

STEEPLECHASE TOWN CENTER

Retail | Restaurant | Office | Medical



JONESVILLE / WEST GAINESVILLE SUBMARKET
14217 W Newberry Road | Newberry, Florida



PROJECT OVERVIEW

DEVELOPMENT SUMMARY

Property Name: Steeplechase Town Center

Location: 14217 W Newberry Road, Newberry, FL

Property Type: Retail / Office / Restaurant / Medical

Total Building Area: ±24,200 SF across three buildings

Zoning: Commercial

Delivery: Shell or Build-to-Suit Options

Availability: Suites Available for Lease in 2026

Traffic Counts: ±22,000 VPD

KEY HIGHLIGHTS



Accessible from W Newberry Road (SR-26) with frontage on SW 143rd St. - High visibility from intersection



Within the Jonesville Commercial Activity Center



Zoned BH & BR (retail, office, restaurant, medical)



Surrounded by strong residential growth



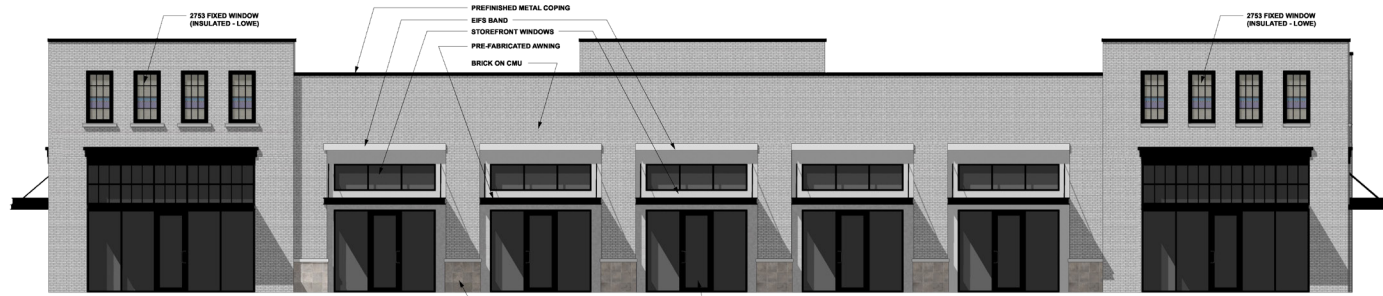
Near major retailers and local amenities



Steeplechase Town Center is a new mixed-use development located in the West Gainesville (Jonesville) submarket. Designed to complement the surrounding community, the project offers an ideal setting for retail, restaurant, medical and office users seeking visibility, accessibility, and modern construction within a growing corridor.

All retention is off-site with roadways into commercial development.

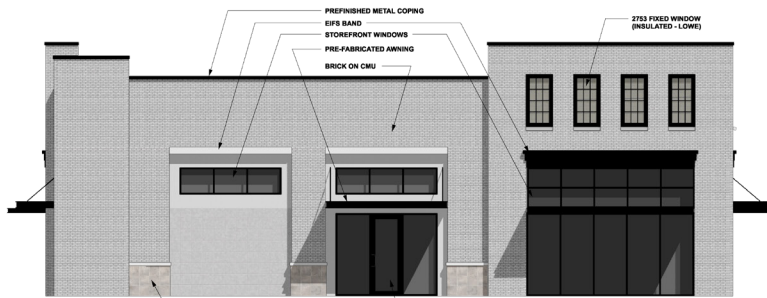
RENDERINGS



MATERIAL CALCULATION:
 2,913 Facade Area
 21% (619) STUCCO / EIFS
 42% (1,230) WINDOWS
 2.2% (63) STONE
 47.8% (1,391) BRICK

GLAZING CALCULATION:
 383 Glazing Area
 64% Facade Area (D-4)
 60% Glazing Provided

1 **ELEVATION - EAST**
 Scale: 3/16" = 1'-0"



MATERIAL CALCULATION:
 1,533 Facade Area
 6.3% (96) STUCCO / EIFS
 27.4% (415) WINDOWS
 2.3% (35) STONE
 64% (963) BRICK

GLAZING CALCULATION:
 124 Glazing Area
 334 Facade Area (D-8)
 37% Glazing Provided

2 **ELEVATION - SOUTH**
 Scale: 3/16" = 1'-0"



MATERIAL CALCULATION:
 1,533 Facade Area
 6.3% (96) STUCCO / EIFS
 35.8% (648) WINDOWS
 2.3% (35) STONE
 55.8% (858) BRICK

GLAZING CALCULATION:
 170 Glazing Area
 314 Facade Area (D-4)
 55.8% Glazing Provided

4 **ELEVATION - NORTH**
 Scale: 3/16" = 1'-0"



MATERIAL CALCULATION:
 2,878 Facade Area
 15.3% (439) STUCCO / EIFS
 38.6% (1,454) WINDOWS
 1.9% (53) STONE
 51.3% (1,477) BRICK

GLAZING CALCULATION:
 358 Glazing Area
 64% Facade Area (D-4)
 55.8% Glazing Provided

3 **ELEVATION - WEST**
 Scale: 3/16" = 1'-0"

JONESVILLE, FL



RAPIDLY GROWING NEWBERRY-JONESVILLE CORRIDOR

The Jonesville-West Gainesville submarket is one of the fastest-growing areas in Alachua County, fueled by strong residential expansion, high-income households, and continued in-migration from Gainesville and surrounding regions. Positioned along the West Newberry Road commercial corridor, the area benefits from steady traffic, significant new housing communities, and rising demand for daily-needs retail, medical services, and dining options. With a highly educated population and top-tier schools nearby, the market continues to attract families and professionals seeking quality amenities and modern commercial spaces.

NORTH CENTRAL FLORIDA'S NEXT RETAIL & MEDICAL HOTSPOT

Jonesville, Florida, located along the rapidly expanding West Newberry Road (SR-26) corridor, has emerged as one of the most desirable and fastest-growing suburban markets in Alachua County. Positioned just minutes west of Gainesville, the city offers an attractive blend of high-quality residential development, strong household incomes, and consistent in-migration from families and professionals seeking more space, top-rated schools, and convenient access to regional employment centers.

The Jonesville-West Gainesville submarket continues to benefit from sustained residential construction, resulting in a deep and growing consumer base eager for new retail, medical, service, and dining options close to home. Major master-planned communities and new single-family & multi-family developments are driving year-over-year population increases, while the area's highly educated demographics create strong demand for quality amenities and neighborhood-serving uses.

Businesses choosing to locate within this corridor gain access to a diverse and affluent customer pool supported by proximity to Gainesville, Tioga Town Center, numerous recreational assets, and the region's leading employers. With limited availability of newly constructed commercial space and a clear need for modern retail, restaurant, office, and medical offerings, Jonesville presents a compelling opportunity for tenants seeking visibility, long-term stability, and a position within one of North Central Florida's most dynamic growth areas.



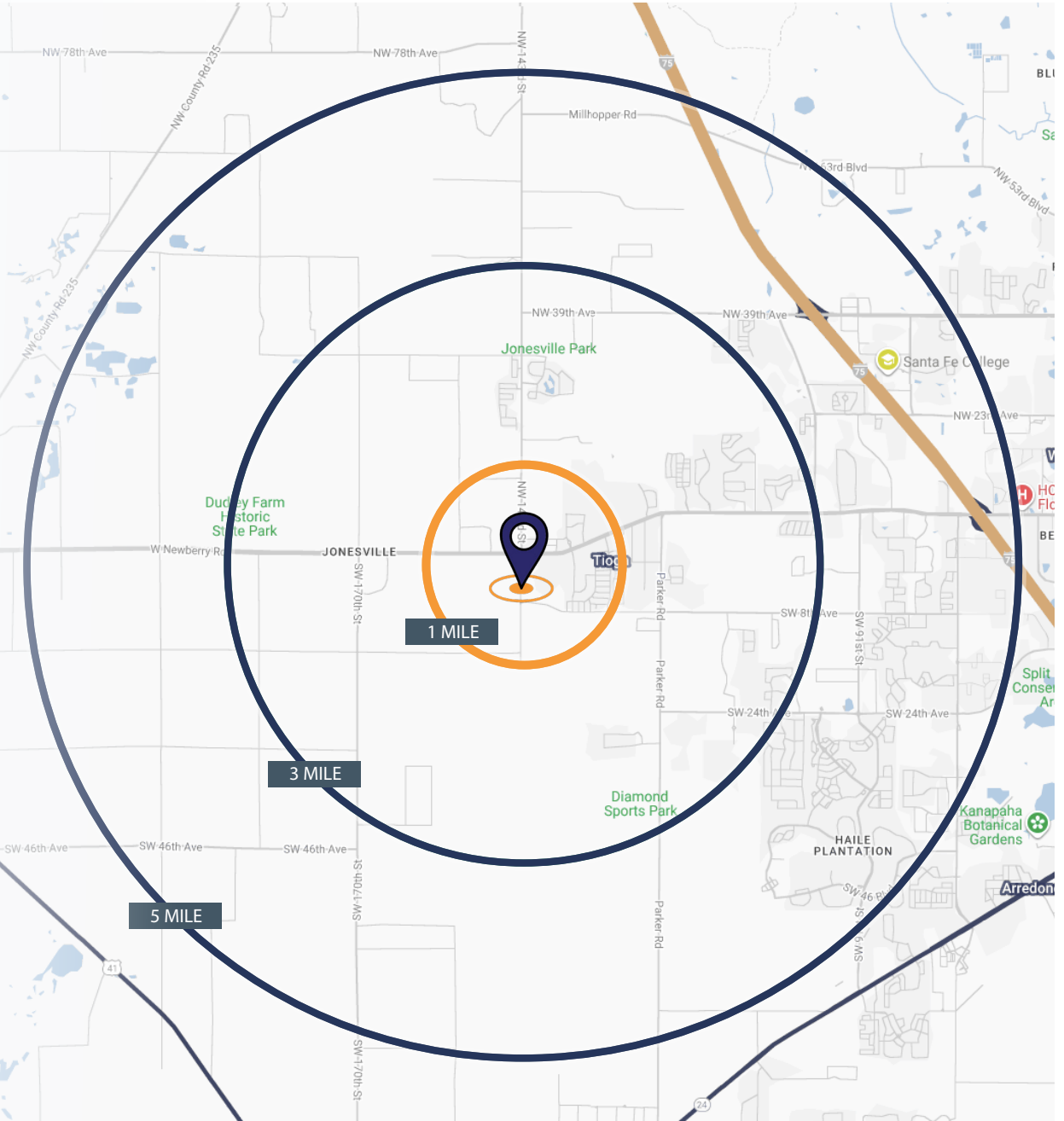
AMENITY MAP



DEMOGRAPHICS

2025 Summary	1 MILE	3 MILE	5 MILE
Population	3,448	20,247	54,850
Households	1,168	7,591	22,161
Families	845	5,699	14,504
Average HH Size	2.95	2.66	2.46
Owner Occupied Housing Units	957	6,344	14,120
Renter Occupied Housing Units	211	1,247	8,041
Median Age	42.5	42.9	39.8
Median HH Income	\$125,438	\$134,232	\$106,321
Average HH Income	\$108,206	\$127,065	\$132,464

2030 Summary	1 MILE	3 MILE	5 MILE
Population	3,955	22,484	58,551
Households	1,353	8,499	23,794
Families	976	6,338	15,525
Average HH Size	2.92	2.64	2.45
Owner Occupied Housing Units	1,116	7,213	15,671
Renter Occupied Housing Units	237	1,286	8,123
Median Age	43.5	43.8	40.5
Median HH Income	\$149,560	\$155,707	\$120,942
Average HH Income	\$188,875	\$196,050	\$158,471



5-MILE MARKET HIGHLIGHTS



HOME VALUE
\$ 419,634



INCOME
\$ 132,464



POPULATION
54,850



EMPLOYMENT
15,503




HAWLEY


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