

FOR GROUND LEASE | FOR LEASE

# ±5,200 SF FORMER RESTAURANT

7441 W Newberry Road, Gaineville, FL 32607



±1.45 ACRE PARCEL, CAN BE GROUND LEASED

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

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# Property Overview

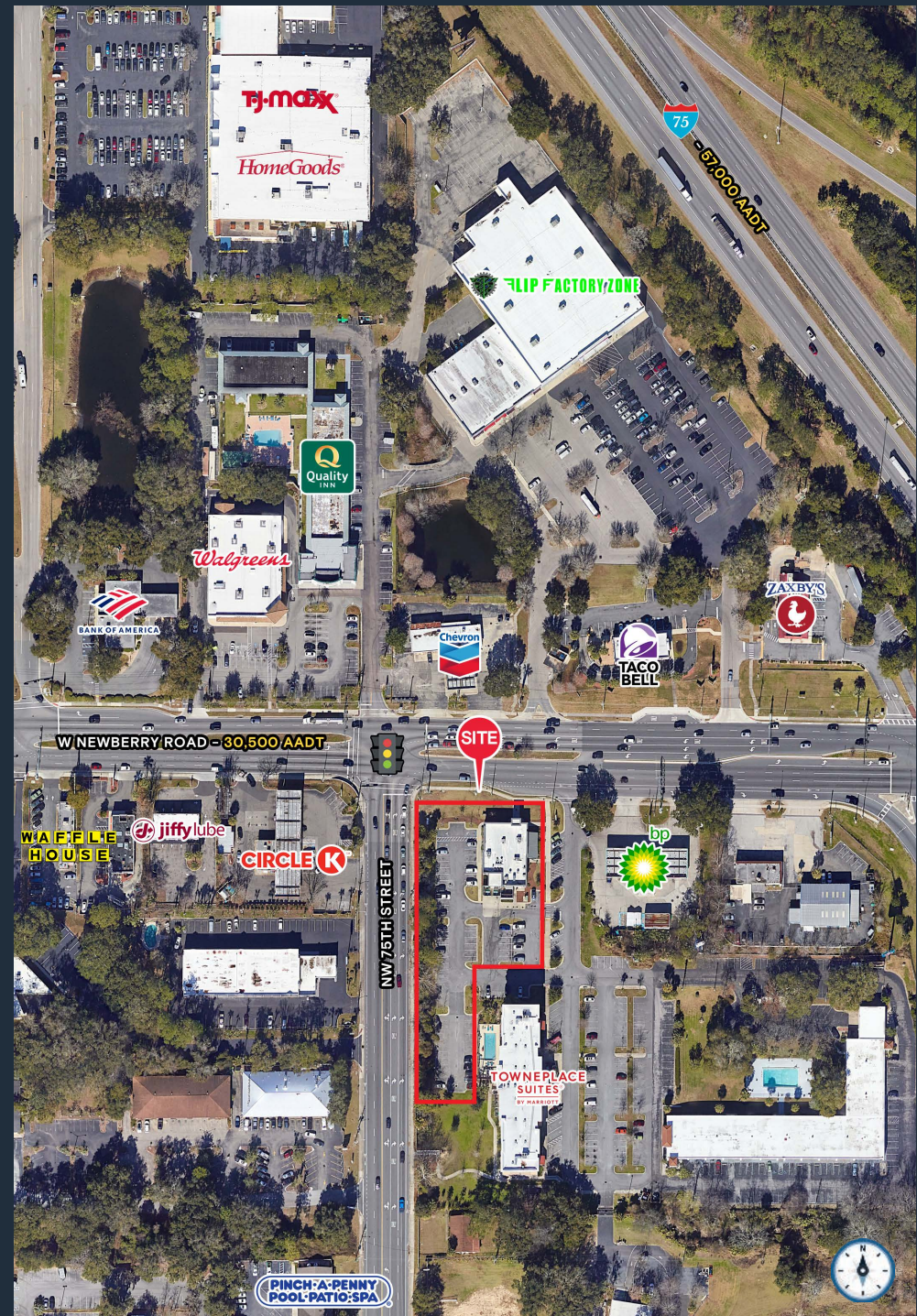
## HIGHLIGHTS

- ±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 Healthcare** & **UPHealth**
  - Join area retailers: **Publix** **THE HOME DEPOT** **TJ-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





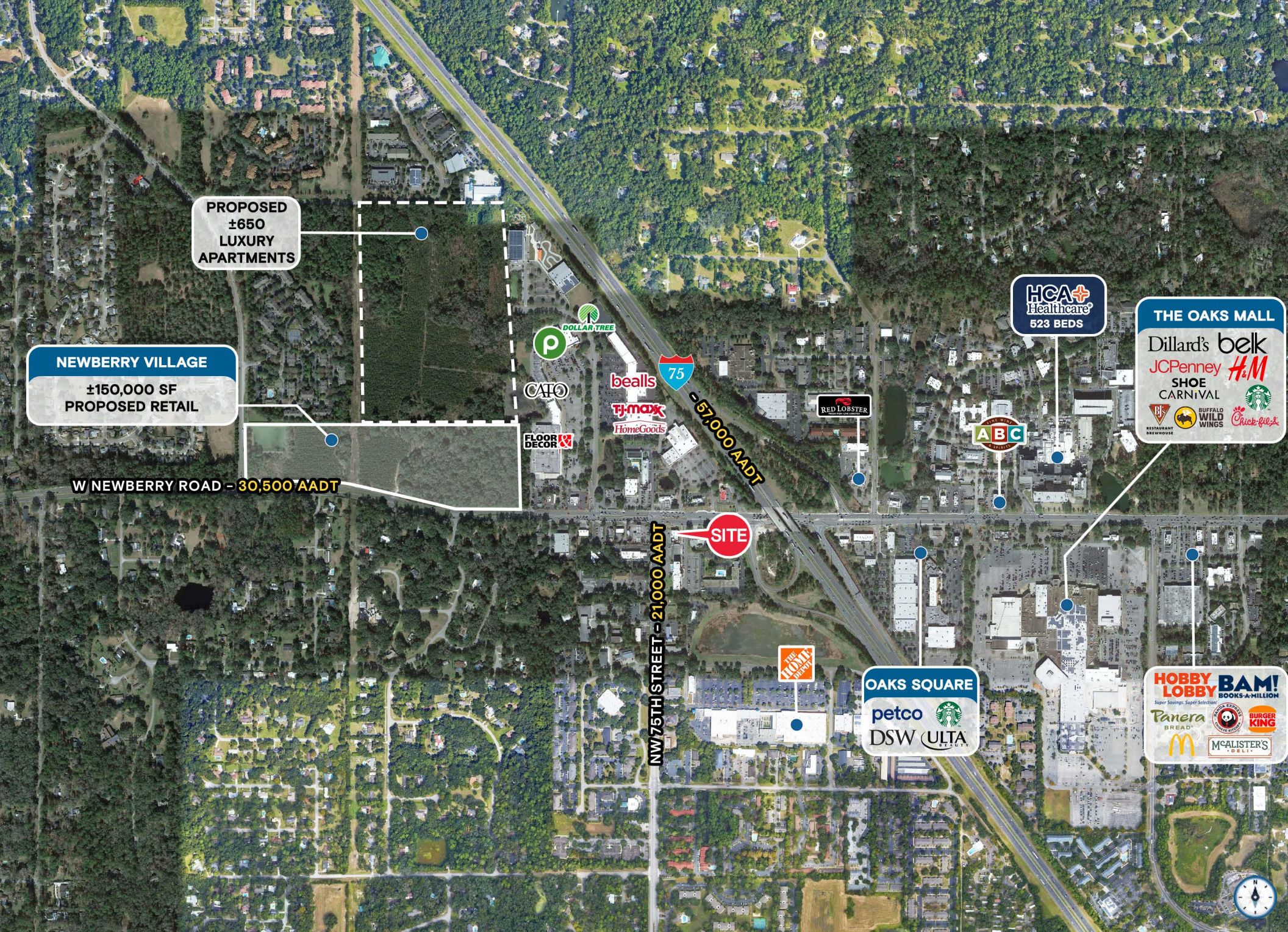




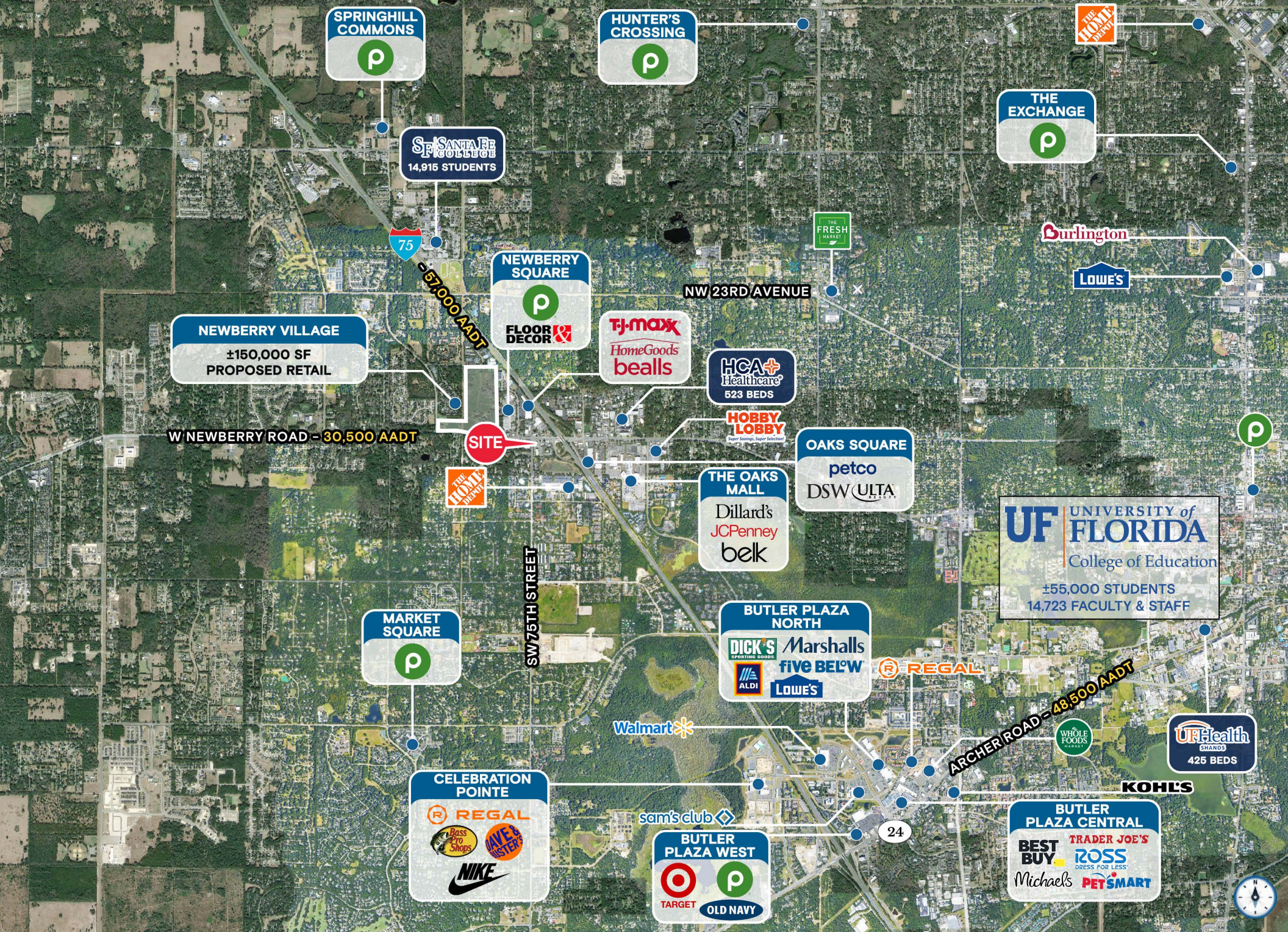




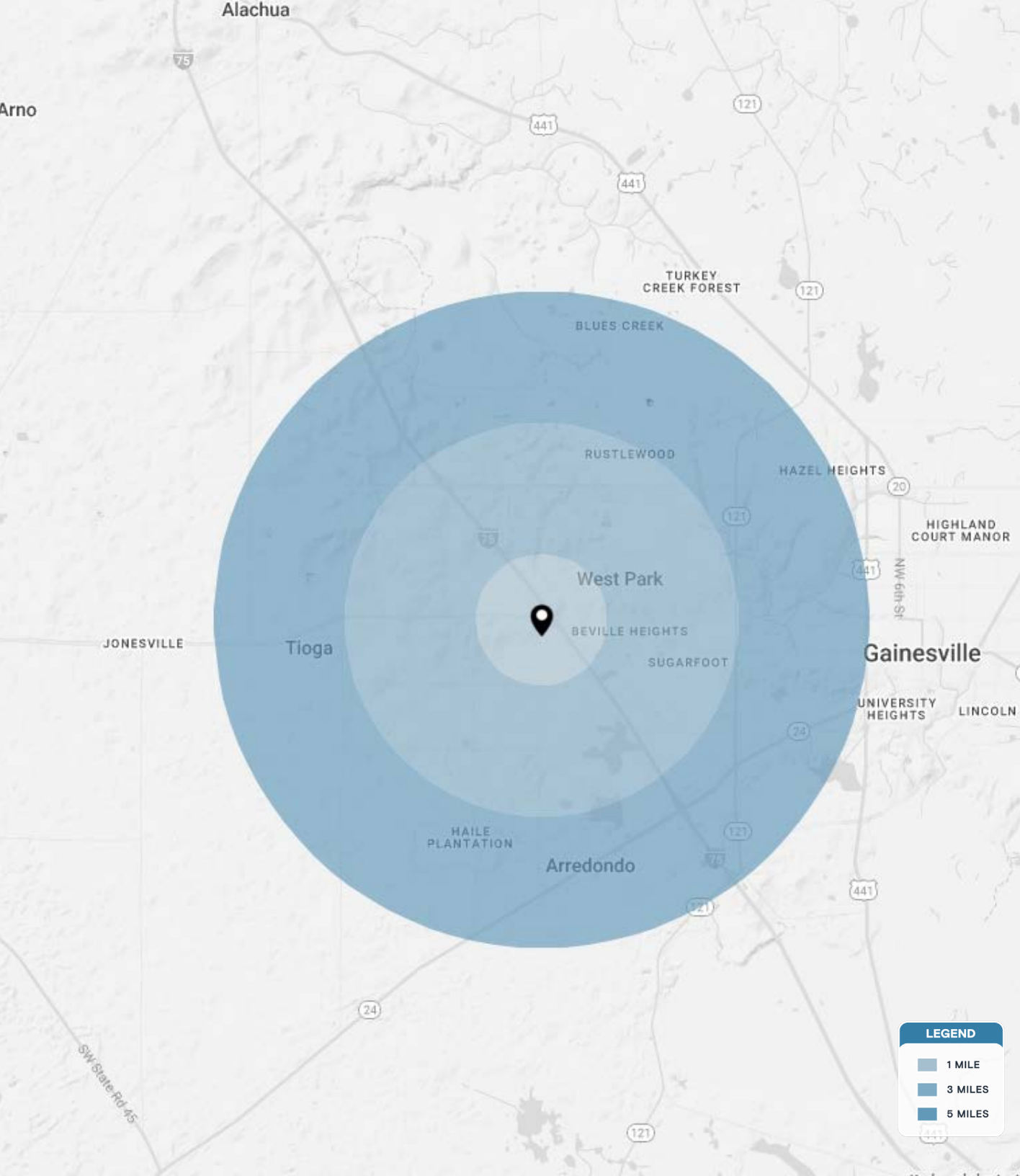












## Contact Brokers

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### LEGEND

- 1 MILE
- 3 MILES
- 5 MILES

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 08.28.25