



NEWBERRY

RETAIL DEVELOPMENT



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Available

Lots 7, 8, 9 and 10
W Newberry Rd
Newberry, FL 32669

Demographics

15-Minute Demographics (2024)



38,833
POPULATION



\$129,246
AVG HH
INCOME



14,650
HOUSEHOLDS



41.7
MEDIAN AGE



27,002
DAYTIME
POPULATION

Property and Market Highlights:

- Site offers 54,494 to 87,164 s.f. of brand-new retail space across four lots in the Highland Park Development, a component of the Newberry Rd market
- Ground lease or built-to-suit lots
- Across the street from a 62,700 s.f., Publix-anchored plaza slated to be delivered in Q3 2025
- Lots comprise the retail section of the development; upon completion, there will be 440 multifamily units and 351 homes built directly behind the property
- Visibility on a proposed signalized intersection; the light would be added to accommodate the immediate area's population influx
- Neighboring lots are to be occupied by national users, including Wawa, Slim Chickens, Firestone Complete Auto Care, O'Reilly Auto Parts and the Dollar Tree
- Signed lots indicate a strong line-up of highly-recognized tenants that will continue to drive reliable traffic
- Affluent communities surround the site with average household incomes of over \$100,000
- Newberry is witnessing significant growth through its development boom of new housing, creating an estimated 6,306 new multifamily units and homes in a one-mile radius of the site



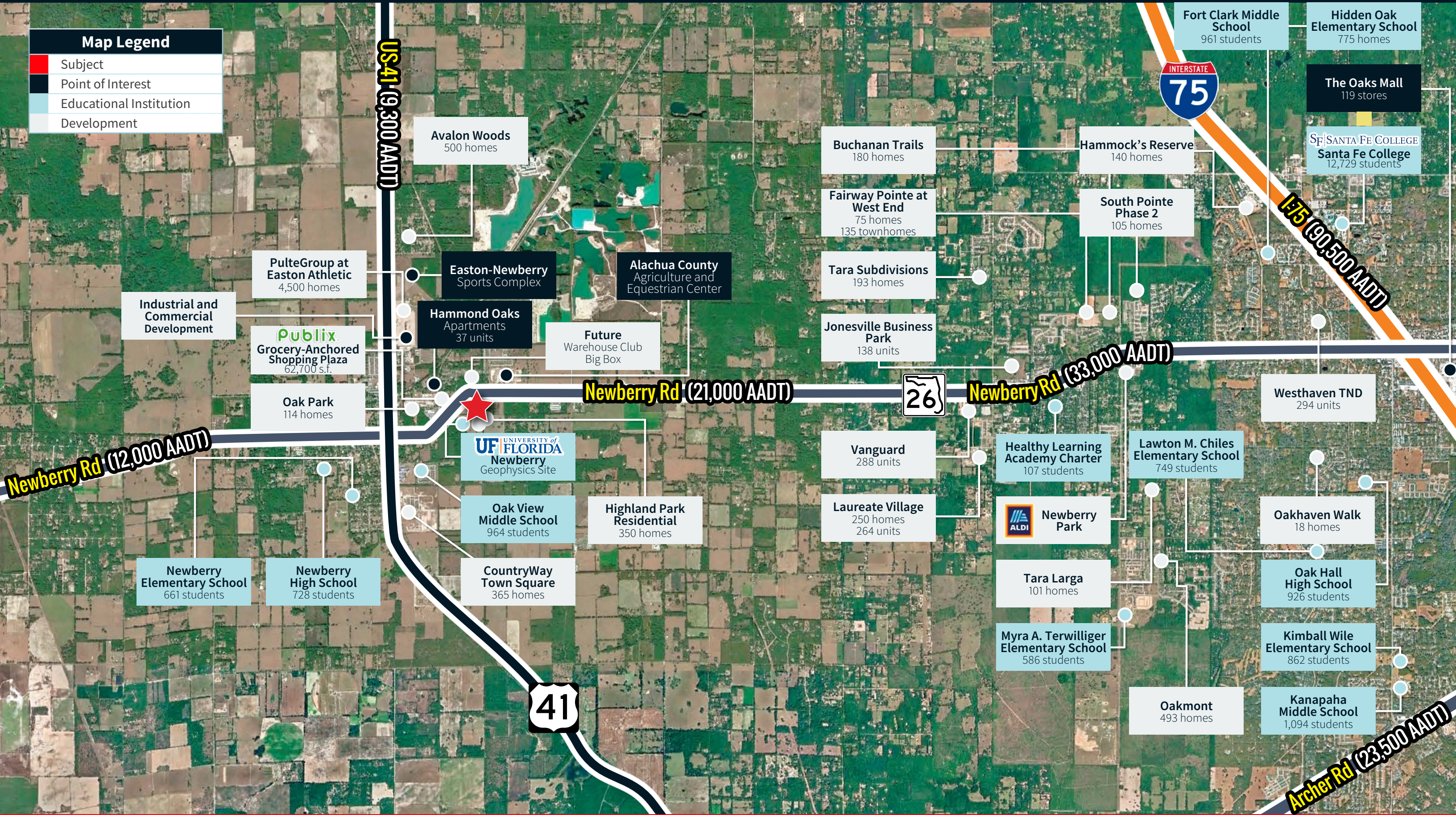
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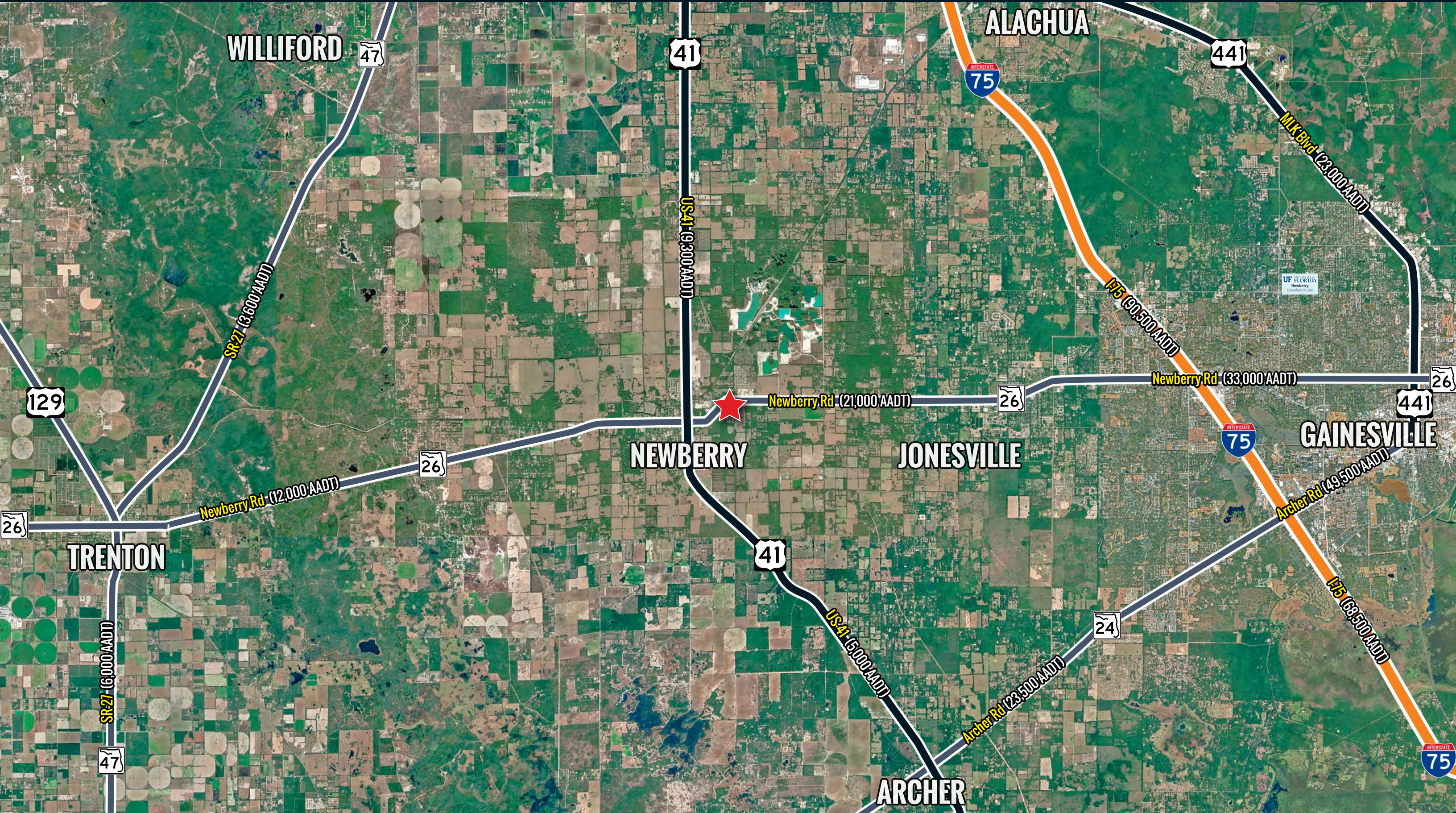


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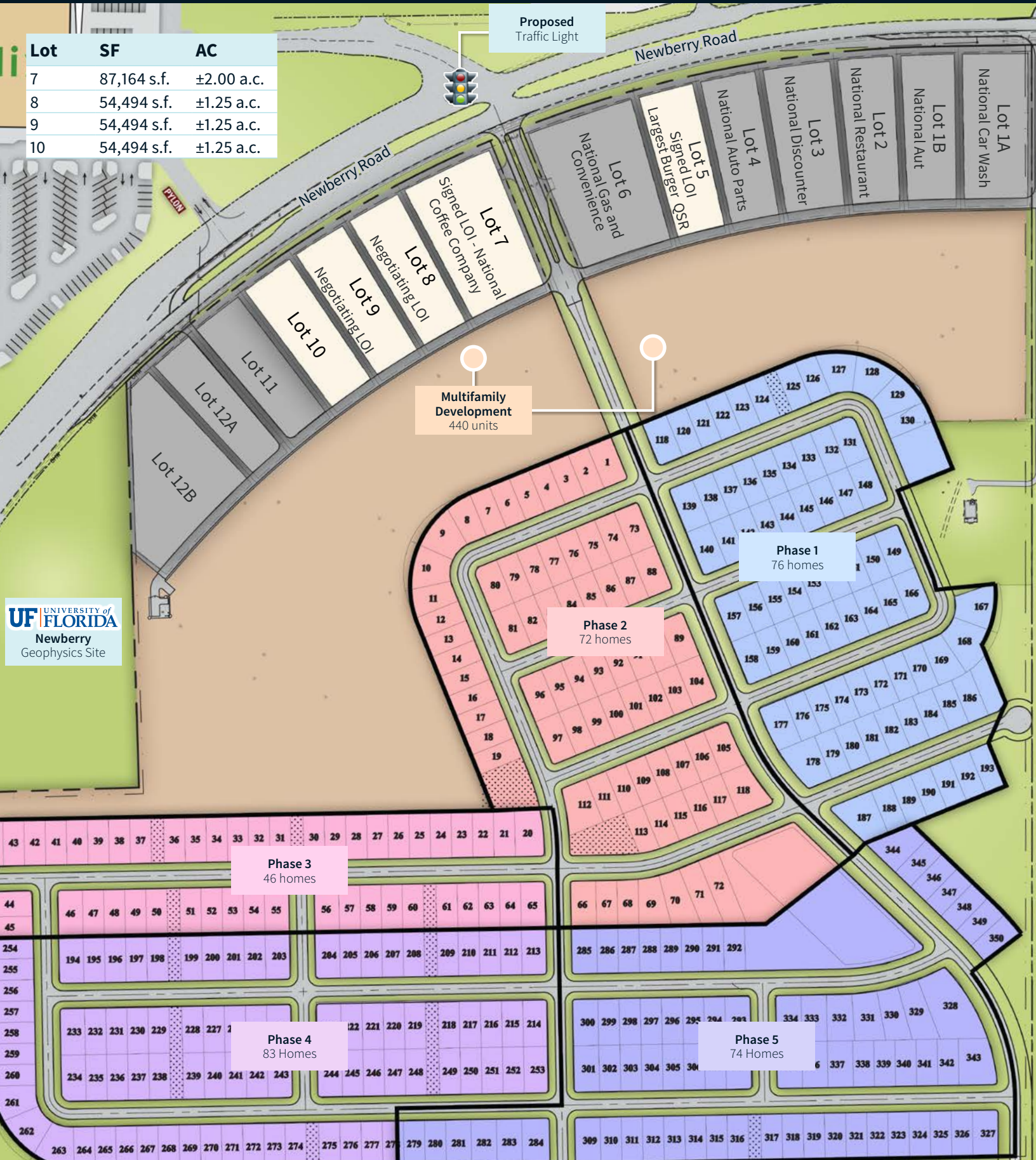


Market Area



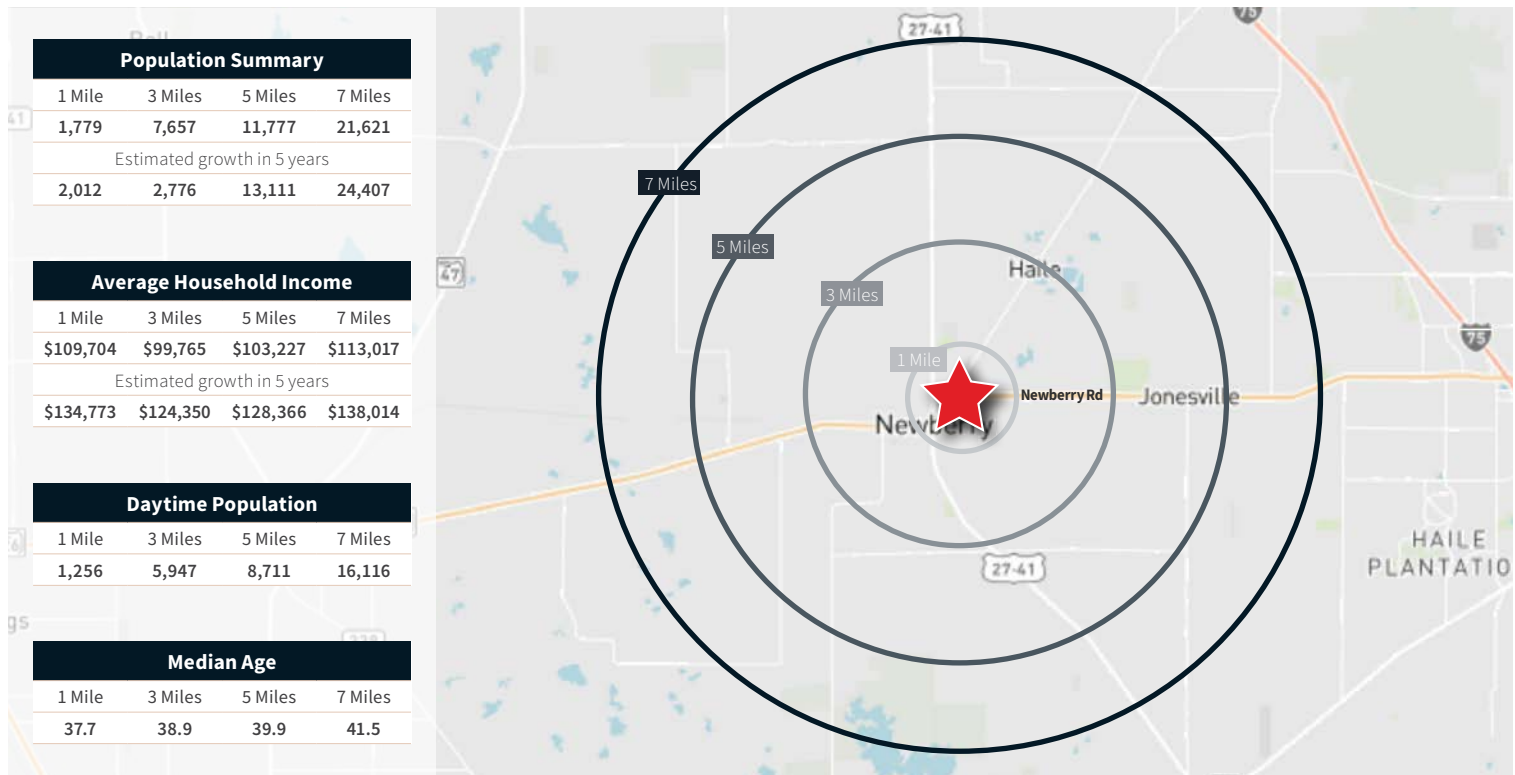


Site Plan



Demographics: 1-3-5-7 Mile Radius

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Population Summary

1 Mile	3 Miles	5 Miles	7 Miles
1,779	7,657	11,777	21,621

Estimated growth in 5 years

2,012	2,776	13,111	24,407
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Average Household Income

1 Mile	3 Miles	5 Miles	7 Miles
\$109,704	\$99,765	\$103,227	\$113,017

Estimated growth in 5 years

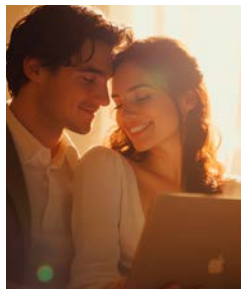
\$134,773	\$124,350	\$128,366	\$138,014
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Daytime Population

1 Mile	3 Miles	5 Miles	7 Miles
1,256	5,947	8,711	16,116

Median Age

1 Mile	3 Miles	5 Miles	7 Miles
37.7	38.9	39.9	41.5



IN STYLE: Affluent, an appreciation for arts and travel, professional couples or single households without children

Households: 2,764,500

Average HH Size: 2.35

Median Age: 42.0

Median HH Income: \$73,000

LifeMode Group: GenXurban

Socioeconomic Traits: *In Style* denizens embrace an urbane lifestyle that includes art, theater, concerts, travel, books and museums. They are connected, meticulous planners who are knowledgeable with an income supplemented by investments and a substantial net worth.



MIDDLEBURG: Traditional and family-oriented, prefer American-made products and experiences

Households: 3,511,200

Average HH Size: 2.75

Median Age: 36.1

Median HH Income: \$59,800

LifeMode Group: Family Landscapes

Socioeconomic Traits: *Middleburg* denizens make up a younger demographic that continues to grow in size and assets. They prefer to live semirural and are heavily steeped in traditional values - faith, country and family. They prefer to buy American and for a good price.



THE GREAT OUTDOORS: Do-it-yourself oriented, a love for domestic travel, empty nesters living an active lifestyle

Households: 1,908,600

Average HH Size: 2.44

Median Age: 47.4

Median HH Income: \$56,400

LifeMode Group: Cozy Country Living

Socioeconomic Traits: *The Great Outdoors* denizens are found in pastoral settings. Educated, they live active lifestyles with a preference for homegrown products, home-cooked meals and domestic travel to enjoy beauty across the country.



SAVVY SUBURBANITE: Well-educated, well-read and well-capitalized, empty nesters who enjoy good food and events

Households: 3,664,200

Average HH Size: 2.85

Median Age: 45.1

Median HH Income: \$108,700

LifeMode Group: Affluent Estates

Socioeconomic Traits: *Savvy Suburbanite* denizens situate themselves outside of urban cores, allowing them to have an active lifestyle that includes sports, exercise, gardening and home remodeling. They are informed shoppers who research products prior to any purchase and focus on quality.



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