

Retail for lease >>>



Signalized Publix
outparcel in the
center of it all on
Newberry Rd

2nd-generation restaurant space
with existing drive-thru
Ground lease available

7700 W Newberry Rd
Gainesville, FL 32606

[View on Google Maps](#)

Property and location highlights



- **Publix Outparcel:** 3,840 sq. ft. 2nd generation restaurant and drive-thru on 0.72 a.c. located in Newberry Square
- Sits on the northwest corner of the signalized Newberry Rd (SR-26) and NW 76th Blvd intersection, and less than a mile from north-south state connector I-75 (97,500 VPD)
- Newberry Square is anchored by Publix, Floor & Decor, Dollar Tree, Cato and Moe's Southwest Grill
- 1.28 mi. from Santa Fe College (15,362 students) and 3.80 mi. from the University of Florida (63,330 students)
- Directly adjacent to mixed-use development Newberry Village to be completed in Q3 2027
- Newberry Village will deliver 650 luxury apartments and 150,000 sq. ft. of commercial use, including a second Publix to meet the market's demands
- Newberry Rd is one of Gainesville's two major shopping corridors and the home of The Oaks Mall, featuring 50+ tenants including Dillard's, H&M, JCPenney, LOFT, Victoria's Secret and many more



Opportunity overview >>>>

Land specs

Site size	±0.72 a.c.
Parcel ID	06331-043-000
Zoning	BH (Business Highway Commercial)

Existing building specs

Total building area	±3,840 s.f.
Parking spaces	±44 (25 std. / 6 parallel / 3 handicap)
Drive-thru lanes	1
Year built / improved	1985 / 2020

Location specs

Points of access	SR-26 and NW 76th Blvd
Bus route (RTS)	023 (Stop 1289)
Highway access	Directly on SR-26 Less than 1.00 mi. W of I-75
Interstate exit	387



Demographic analysis

Who lives in the three-mile radius?



Savvy Suburbanites

Dual-income households in well-established and newly-developed areas

Median Age: 43.9

Median HH Income: \$147,670

Lifemode Group: Premier Estates

Traits: Work in professional fields such as management and finance, living comfortably in the upper income tier. They invest heavily in their home and overall communities.



City Greens

Environmentally-conscious professionals balancing urban careers with sustainable living

Median Age: 41.5

Median HH Income: \$102,505

Lifemode Group: Suburban Shine

Traits: Socially-engaged, digitally-savvy residents who prioritize environmental causes and civic participation through actively voting and recycling.



College Towns

University students and young professionals embracing intellectual and active lifestyles

Median Age: 24.6

Median HH Income: \$48,484

Lifemode Group: Books and Boots

Traits: Known as the academic elite. They are curious intellectual and fitness enthusiasts who enjoy quick meals, sports, gym sessions, organic products and a walkable lifestyle.



	1 mile	3 miles	5 miles
Est. Population	8,797	58,903	158,155
Est. # of Households	3,647	24,670	65,462
Est. Average HH income	\$72,669	\$114,412	\$111,009
Est. Median Age	32.5	34.9	31.2



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