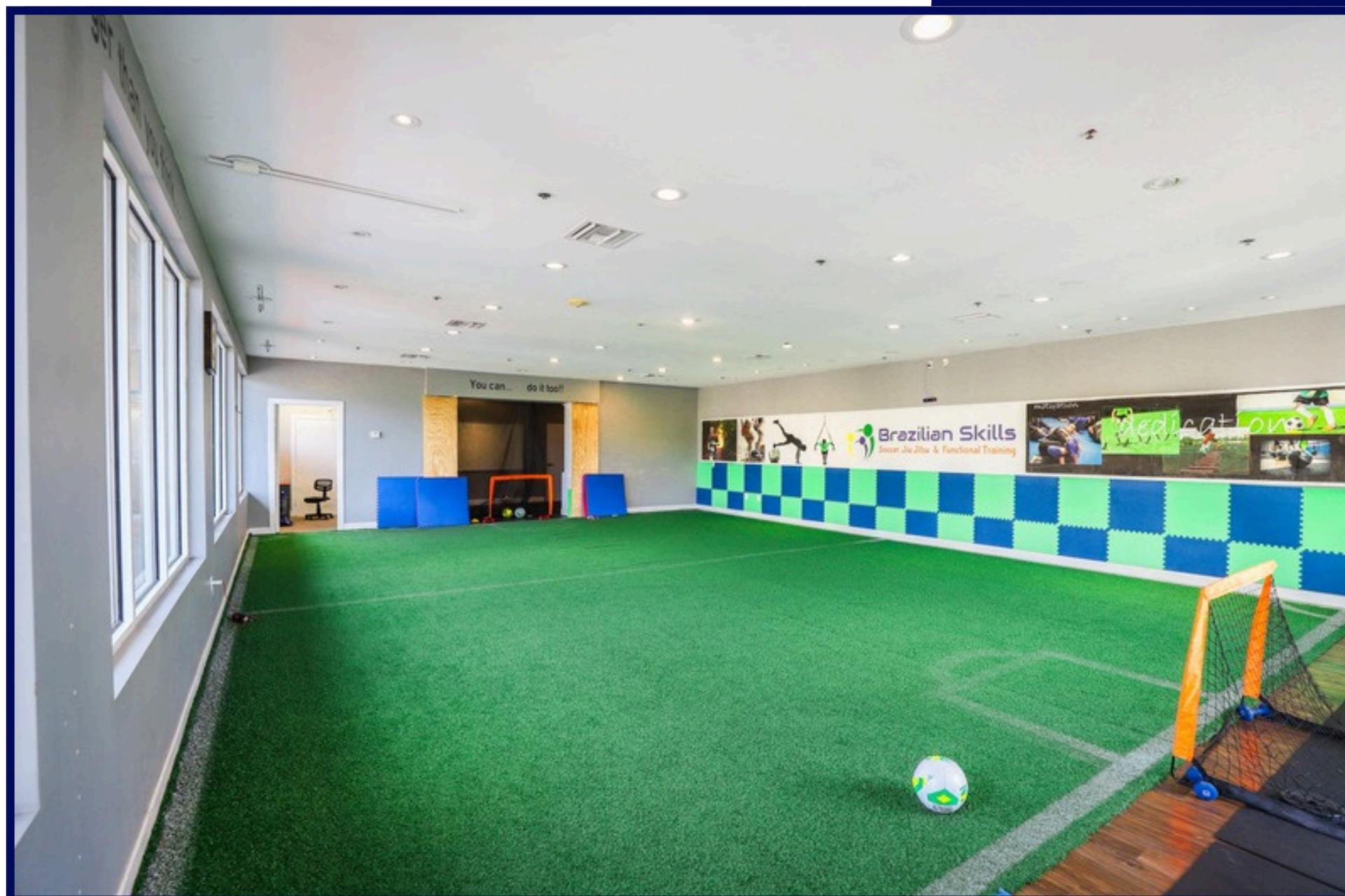




3832 W NEWBERRY ROAD
GAINESVILLE FL, 32607

RETAIL/STUDIO SPACE ±1,668 SF

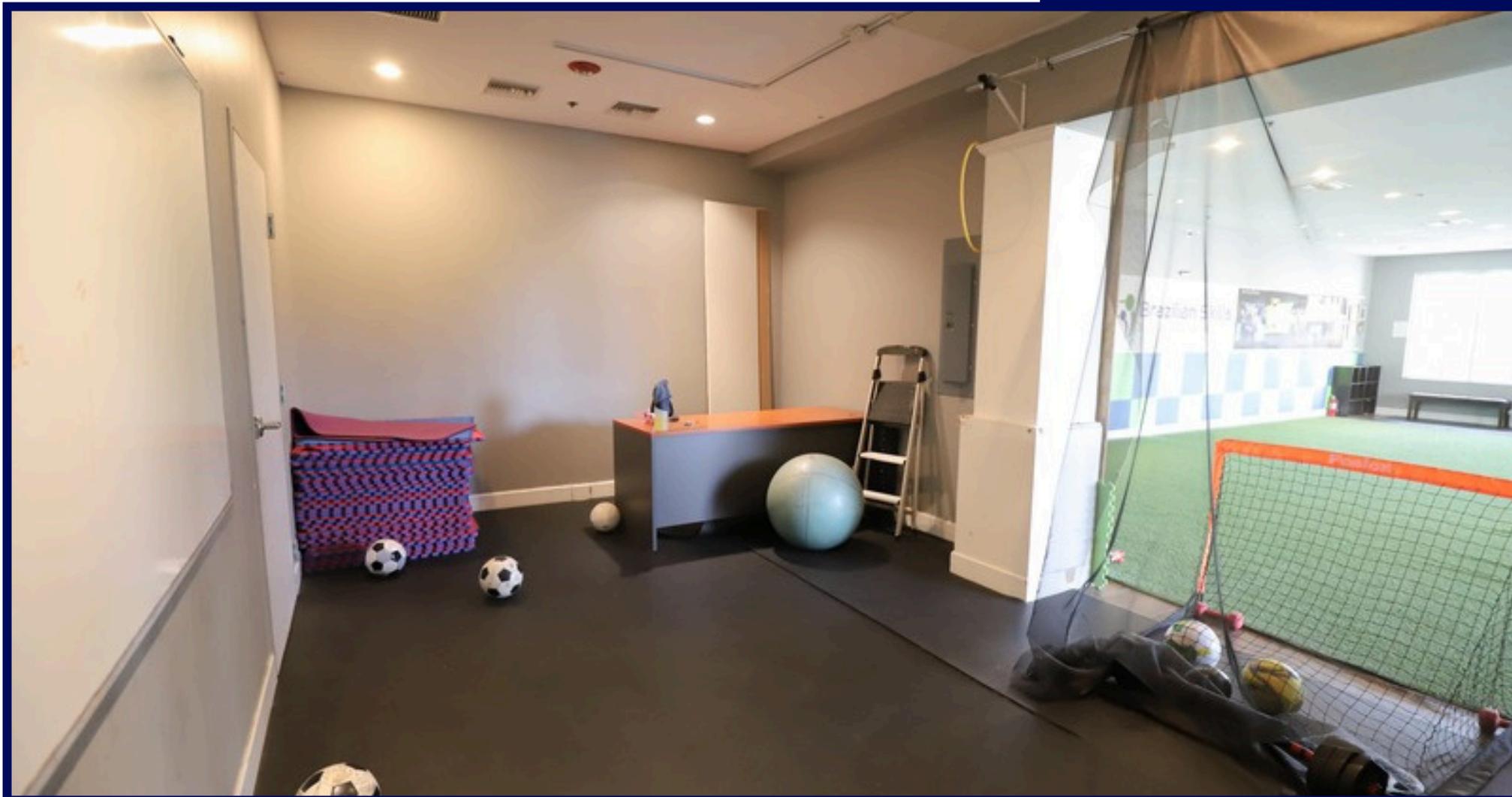
LEASE RATE: \$15.21/SF NNN



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3832 W NEWBERRY ROAD GAINESVILLE FL, 32607



This versatile 1,668+ SF space offers an exceptional location for your business needs, whether you're seeking a storefront, spacious office space, or a turnkey studio space. Priced at just \$15.21 per square foot (NNN), this opportunity provides affordable rent in one of Gainesville's most luxurious retail plazas.

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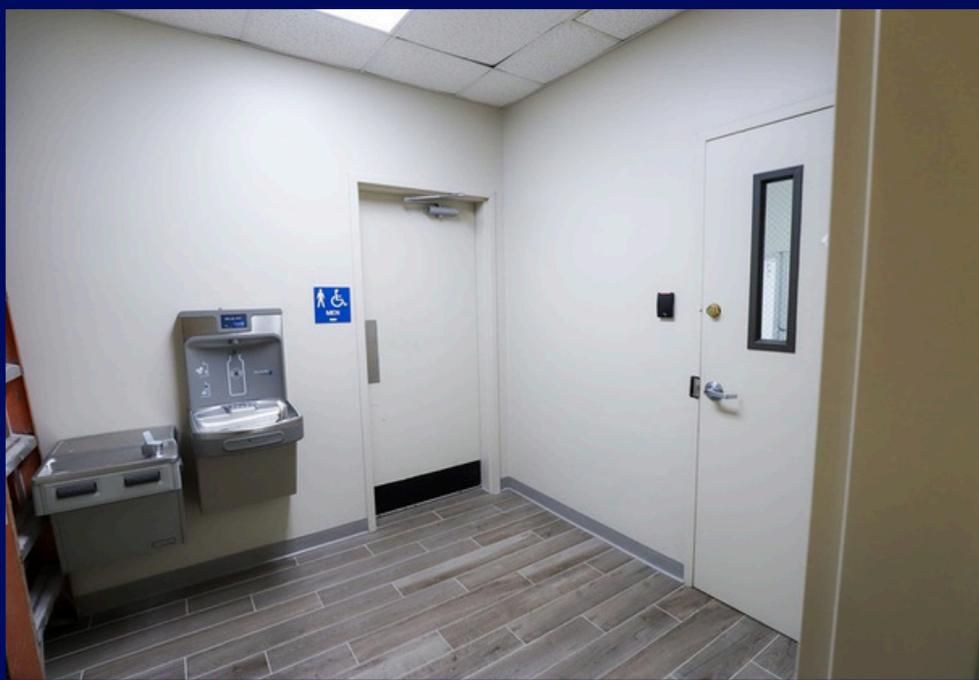
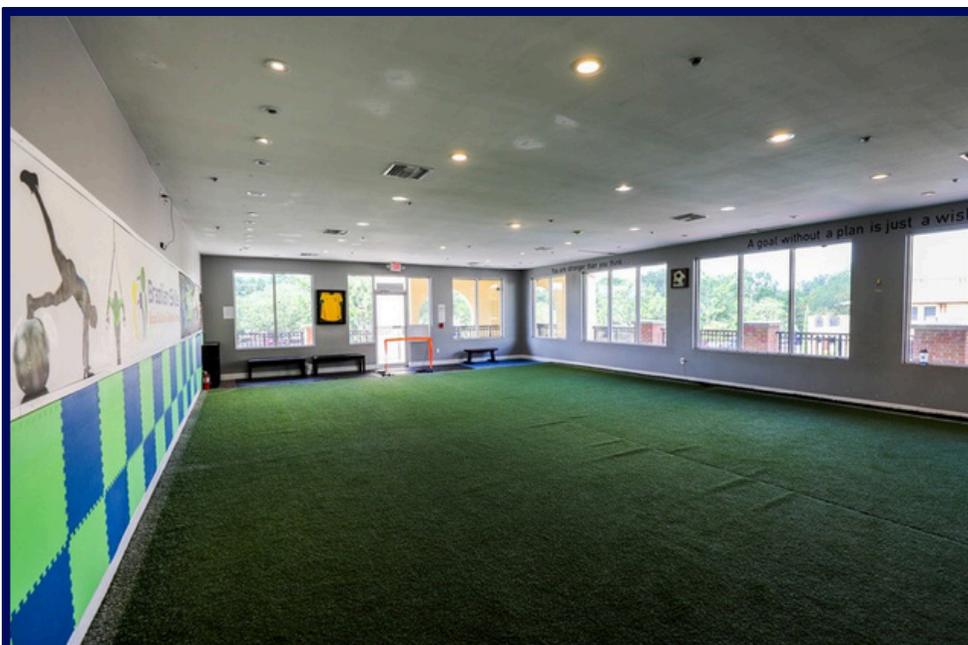
PROPERTY HIGHLIGHTS



- ✓ Flexible open layout, suitable for multiple business concepts
- ✓ Surrounded by national retailers in a busy commuter corridor
- ✓ Located in a Class A retail plaza with several complementary businesses
- ✓ Ample street parking for customers and staff
- ✓ Affordable modified gross lease at \$15.21/SF/YR



INTERIOR





PLAZA ROYALE

3832 W NEWBERRY
ROAD

GAINESVILLE FL, 32607

AADT: 30,000





DEMOGRAPHICS

3832 W NEWBERRY ROAD GAINESVILLE FL, 32607

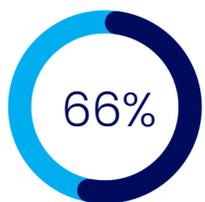
Within 1 Mile From Subject Property



Population and People

Total Population

35,420



Employment

Employment Rate

66%



Business and Economy

Total Employer Establishments

603



Income and Poverty

Median Household Income

\$46,517



Housing

Total Housing Units

15,993



Families and Living Arrangement

Total Households

14,204

2024 Census Data



CONTACT US

FOR MORE INFORMATION



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