

36,000 SF ANCHOR OPPORTUNITY

OAKWOOD COMMONS

6250 NW 23rd Street • Gainesville, FL 32653



DEMOGRAPHICS

POPULATION

- 3 Miles: 38,650
- 5 Miles: 102,123
- 10 Miles: 223,712

HOUSEHOLD INCOME

- 3 Miles: \$92,326
- 5 Miles: \$83,207
- 10 Miles: \$83,904

IMPORTANT FACTS

- 25,000 vehicles per day
- 125,000 people within 15 minute drive
- Maximum 7,500 new homes to be developed within 5 miles of the shopping center.

PROPERTY FEATURES

Family oriented destination with 35,000 sf indoor entertainment center opportunity available

Tremendous regional draw

232,466 population in **94,604** households within 25 minutes drive time

Shadow-anchored by **Wal-Mart Supercenter** and excellent visibility along US Hwy 441

66,000 sf shopping center plus future anchor development opportunity

ANCHOR TENANTS

Walmart Supercenter, Dollar Tree

PRIME LOCATION



AMERICAN COMMERCIAL REALTY
300 Avenue of the Champions, Suite 140
Palm Beach Gardens, FL 33418

LEASING CONTACT
leasing@amcomrealty.com
(561) 775-1300
amcomrealty.com



OAKWOOD COMMONS

6250 NW 23RD STREET • GAINESVILLE, FL 32653



UNIT	TENNANT	SQF	UNIT	TENNANT	SQF	UNIT	TENNANT	SQF
1	CONVENIENCE STORE	1,200	11	AVAILABLE	1,200	21	KIRSPASH	3,250
2	AVAILABLE	900	12	AVAILABLE	8,580	OP-1	MOD WASH	.83AC
3	PENDING	900	13-14	AVAILABLE	2,100	OP2	DOLLAR TREE	
4	CHINA EXPRESS	1,800	15-16	AVAILABLE	1,800	OP3	DUNKIN DONUTS	
7	DISCOUNT IMPORTS	2,100	17	AVAILABLE	1,500	OP4A	AVAILABLE	+/- 0.62AC
8	AVAILABLE	35,800	18-20	QUALITY GLASS GOODS	2,750	OP4B	SHERMAN WILLIAMS	+/- 0.62AC
9-10	COSMOPROF	2,400						

