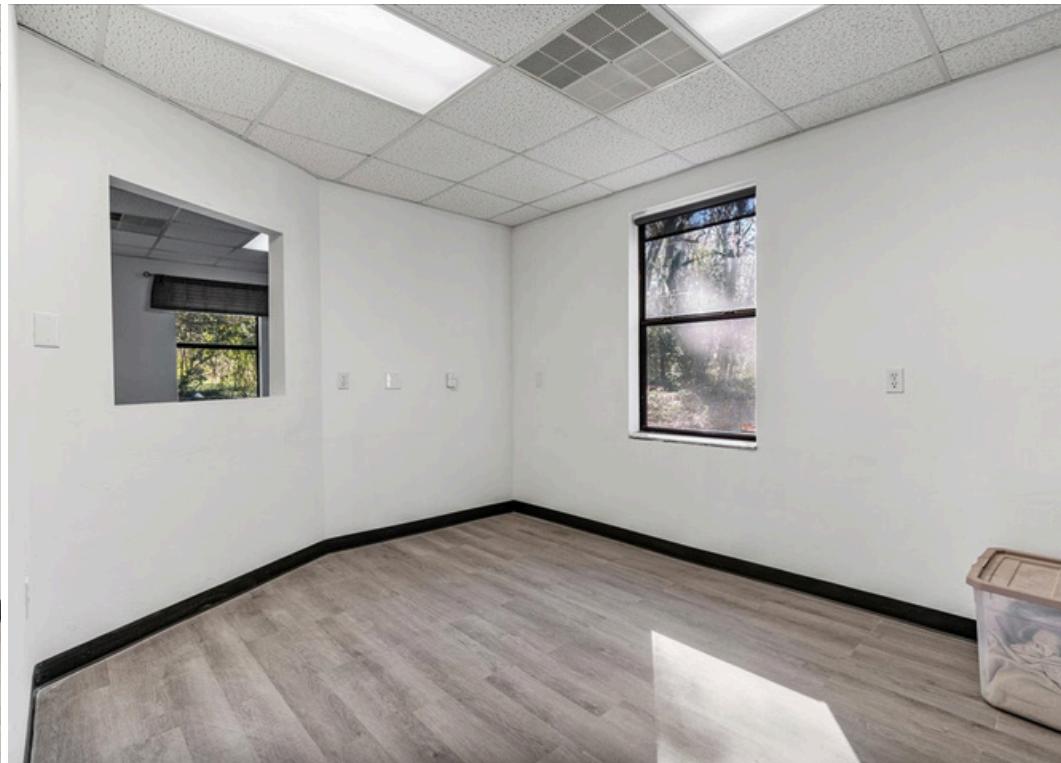


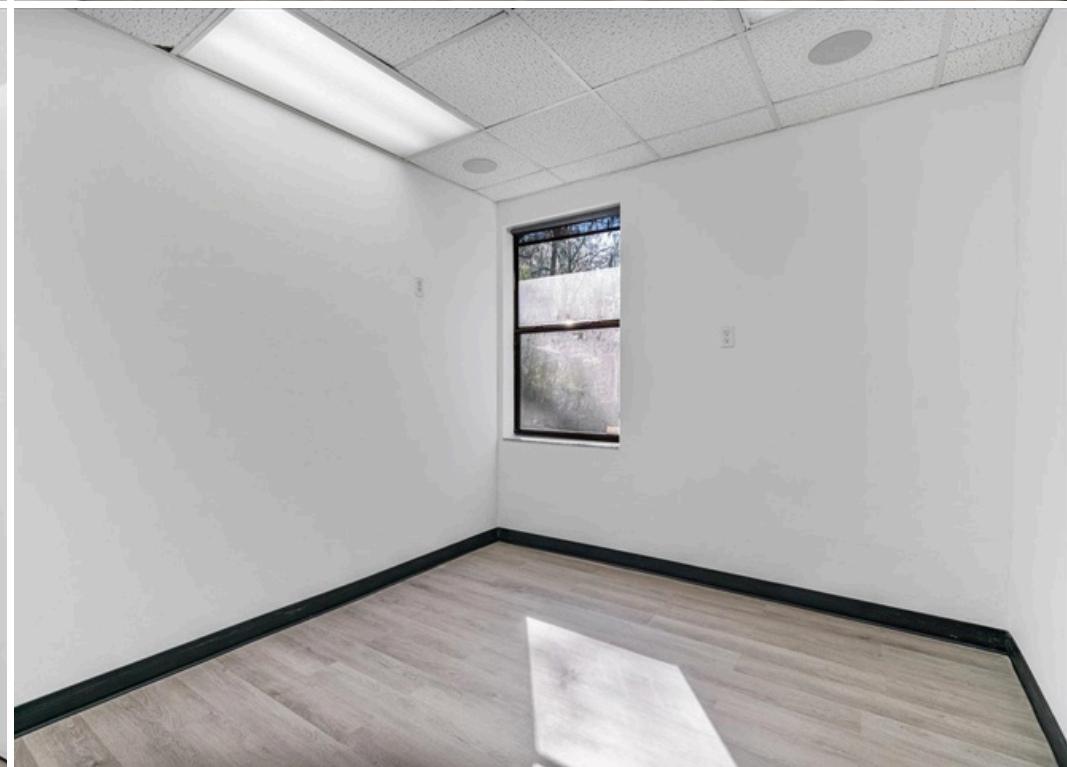
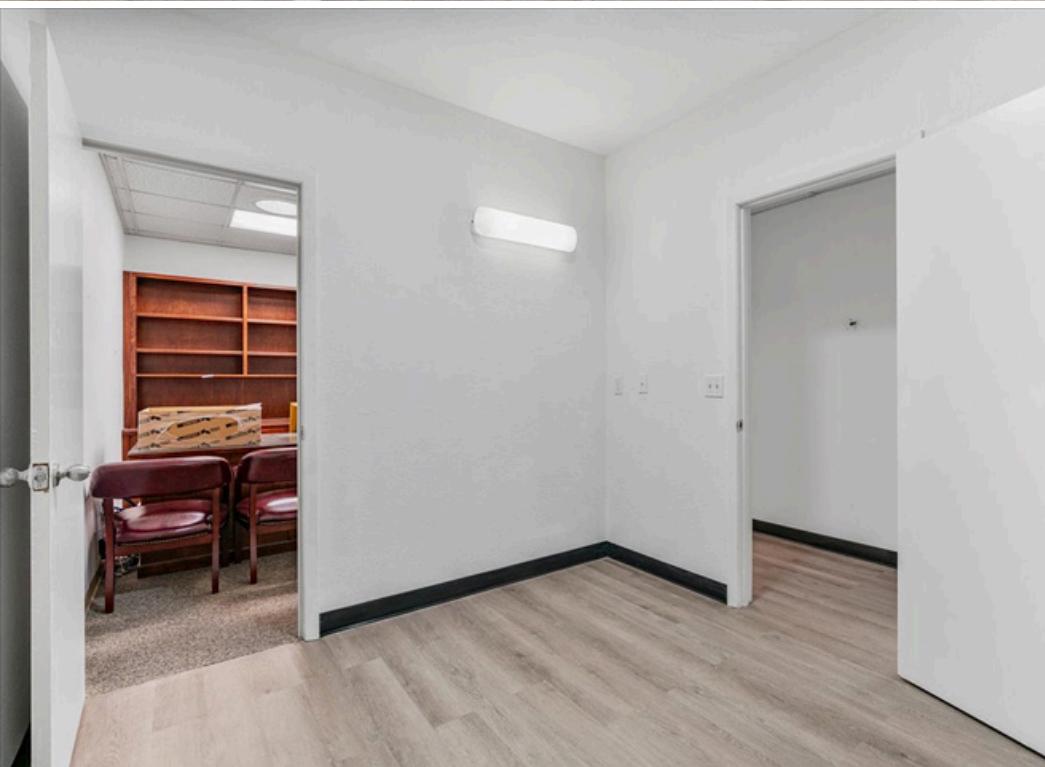


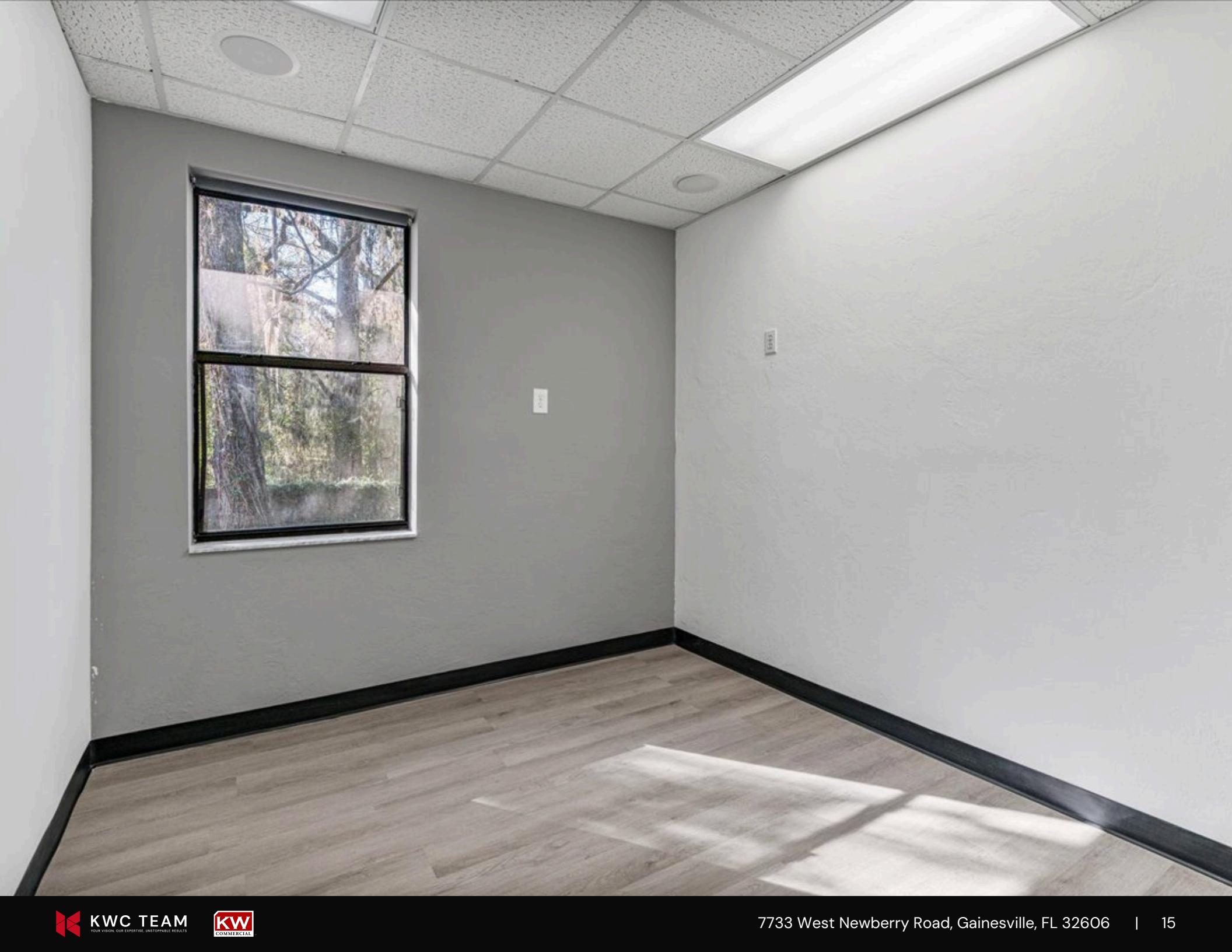


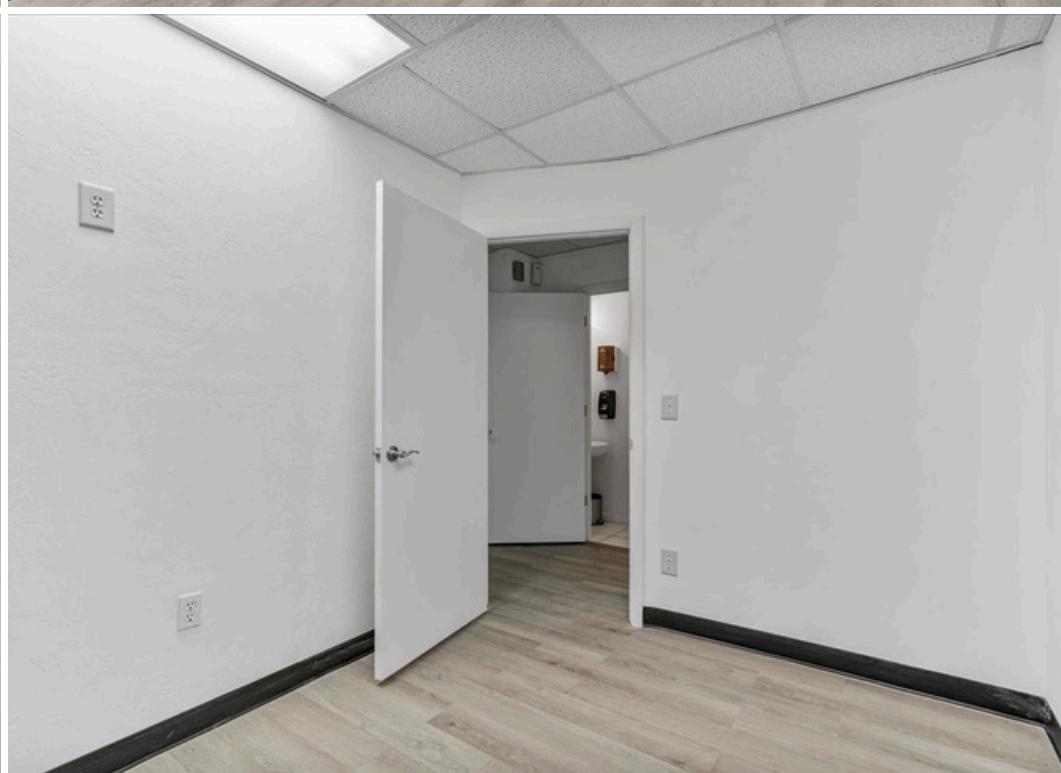
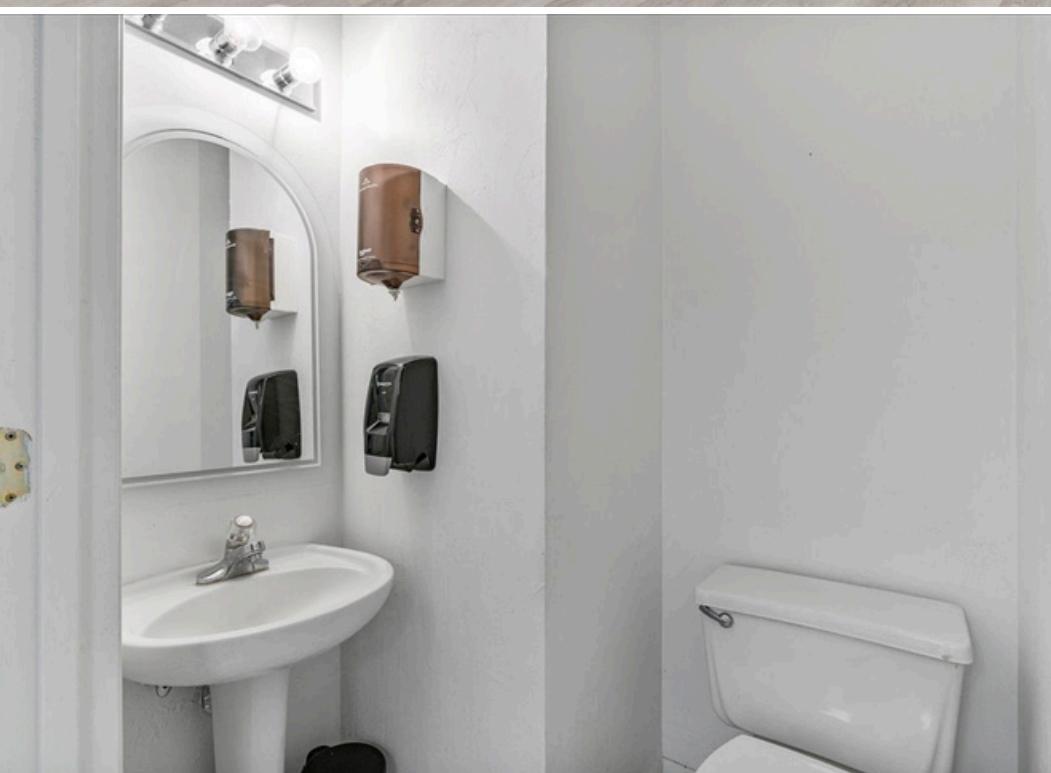


















# Key Businesses & Retailers

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SUBJECT PROPERTY



# Demographic & Traffic Count Report

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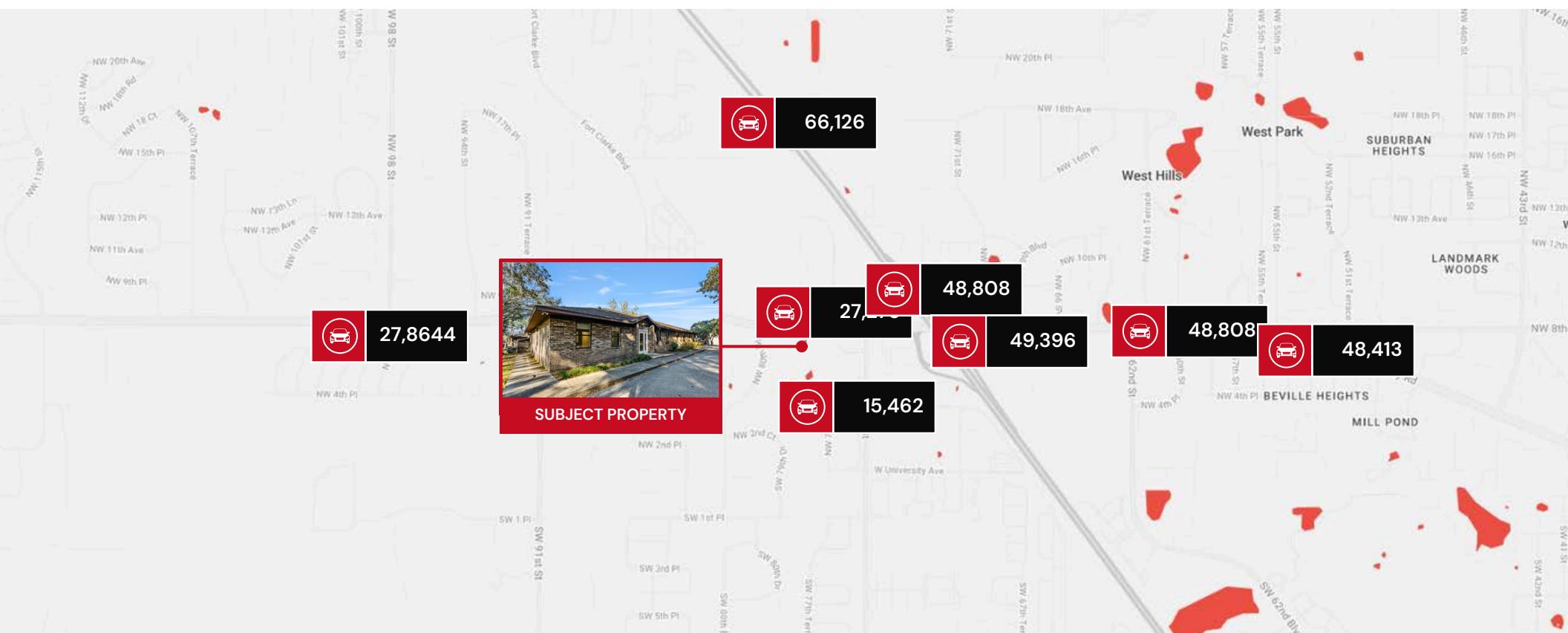


# Demographic Report

Radius	3 Mile	5 Mile	10 Mile		
<b>Population</b>					
2029 Projection	60,506		155,415		255,124
2024 Estimate	57,609		147,301		242,002
2020 Census	57,731		143,386		234,843
Growth 2024 - 2029	5.03%		5.51%		5.42%
Growth 2020 - 2024	-0.21%		2.73%		3.05%
2024 Population by Hispanic Origin	7,341		19,048		29,096
2024 Population	<b>57,609</b>		<b>147,301</b>		<b>242,002</b>
White	36,059	62.59%	94,063	63.86%	147,547
Black	9,559	16.59%	20,309	13.79%	46,327
Am. Indian & Alaskan	103	0.18%	258	0.18%	429
Asian	3,726	6.47%	11,418	7.75%	15,408
Hawaiian & Pacific Island	0	0.00%	0	0.00%	0
Other	8,164	14.17%	21,252	14.43%	32,292
U.S. Armed Forces	47		91		123
<b>Households</b>					
2029 Projection	25,186		64,573		103,315
2024 Estimate	23,971		61,181		97,880
2020 Census	24,044		59,822		95,645
Growth 2024 - 2029	5.07%		5.54%		5.55%
Growth 2020 - 2024	-0.30%		2.27%		2.34%
Owner Occupied	11,650	48.60%	29,357	47.98%	46,263
Renter Occupied	12,321	51.40%	31,824	52.02%	51,617
2024 Households by HH Income	<b>23,972</b>		<b>61,182</b>		<b>97,881</b>
Income: <\$25,000	4,441	18.53%	12,101	19.78%	23,002
Income: \$25,000 - \$50,000	5,535	23.09%	13,976	22.84%	23,119
Income: \$50,000 - \$75,000	2,739	11.43%	7,143	11.68%	11,852
Income: \$75,000 - \$100,000	3,286	13.71%	7,591	12.41%	11,696
Income: \$100,000 - \$125,000	2,679	11.18%	6,780	11.08%	9,585
Income: \$125,000 - \$150,000	1,085	4.53%	2,918	4.77%	4,007
Income: \$150,000 - \$200,000	1,735	7.24%	3,796	6.20%	5,622
Income: \$200,000+	2,472	10.31%	6,877	11.24%	8,998
2024 Avg Household Income	<b>\$93,508</b>		<b>\$93,749</b>		<b>\$84,891</b>
2024 Med Household Income	<b>\$68,061</b>		<b>\$66,106</b>		<b>\$56,412</b>

# Traffic Count Report

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles Away
W Newberry Rd	NW 76th Blvd	0.05 W	2022	27,275	MPSI	0.15
NW 75th St	W Newberry Rd	0.06 N	2018	15,462	MPSI	0.19
W Newberry Rd	NW 75th St	0.09 W	2022	48,808	MPSI	0.29
I-75	W Newberry Rd	0.09 SE	2018	39,657	MPSI	0.35
West Newberry Road	W Newberry Rd	0.01 N	2022	49,396	MPSI	0.38
NW 75th St	W University Ave	0.01 S	2018	15,630	MPSI	0.42
I-75	W Newberry Rd	0.47 SE	2022	66,126	MPSI	0.44
West Newberry Road	Fort Clarke Blvd	0.05 E	2022	27,864	MPSI	0.54
W Newberry Rd	NW 69th St	0.02 W	2022	48,808	MPSI	0.57
West Newberry Road	NW 66 St	0.11 E	2022	48,413	MPSI	0.69





# Discover Growth & Opportunity

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# About Gainesville, Florida

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Gainesville, Florida, anchored by the prestigious University of Florida, presents a consistently dynamic and stable investment environment. The university's substantial presence not only fuels a diverse economy, driven by education, healthcare, and burgeoning technology sectors, but also cultivates a highly educated workforce and generates a consistent demand for housing, retail, and related services. This vibrant city, with its robust medical infrastructure led by UF Health and a growing startup ecosystem propelled by university research, attracts both residents and businesses seeking a high quality of life and significant opportunities for growth within a strategically located North Central Florida market. The area's blend of academic rigor, medical innovation, and expanding technological influence creates a resilient and promising landscape for investment. Furthermore, Gainesville's relatively affordable cost of living compared to other Florida metropolitan areas enhances its appeal, and the city's commitment to sustainable development and infrastructure improvements ensures long-term growth potential.



# Discover Gainesville's Growth and Opportunity

## Economic Expansion

- Butler Plaza Development: Located approximately 3 miles southeast of the address, Butler Plaza has expanded into one of Florida's largest retail power centers, featuring major retailers like Lowe's, Walmart, Target, Best Buy, Sam's Club, and Publix supermarkets. This expansion has significantly boosted local commerce and employment opportunities.
- Newberry Village Proposal: A mixed-use development plan is under review for an 87-acre property off West Newberry Road, adjacent to Newberry Square. The proposal includes approximately 730 residential units and 277,500 square feet of retail space, aiming to enhance the local economy by attracting new businesses and residents.

## Infrastructure and Transportation

- Highway Expansion and Modernization: Gainesville's economic growth has been supported by significant infrastructure investments, including the expansion of highways and modernization of public transportation systems, facilitating better connectivity and mobility in the area.
- Regional Transit System (RTS) Enhancements: The Gainesville Regional Transit System (RTS) continues to expand and improve services, providing increased access to public transportation and connecting residents to key employment and commercial areas.



## Urban Revitalization and Development Projects

- Blount Center Expansion: The Charles L. Blount Center, a campus of Santa Fe College located in downtown Gainesville, has undergone several expansions to enhance educational facilities and community outreach. The recent addition of Blount Hall provides business incubation space and supports local entrepreneurship.
- East Gainesville Initiatives: Alachua County has invested millions in East Gainesville projects, including the East Gainesville Legacy Project, which focuses on developing housing and addressing community needs in Northeast Gainesville.



## Population Growth and Community Development

- Regional Population Growth: Florida has been home to some of the nation's fastest-growing metropolitan areas, reflecting a larger trend of population growth across the South. This trend underscores the increasing attractiveness of regions like Gainesville for new residents.
- Housing and Affordability Efforts: In response to the growing population, developers are introducing new residential communities and affordable housing projects in Gainesville, ensuring diverse housing options for families, students, and professionals.





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