

# RETAIL SPACE FOR LEASE

13842 W NEWBERRY RD  
GAINESVILLE, FL 32607



**CONTACT FOR MORE INFO**

**7,195 SF  
AVAILABLE NOW**

**\$24 PSF - NNN  
LEASE**

## PROPERTY FEATURES

Second-generation restaurant space available in the well-established Plaza Royale shopping center in Gainesville, FL. The space offers excellent visibility, strong signage opportunities, and ample surface parking with convenient access from a major Gainesville corridor. Plaza Royale is surrounded by a dense mix of retailers, service providers, and nearby residential neighborhoods, generating consistent daytime and evening traffic. Existing restaurant infrastructure allows for an efficient re-tenanting opportunity, ideal for restaurant, bar, or food-oriented concepts. Call for more information or to schedule a tour.

## LISTING AGENTS

**TERESA CALLEN**

352-871-5865

Senior CRE Specialist

[teresa@portalgainesville.com](mailto:teresa@portalgainesville.com)

**DEREK CALLEN**

352-284-0124

CRE Specialist

[derek@portalgainesville.com](mailto:derek@portalgainesville.com)



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**AADT: 31,500**

## PROPERTY SPOTLIGHT

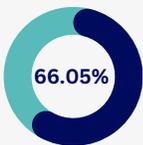
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## DEMOGRAPHICS

Census Data: 32607 Zip Code



**Population and People**  
Total Population  
35,420



**Employment**  
Employment Rate  
66.05%



**Business and Economy**  
Total Employer Establishments  
625



**Income**  
Median Household Income  
\$46,517



**Housing**  
Total Housing Units  
15,933



**Families and Living Arrangement**  
Total Households  
14,517

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## PROPERTY FEATURES

- Second-generation restaurant space
- High-visibility shopping center location
- Strong signage opportunities
- Easy access from major roadway
- Ample surface parking
- Consistent traffic drivers from surrounding retail and residential density

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