

Newberry Square

CBRE

20,226± SF | Available For Lease

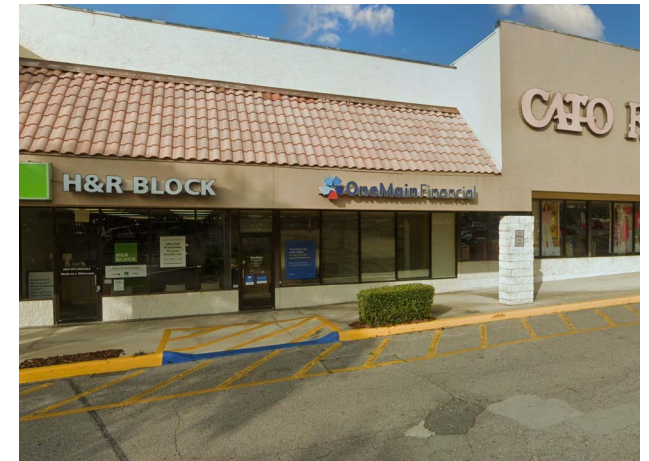


1200 NW 76th Blvd, Gainesville, FL 32606

Property Information

Situated in a prominent retail corridor, this location offers convenient access from I-75 and is just half a mile away from the county's only regional mall.

Property	1200 NW 76th Blvd, Gainesville, FL 32606
Available (SF)	20,226± SF
Total (SF)	180,524± SF
Anchors	Publix, Floor & Decor and Dollar Tree



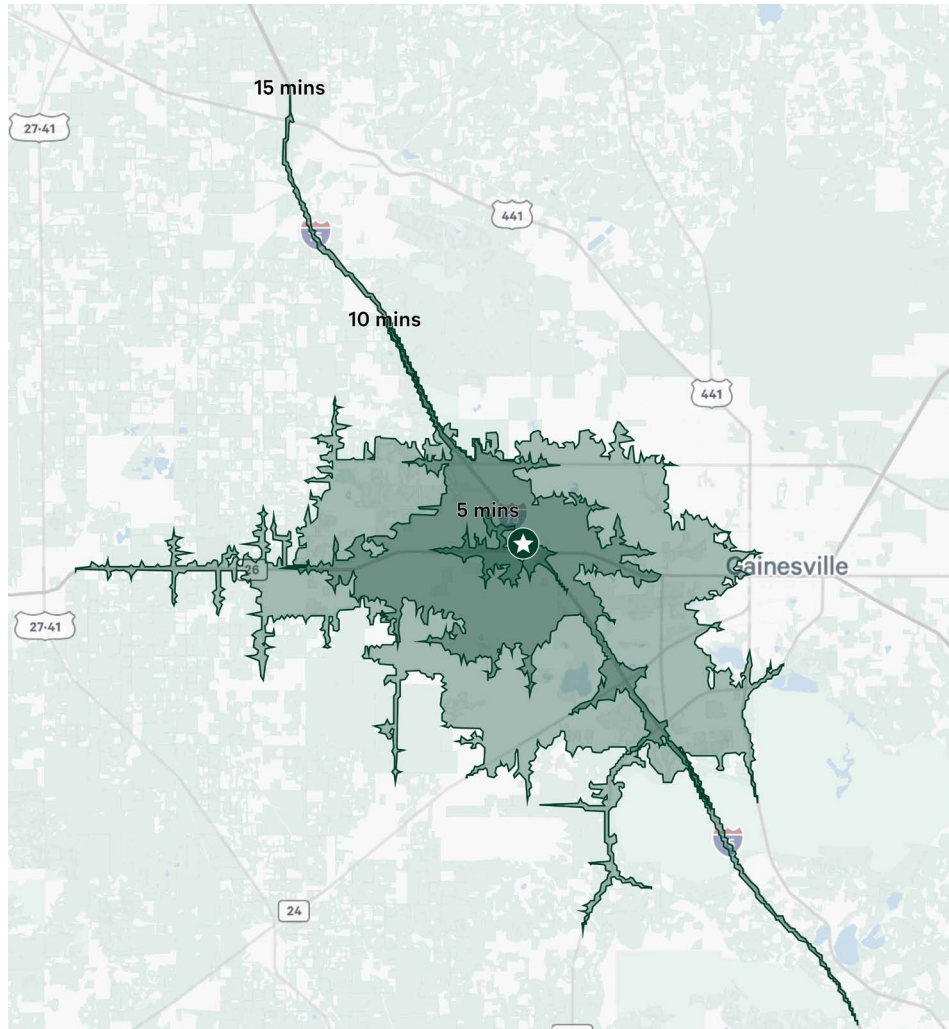
Site Plan



Space	Tenant	SF
0100	Floor & Decor	84,146
0001	Pirate's Grill	1,050
0002	Coast Dental	1,715
0003	Mattress By Appointment	1,400
0004	Available (Restaurant)	1,400
0005	Janssen R&D	1,732
0007	Archer Beauty	6,685
0009	Available	1,750
0010C	Available	1,050
0010B	H&R Block	1,050
009A	OneMain Financial	1,750
0012	CATO	5,600

Space	Tenant	SF
0014	Available (Fitness Space)	4,200
0015	Pinspiration	2,800
0016	Available	2,563
0016A	Amanda Campbell Agency	905
0017	Available (Salon)	1,170
0018	Happy Nails	1,220
0020	Available	5,118
0021	Available	1,400
0101	Publix	39,795
0102	Dolar Tree	10,450
0025	Available	1,575

Area Demographics



	5 Minutes	10 Minutes	15 Minutes
2024 Population	11,611	58,055	153,518
2029 Population	11,636	59,717	157,352
2024-2029 Annual Population Growth Rate	0.04%	0.57%	0.49%
2024 Population	11,611	58,055	153,518
2024 Daytime Population	11,197	57,258	150,563
2024 Households	4,594	23,422	62,952
2029 Households	4,619	24,224	65,015
2024 Average Household Income	\$80,310	\$109,009	\$98,428
2029 Average Household Income	\$94,891	\$128,976	\$115,753
2024 Median Household Income	\$56,733	\$82,268	\$66,434
2029 Median Household Income	\$74,087	\$101,910	\$84,012
2024 Median Age	34	35	30
Bachelor`s Degree	2,006	10,455	25,863
Graduate or Professional Degree	1,721	11,350	28,595
2024 Median Value of Owner Occ. Housing Units	\$341,268	\$382,881	\$371,962
2024 Average Value of Owner Occ. Housing Units	\$374,892	\$414,536	\$404,842



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