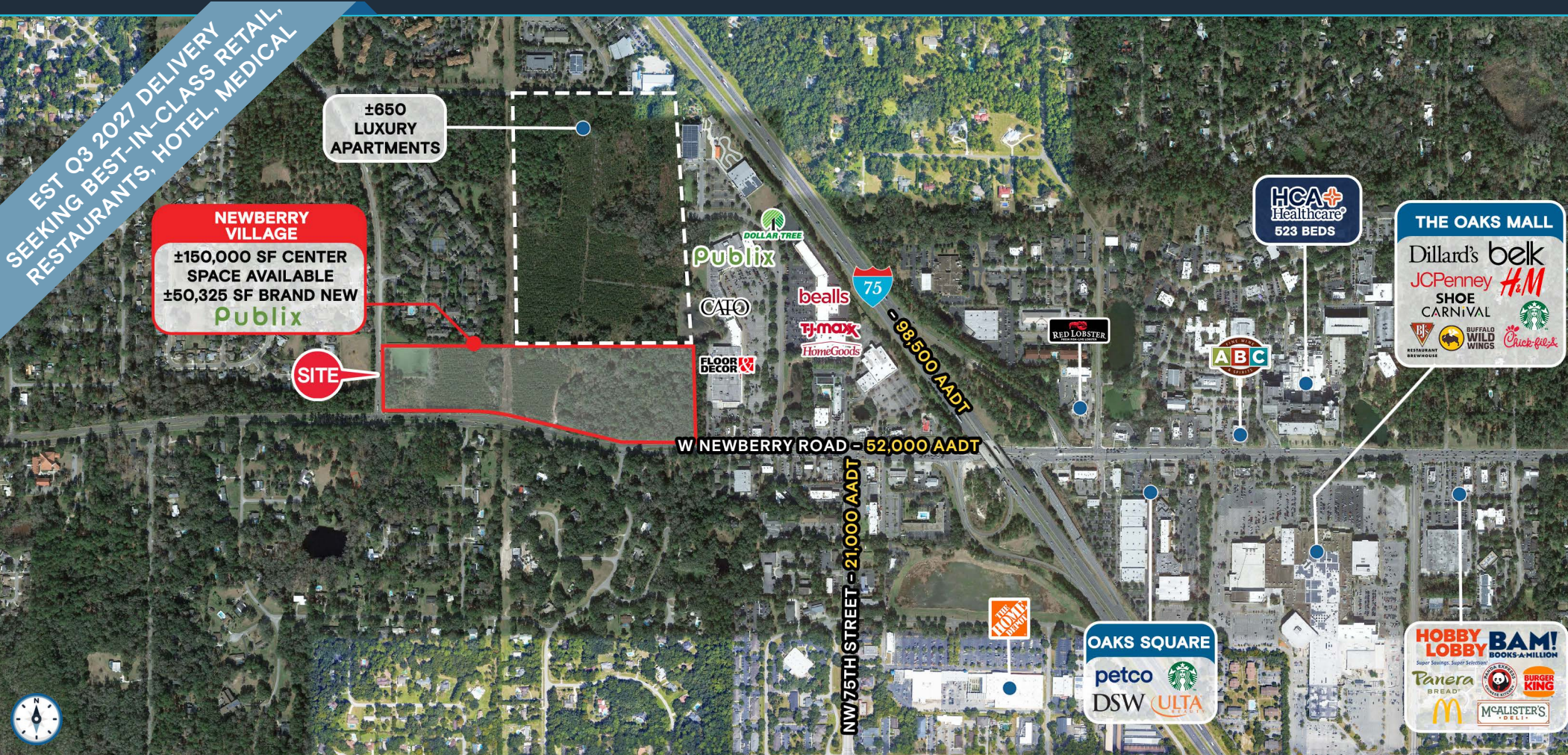


FOR SALE | FOR LEASE

NEWBERRY VILLAGE

Gainesville, FL

EST Q3 2027 DELIVERY
SEEKING BEST-IN-CLASS RETAIL,
RESTAURANTS, HOTEL, MEDICAL



±150,000 SF NEW **Publix** ANCHORED MIXED USE DEVELOPMENT

EXCLUSIVE RETAIL LEASING

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Property Overview

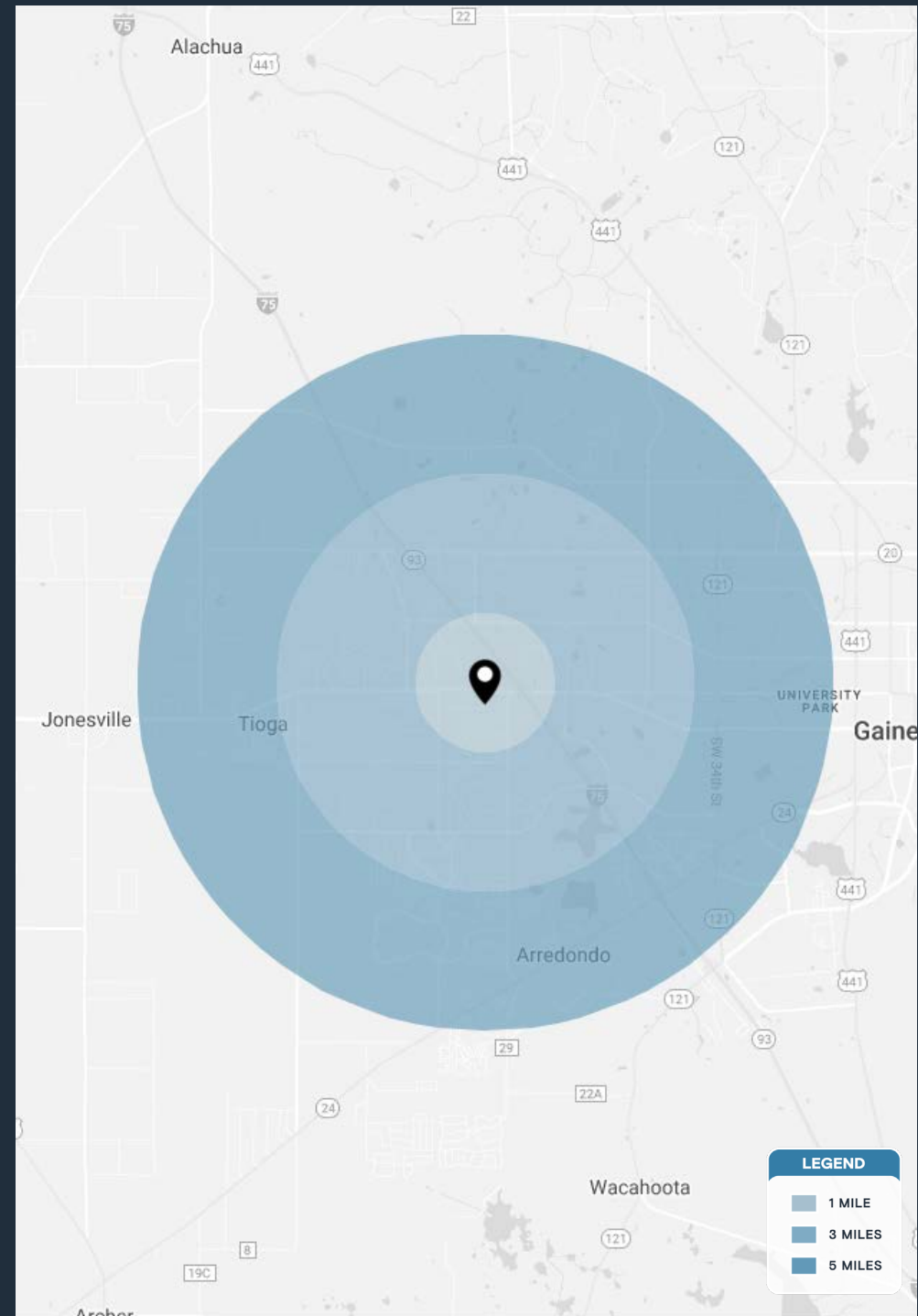
HIGHLIGHTS

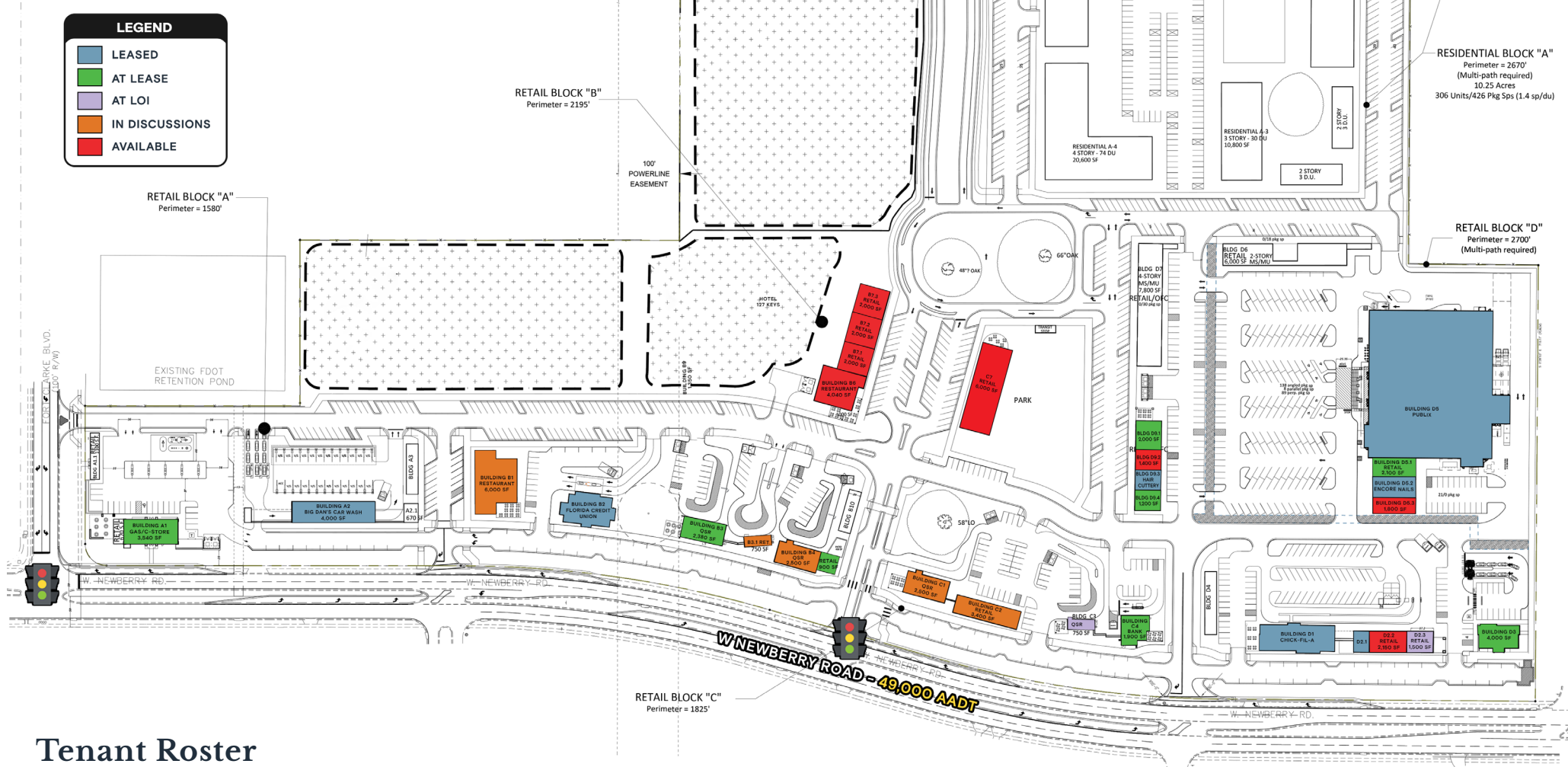
- ±84 acre mixed development
- ±150,000 SF retail, restaurants, hotel, medical planned for estimated Q3 2027 as part of a new prominent mixed-use development
- Join ±50,325 SF new **Publix**
- Approximately 650 new luxury apartments connected to the project
- Seeking hotel developers for 113 up to 200 rooms
- Outparcels including several with drive-thru's available
- Two traffic signals
- 0.4 miles west of I-75 exit with 50,500 AADT on W Newberry Road
- Surrounded by national retailers
- Less than 1 mile from HCA Healthcare Hospital with 523 beds
- 1.25 miles from Santa Fe College (14,915 students)
- 4.5 miles from University of Florida (55,000 students; 14,724 faculty & staff)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	7,546	59,939	148,994
HOUSEHOLDS	3,016	24,772	60,705
EMPLOYEES	3,753	30,915	75,808
AVERAGE HH INCOME	\$80,117	\$107,816	\$104,878

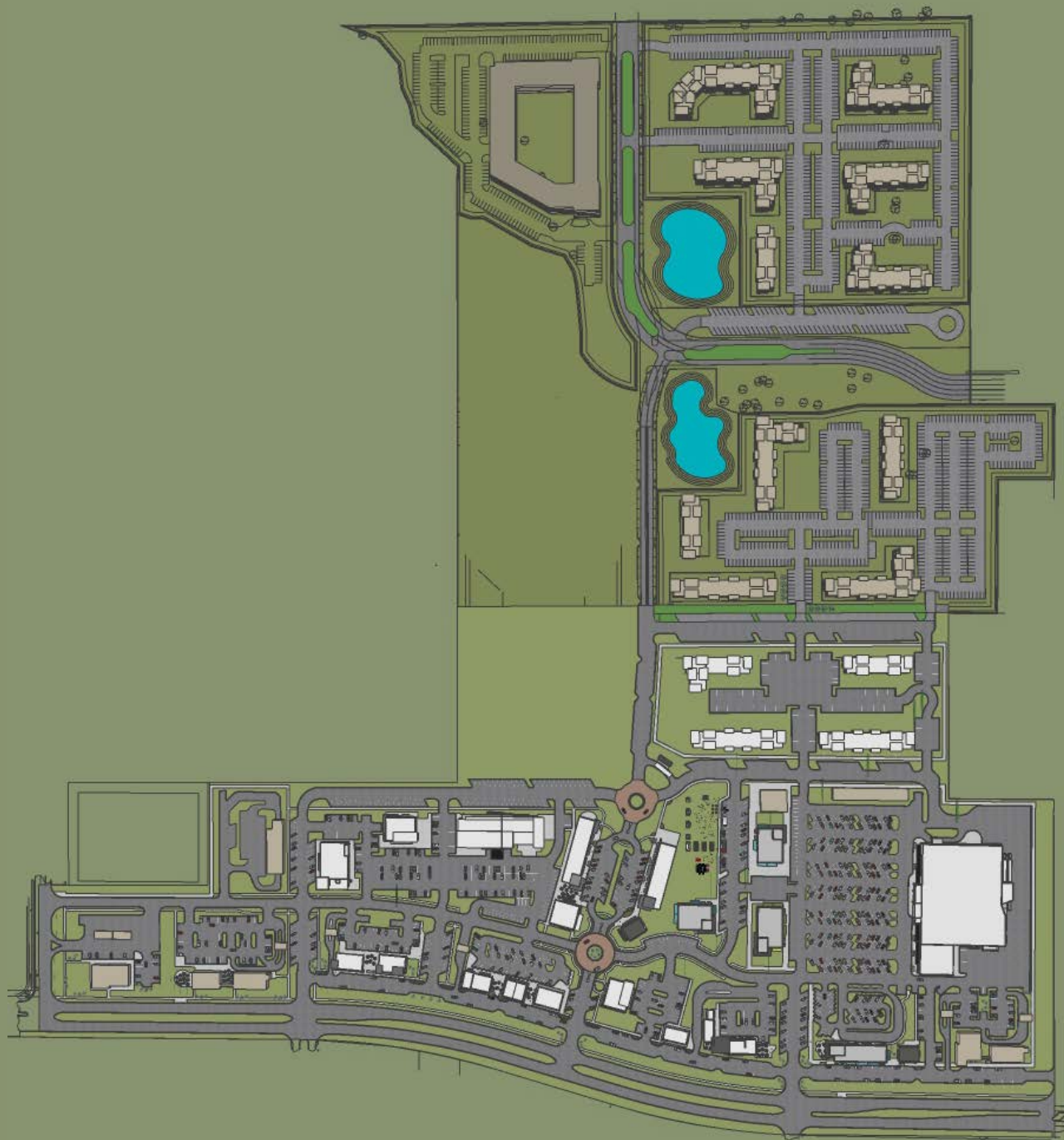
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	23,592	71,316	164,913
HOUSEHOLDS	9,922	29,765	66,162
EMPLOYEES	12,031	37,057	82,300
AVERAGE HH INCOME	\$75,978	\$95,112	\$98,441



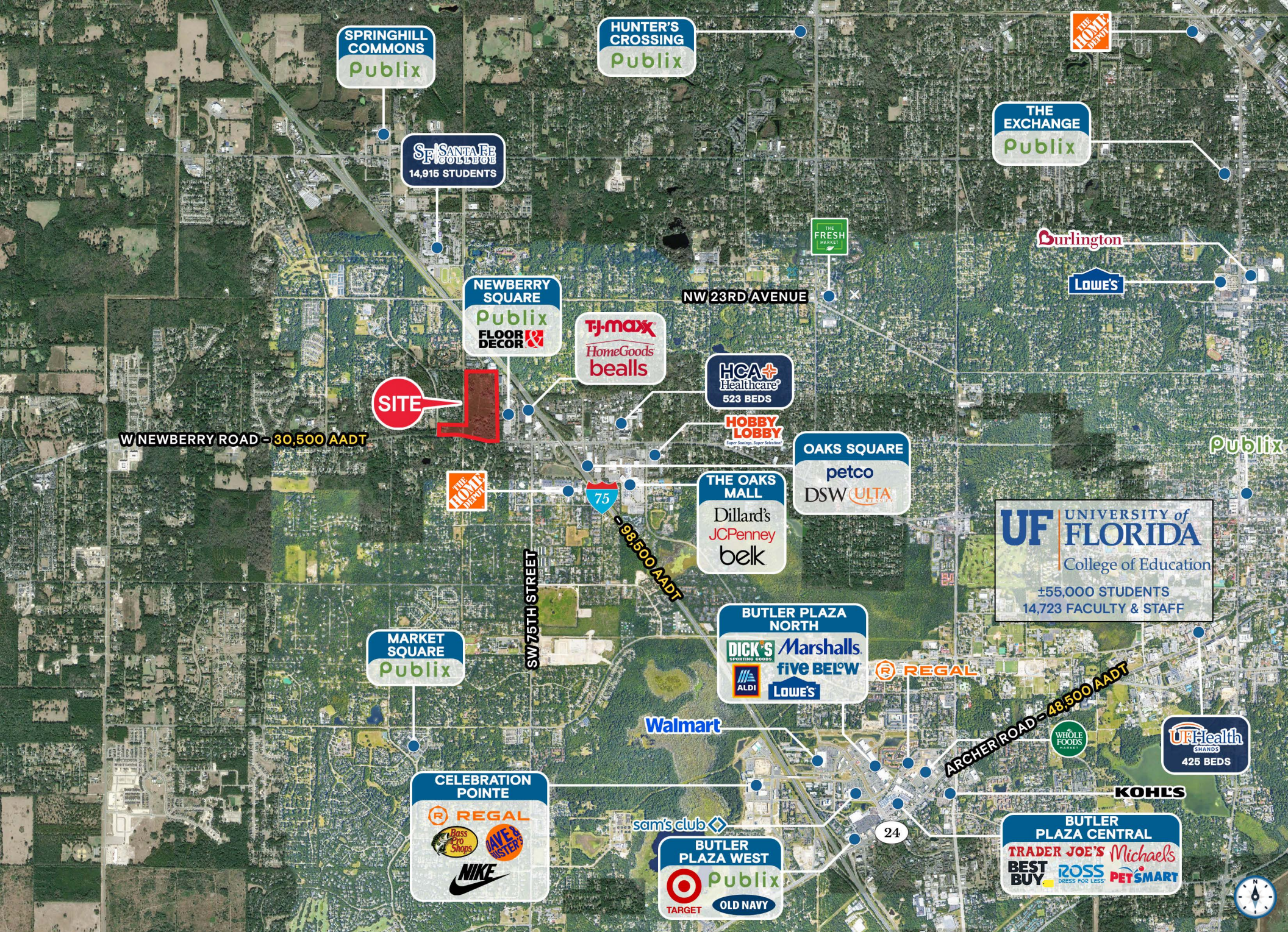


Tenant Roster

A1	Gas/C-Store	3,540 SF	B4	Restaurant	2,500 SF	C2	Retail	3,400 SF	D2.3	Retail	1,500 SF	D7	Retail/Office	±1,000-7,000 SF
A1.1	Retail	1,100 SF	B5	Retail	900 SF	C3	Restaurant	750 SF	D3	Dentist	4,000 SF	D9.1	Restaurant	2,000 SF
A2	Big Dan's Car Wash	4,000 SF	B6	Restaurant	4,040 SF	C4	Bank	1,900 SF	D5	Publix	50,325 SF	D9.2	Retail	1,400 SF
B1	Restaurant	6,000 SF	B7.1	Retail	2,000 SF	C7	Retail	±1,200-6,000 SF	D5.1	Liquor Store	2,100 SF	D9.3	Hair Cuttery	1,400 SF
B2	Florida Credit Union	4,126 SF	B7.2	Retail	2,000 SF	D1	Chick-fil-A	5,335 SF	D5.2	Encore Nails	2,400 SF	D9.4	Restaurant	1,200 SF
B3	Restaurant	2,380 SF	B7.3	Retail	2,000 SF	D2.1	Supreme Nutrition	900 SF	D5.3	Retail	1,800 SF			
B3.1	Retail	750 SF	C1	Restaurant	2,500 SF	D2.2	Retail	2,150 SF	D6	Retail	6,000 SF			









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