



# Prime Commercial Ground Lease at Oaks Mall in Gainesville

6201 W. Newberry Road | Gainesville, FL 32605

**Lease Rate:** \$165,000/year NNN

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# Property Details

## Prime Commercial Ground Lease Opportunity

Discover an unparalleled opportunity to establish your business on a 0.7± acre ground lease parcel at one of Gainesville's most dynamic retail locations.

### Exceptional Traffic and Exposure

- AADT on NW 62nd Street: 19,500± vehicles, offering consistent and high visibility to a diverse and growing customer base.

### Flexible Urban 8 (U8) Zoning

- This parcel's Urban 8 zoning unlocks a variety of business opportunities, including:
  - Retail stores
  - Restaurants and cafes
  - Car washes
  - Drive-thru facilities
  - Health and wellness facilities

This is a rare opportunity to secure a high-demand location in a thriving market. With new residential developments, proximity to healthcare and retail hubs, consistent traffic flow and excellent zoning flexibility, this site is the perfect canvas for your next successful venture.



Surrounded by robust population growth, fueling demand for goods and services



Ground Lease Rate: \$165,000/year NNN



Proximity to major employers, educational institutions and high-traffic healthcare facilities



Zoning: U8 (Urban 8)



# A Strategic Location



Situated at the intersection of W. Newberry Road and NW 62nd Street, this site boasts unbeatable visibility and accessibility. The property is:

- Adjacent to the newly constructed Evergreen Westside Apartments (opening 2025), featuring 240 units and 385 bedrooms, ensuring a built-in customer base
- Directly next to Gainesville's Oaks Mall, a major retail destination
- Steps away from UF Health offices at the Oaks Mall, adding a steady flow of medical professionals and visitors (sees 1,500 - 2,000 patients per week)
- Just 0.5 miles from North Florida Regional Medical Center, one of the region's premier healthcare facilities.
- Positioned to serve a 11-county trade area with a population growth rate nearly double the national average
- Minutes from I-75, providing seamless connectivity to local and regional markets
- Only 3.5 miles from the University of Florida





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Contact Us

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# Area Demographics

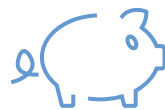
Source: ESRI Business Analyst, 2024



**Population (2024)**



**Population Projection (2029)**



**Average Household Income (2024)**



**Projected Average Household Income (2029)**

<b>1 Mile</b>	11,904	11,847	\$60,567	\$72,785
<b>3 Mile</b>	72,201	73,148	\$91,952	\$107,293
<b>5 Mile</b>	180,038	182,949	\$94,337	\$110,917

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