

W Newberry Road

**Subject property**  
6.7 acres

NW 75th Street / Tower Road



# Development Opportunity

- 6.7 acre development opportunity near the intersection of W Newberry Road and Tower Road, just west of the I-75 interchange.
- Permitted uses include medical and professional offices, nursing home and assisted living facility, churches, and day care centers.
- Primary access via a 24' ingress and egress easement that extends through the adjoining Newberry Hill Office Park connecting to W Newberry Road.
- Surrounded by a variety of shops and restaurants.



Sale price: \$1,000,000



6.7 acres available



Parcel # 06656-003-000



Zoning: AP (Administrative & Professional)

## For further information

**Rick Cain, CCIM, SIOR, Principal**  
352. 505. 7588  
rick.cain@avisonyoung.com

# Aerial map

7715 W Newberry Road  
Gainesville, Florida



INTERSTATE  
75

AADT: 90,500

W Newberry Road AADT: 50,500

NW 75th Street AADT: 21,000

INTERSTATE  
75

Subject property  
6.7 acres

Access road

Logos for: bealls, ZAXBY'S, FLOOR DECOR & OUTLET, TJ-maxx, TACO BELL, Splitz, QUALITY INN, Krystal, W, THE BAKERY MILL

Logos for: DUNKIN' DONUTS, ULTA BEAUTY, ROOMS TO GO, petco, Perkins, STARBUCKS COFFEE

Logos for: Arby's, Wendy's, HCA Florida Healthcare, SUBWAY, ABC

Logos for: Applebee's, 6, TOWNEPLACE SUITES MARRIOTT

Logos for: WAFFLE HOUSE, Dunkin' Donuts, Five Star Pizza, Mint

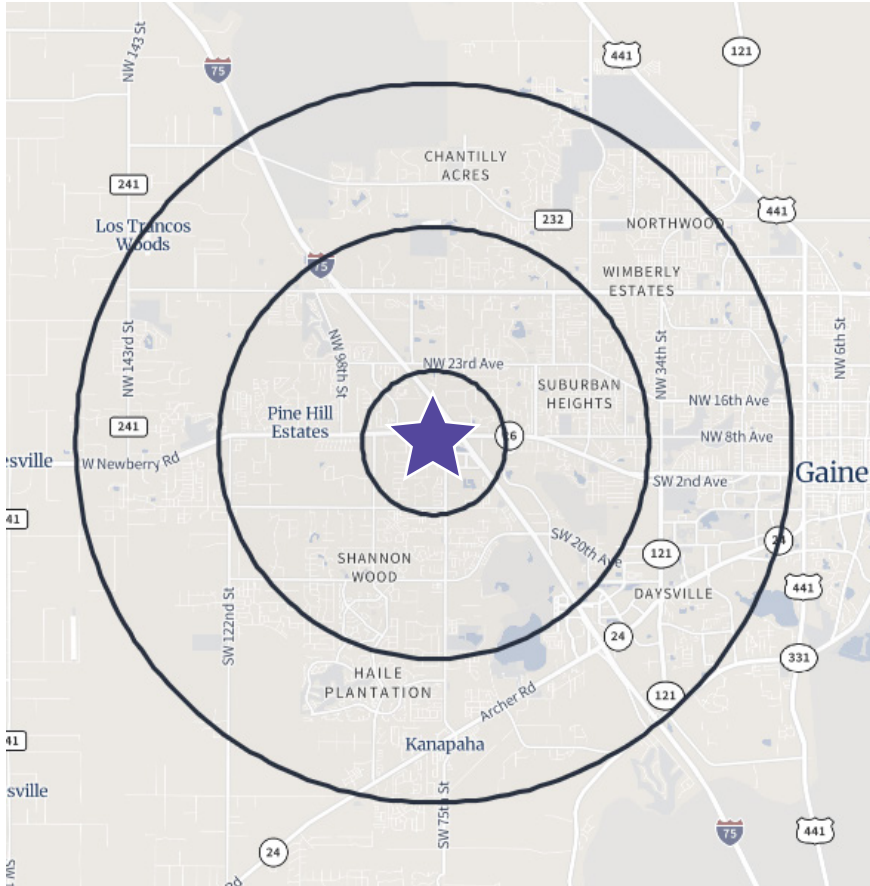
Logos for: THE HOME DEPOT, LESLIE'S, Advance Auto Parts, BAYMONT BY WYNDHAM, Pizza Hut

The Oaks Mall  
Logos for: BUFFALO WILD WINGS, Dillard's, JCPenney, belk, Chick-fil-A, BJ's RESTAURANT BREWERY, STARBUCKS COFFEE, FK Fresh Kitchen, PANDORA, UFHealth UNIVERSITY OF FLORIDA HEALTH

Logos for: Panera BREAD, BURGER KING, Panda Express, McDonald's, HOBBY LOBBY, MATTRESS FIRM, McALISTER'S DELI, YAMATO

# Demographics

7715 W Newberry Road  
Gainesville, Florida



**Population:** Over 151,000 people within a five mile radius.



**Density:** Over 62,000 households within a five mile radius.



**Income:** Average household income of \$118,528 within a five mile radius.



**Employment:** Employment population of over 68,000 within a five mile radius.

Population	1 Mile	3 Miles	5 Miles
Total population	7,955	57,972	151,979
Median age	29.3	33.5	29.9
Median age (Male)	28.5	32.3	29.5
Median age (Female)	30.0	34.8	30.7
Households & Income	1 Mile	3 Miles	5 Miles
Total households	3,255	24,126	62,570
# of persons per HH	2.42	2.33	2.27
Average HH income	\$81,492	\$121,376	\$118,528
Average house value	\$275,937	\$375,726	\$369,293
Businesses	1 Mile	3 Miles	5 Miles
Total businesses	687	2,500	5,151
Total employees	8,642	27,337	68,777

**If you would like to discuss this further,  
please get in touch.**

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