

FOR GROUND LEASE | FOR LEASE

±5,200 SF FORMER RESTAURANT

7441 W Newberry Road, Gainesville, FL 32607



±1.45 ACRE PARCEL, CAN BE GROUND LEASED

EXCLUSIVE RETAIL LEASING

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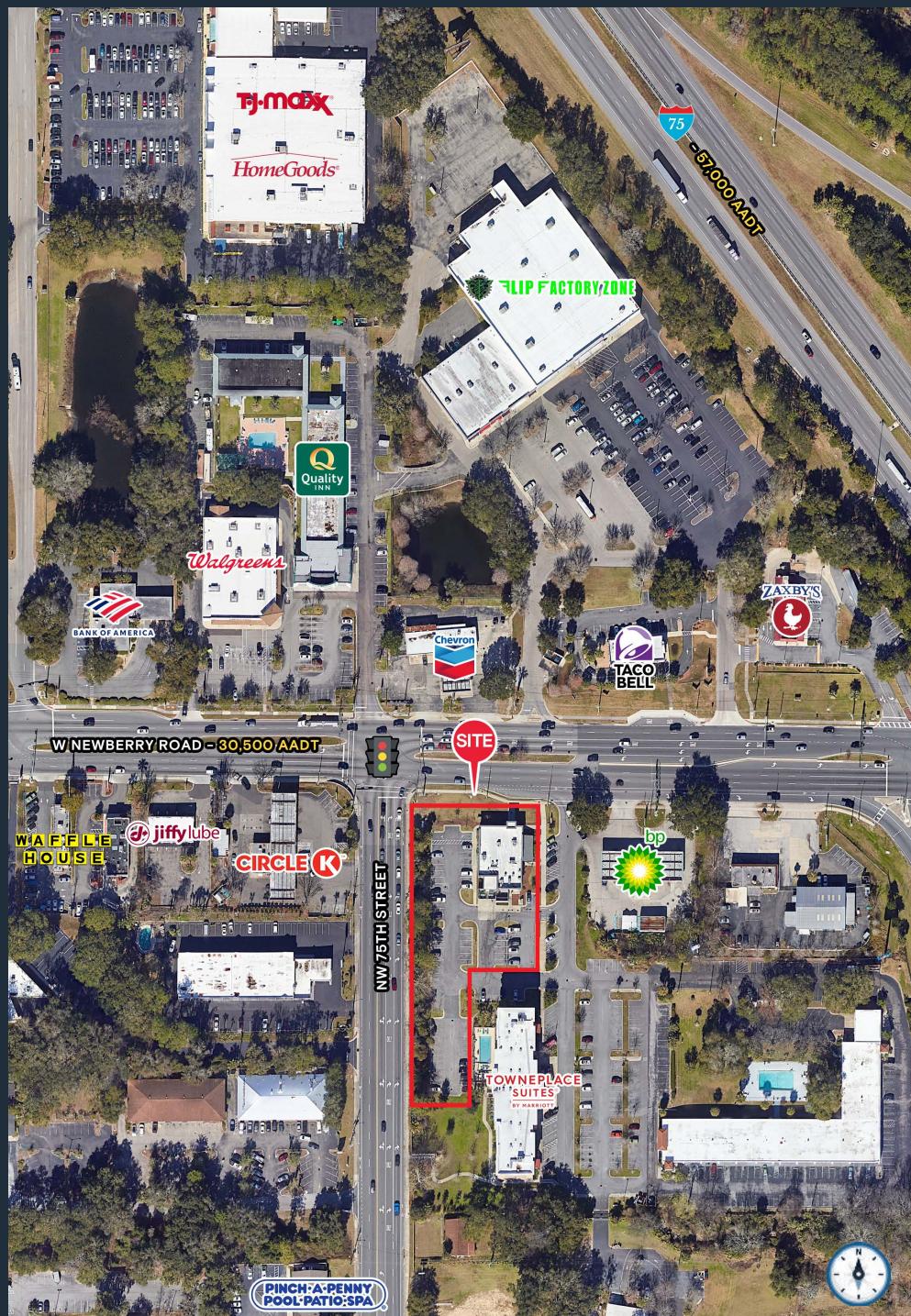
Property Overview

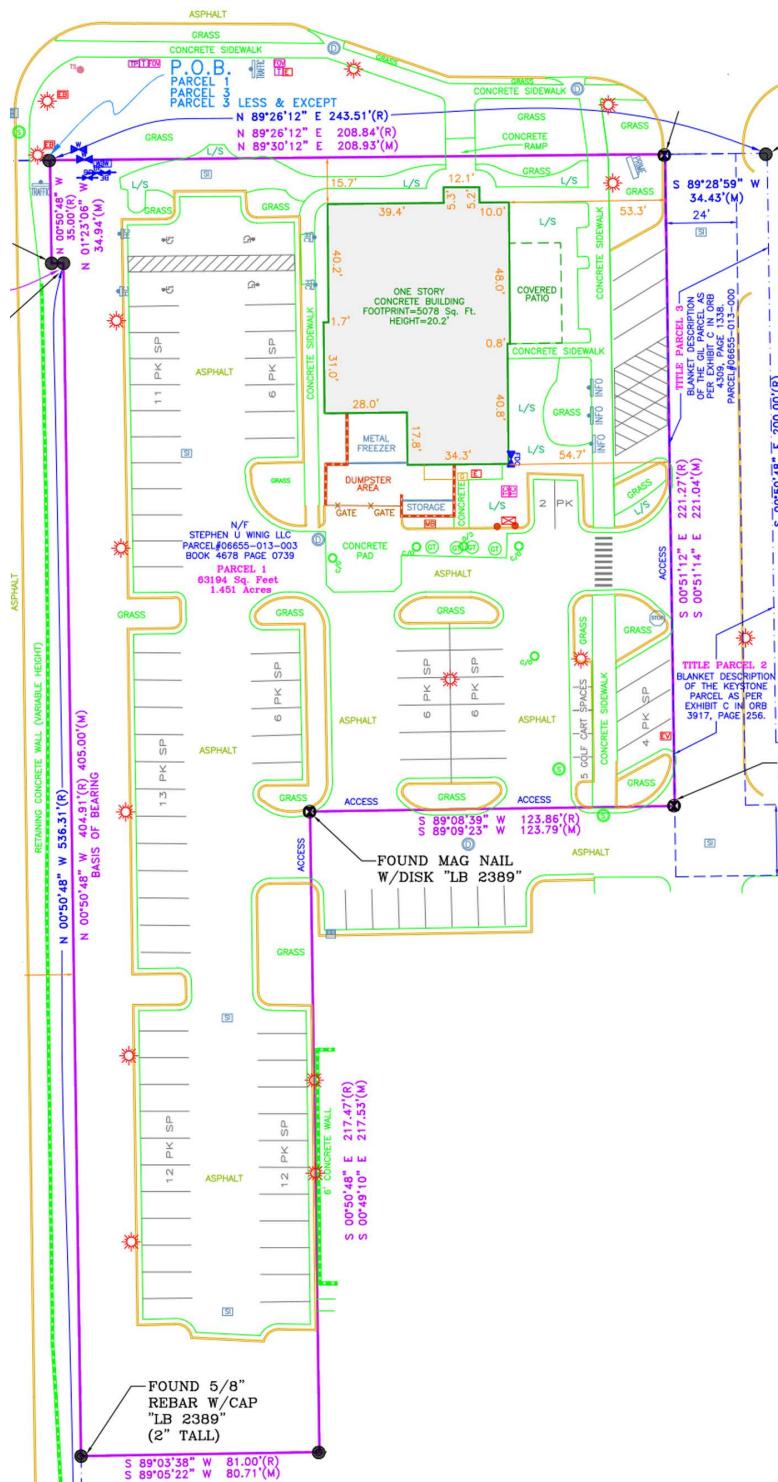
HIGHLIGHTS

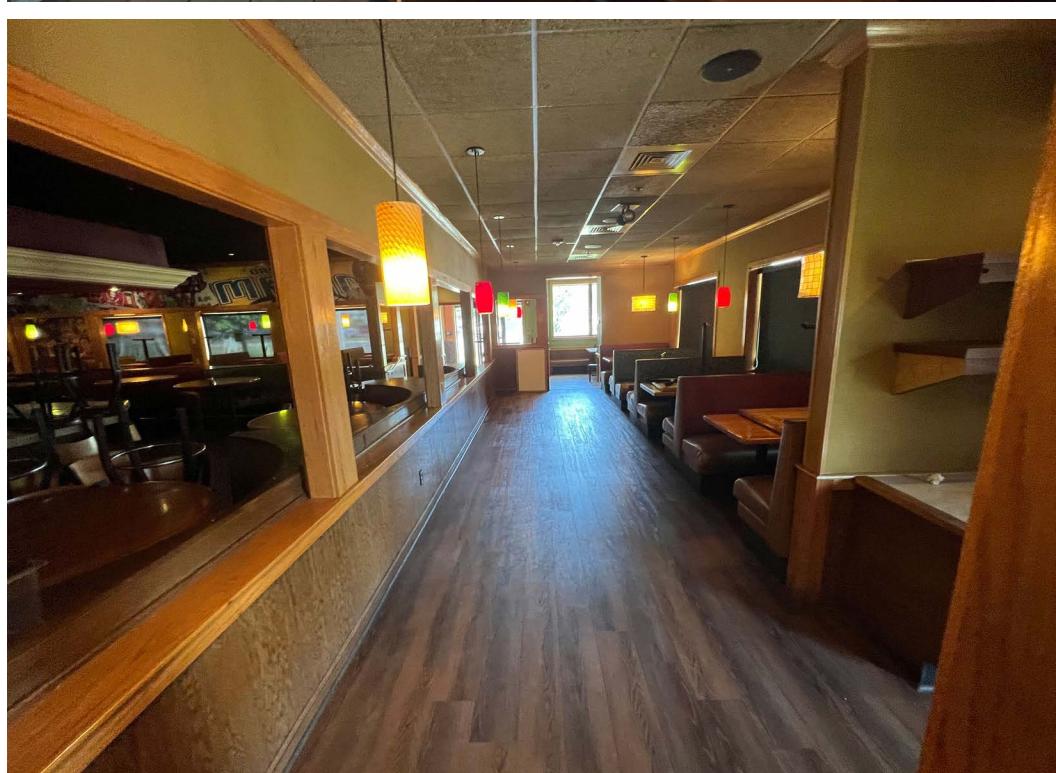
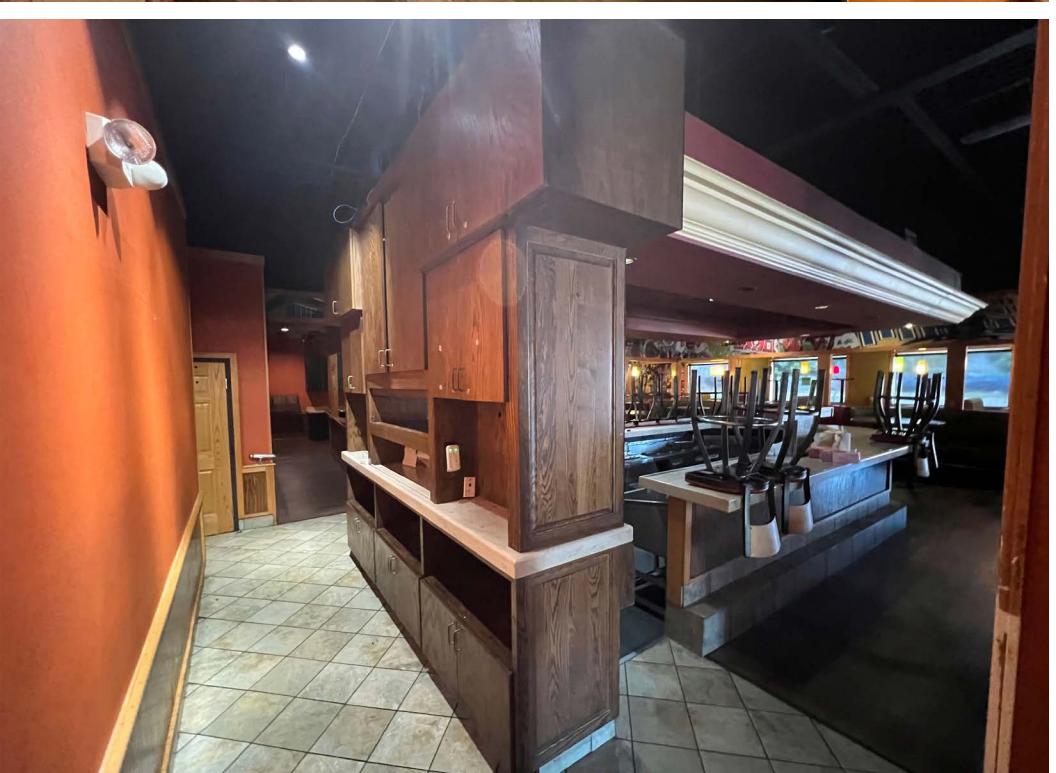
- ±5,200 SF 2nd generation restaurant for lease
- ±1.45 acre parcel, can be ground leased
- Located at signalized corner of W Newberry Road and NW 75th Street
- Close proximity to major medical centers including: **HCA** & **UF Health** UNIVERSITY OF FLORIDA MEDICAL
- Join area retailers: **Publix** **THE HOME DEPOT** **T.J.maxx** **HomeGoods**
FLOOR DECOR & **STARBUCKS** **FIRST WATCH** **THE OAKS MALL**

DEMOGRAPHICS

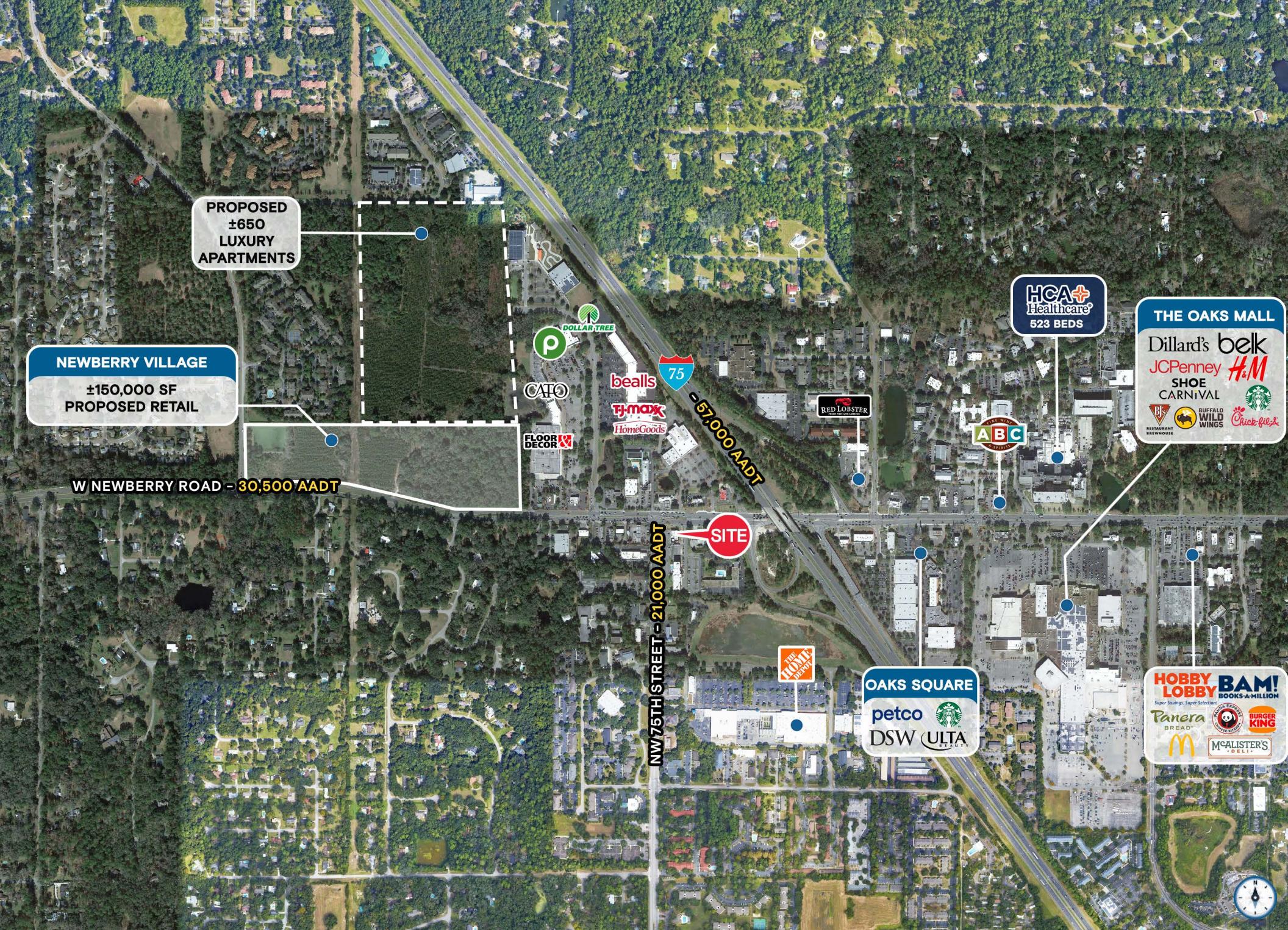
	1 MILE	3 MILES	5 MILES
POPULATION	9,944	64,852	162,798
HOUSEHOLDS	4,223	27,337	65,647
EMPLOYEES	7,704	53,236	135,501
AVERAGE HH INCOME	\$68,708	\$103,008	\$102,119
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	33,643	110,421	191,431
HOUSEHOLDS	13,969	45,290	78,353
EMPLOYEES	27,177	91,818	160,265
AVERAGE HH INCOME	\$81,887	\$93,459	\$96,670





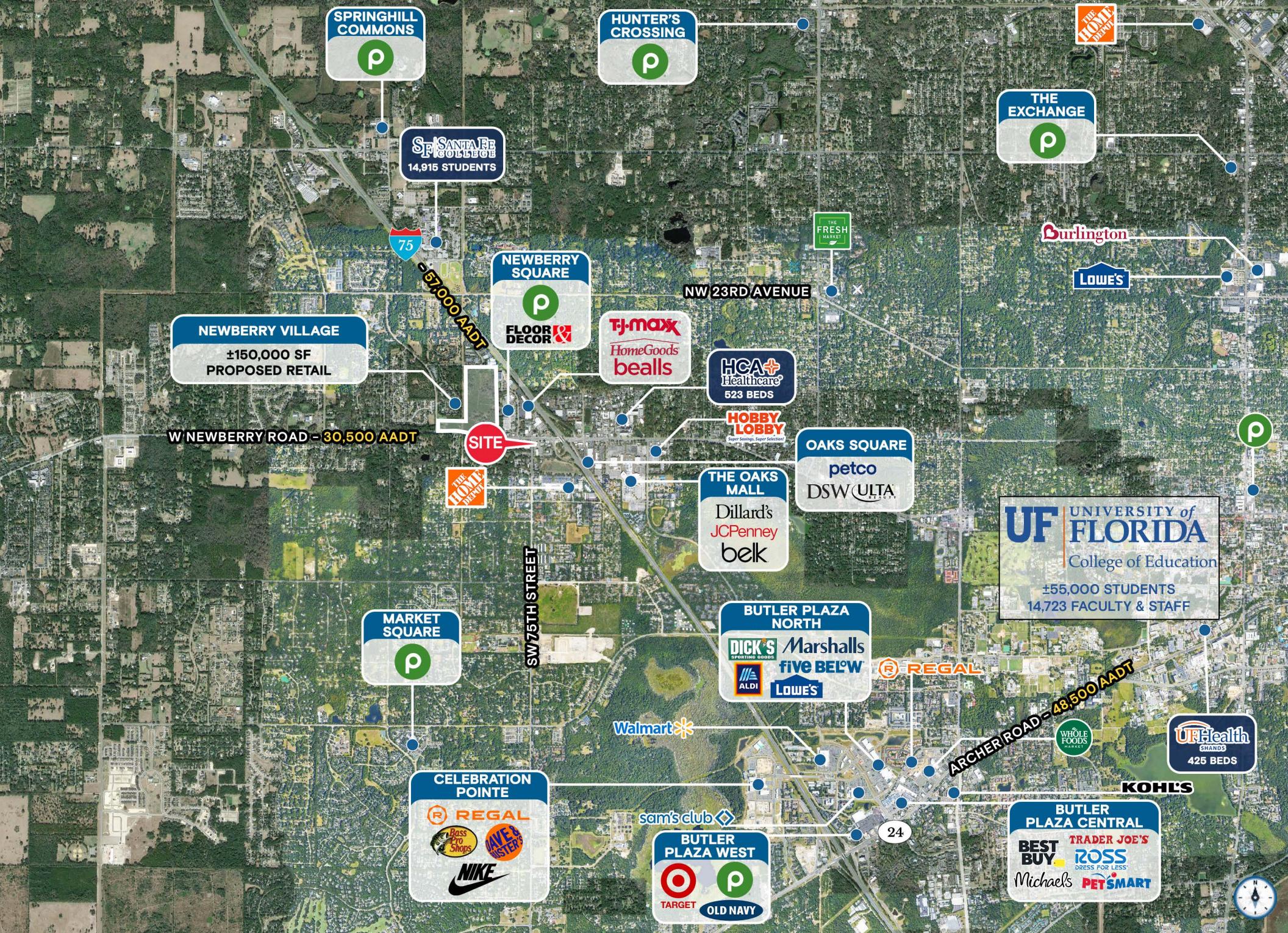


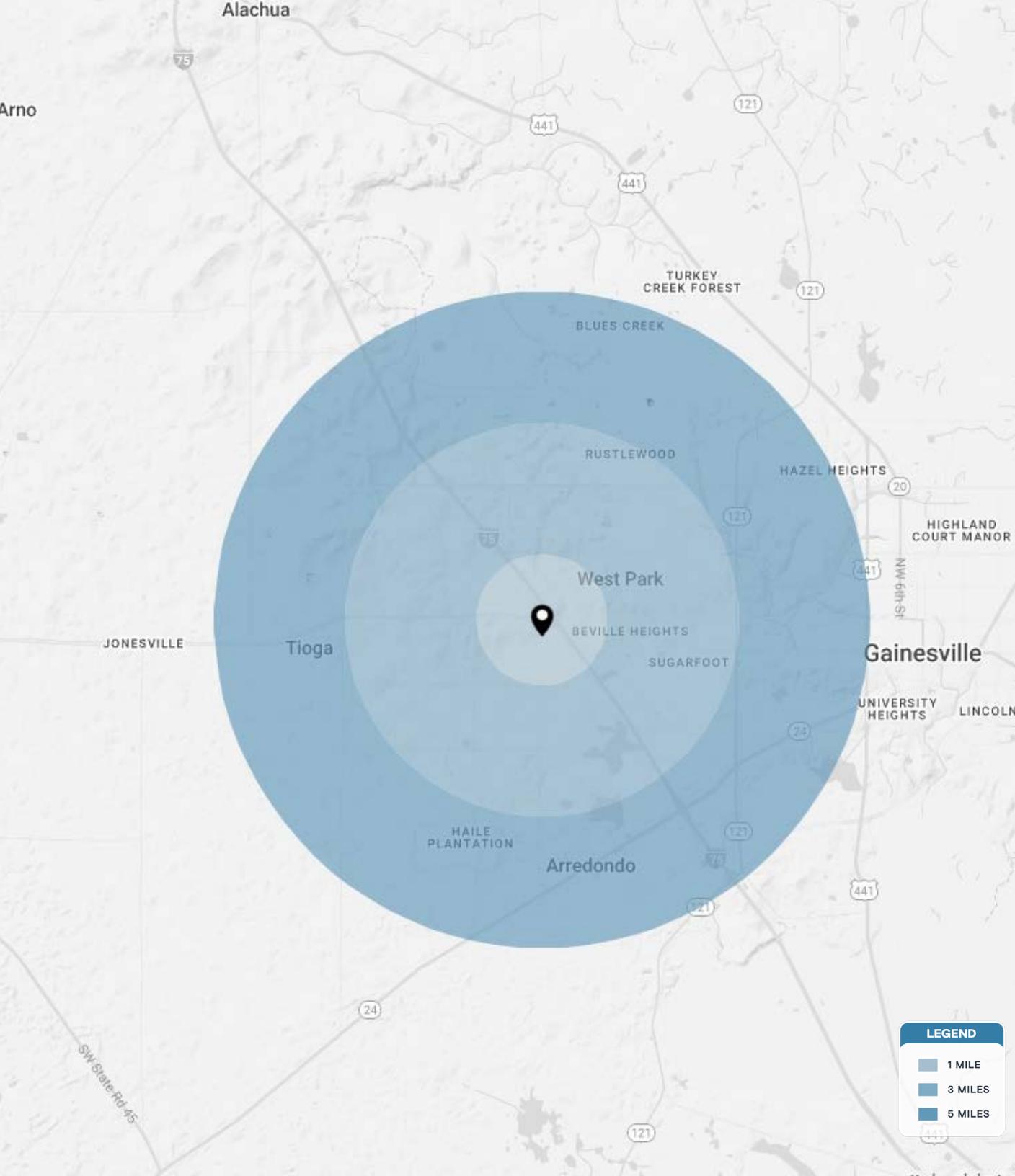




7441 W NEWBERRY ROAD | TRADE AERIAL

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