

**AVISON  
YOUNG**



**7420 W Newberry Road, Suite B-C**  
Gainesville, Florida 32606



## Superb Visibility Retail Space For Lease

- Join Xceed, Flip Factory and Okita America at this shopping center at the intersection of West Newberry Road and Interstate-75 in Gainesville.
- This property features superb visibility, easy access from Newberry Road and I-75, monument signage, high ceilings, restrooms, and ample parking with additional employee parking at rear of building.
- This property sits in the heart of the Newberry Road Retail corridor, proximate to the Oaks Mall, North Florida Regional Medical Center, UF Health, Publix, Tower Hill Office Park, and many other national retailers and restaurants.

**\*This space is still occupied, DO NOT SHOW, call broker for details.**



4,000 SF available



\$23.00 PSF NNN



\$5.72 PSF NNN



Easy accessibility to the center



Ample parking

### For further information

**Nick Robinson, Senior Vice President**  
352. 565. 4517  
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**Nick Mastro, Associate**  
813. 444. 5334  
nick.mastro@avisonyoung.com

avisonyoung.com



# Aerial map

7420 W Newberry Road  
Gainesville, FL

NW 39th Avenue AADT: 38,500

CATO Look Smart. Buy Smart. OneMain Financial. bealls OUTLET. TJ-maxx. FLOOR DECOR. Krystal. EARTH ORIGINS MARKET natural choices, better health. W. cricket wireless. Bank of America. HomeGoods. Me's southwest grill. Splitz EAT • DRINK • PLAY • BOWL. Publix. DOLLAR TREE.

LAQUINTA INNS & SUITES. Days Inn. CHASE. SUNOCO. RED LOBSTER FRESH FISH • LIVE LOBSTER. Arby's. Wendy's. ABC SPORTS.

Subject property

Chevron. ZAXBY'S. TACO BELL.

DUNKIN'. belk. ULTA BEAUTY. petco. BJ's. BUFFALO WILD WINGS GRILL & BAR. at&t. HOBBY LOBBY. JCPenney. Dillard's. Starbucks. McDonald's. BURGER KING. PANDA EXPRESS. Panera BREAD.

W Newberry Road AADT: 53,000

PEPBOYS AUTO. GAINESVILLE ANIMAL HOSPITAL. WAFFLE HOUSE. Americas Best Value Inn. jiffylube. DUNKIN'.

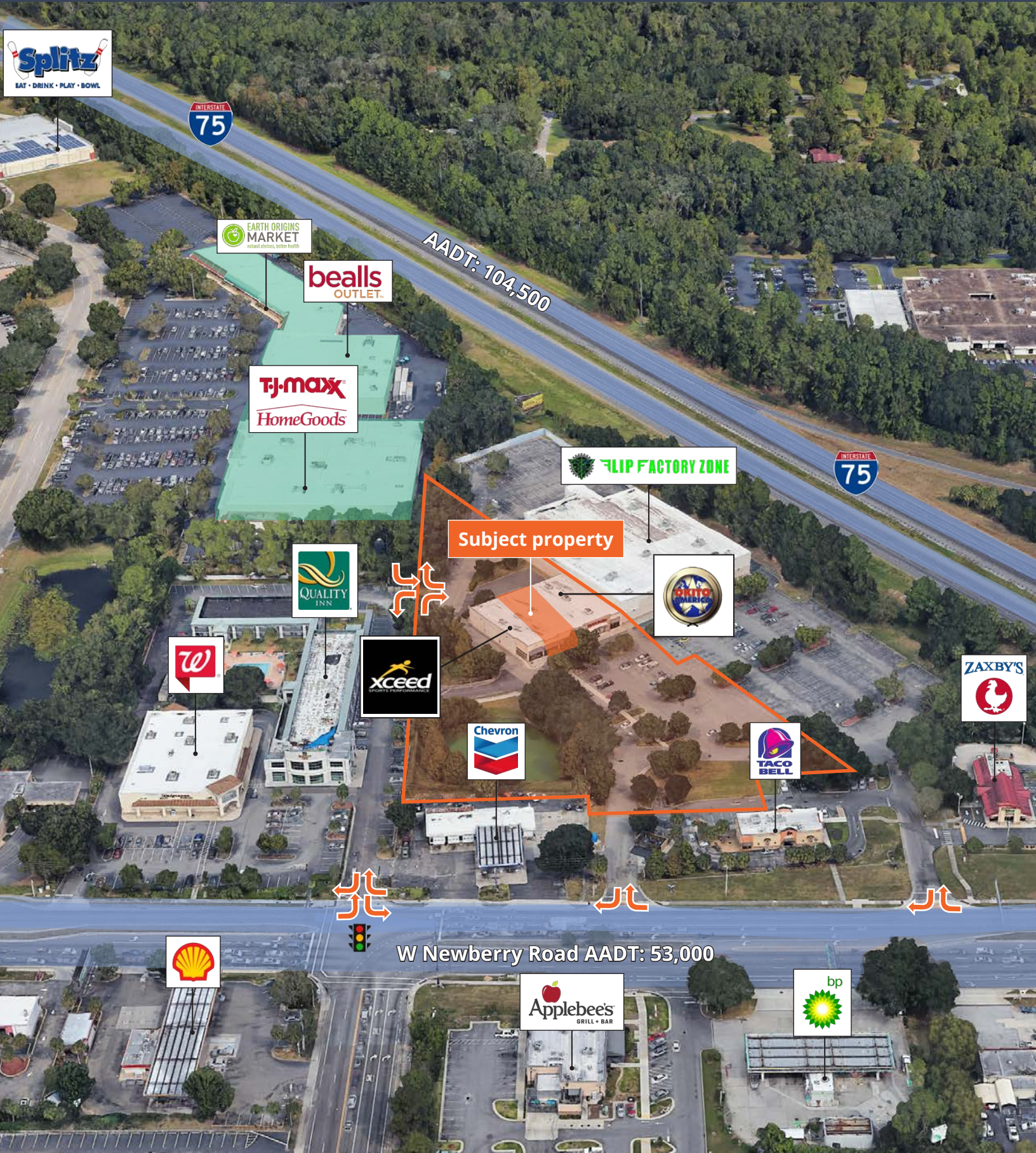
THE HOME DEPOT. Pizza Hut. Advance Auto Parts. bluepearl. BAYMONT BY WYNDHAM.

INTERSTATE 75  
AADT: 104,500



# Aerial map

7420 W Newberry Road  
Gainesville, FL



AADT: 104,500



Subject property



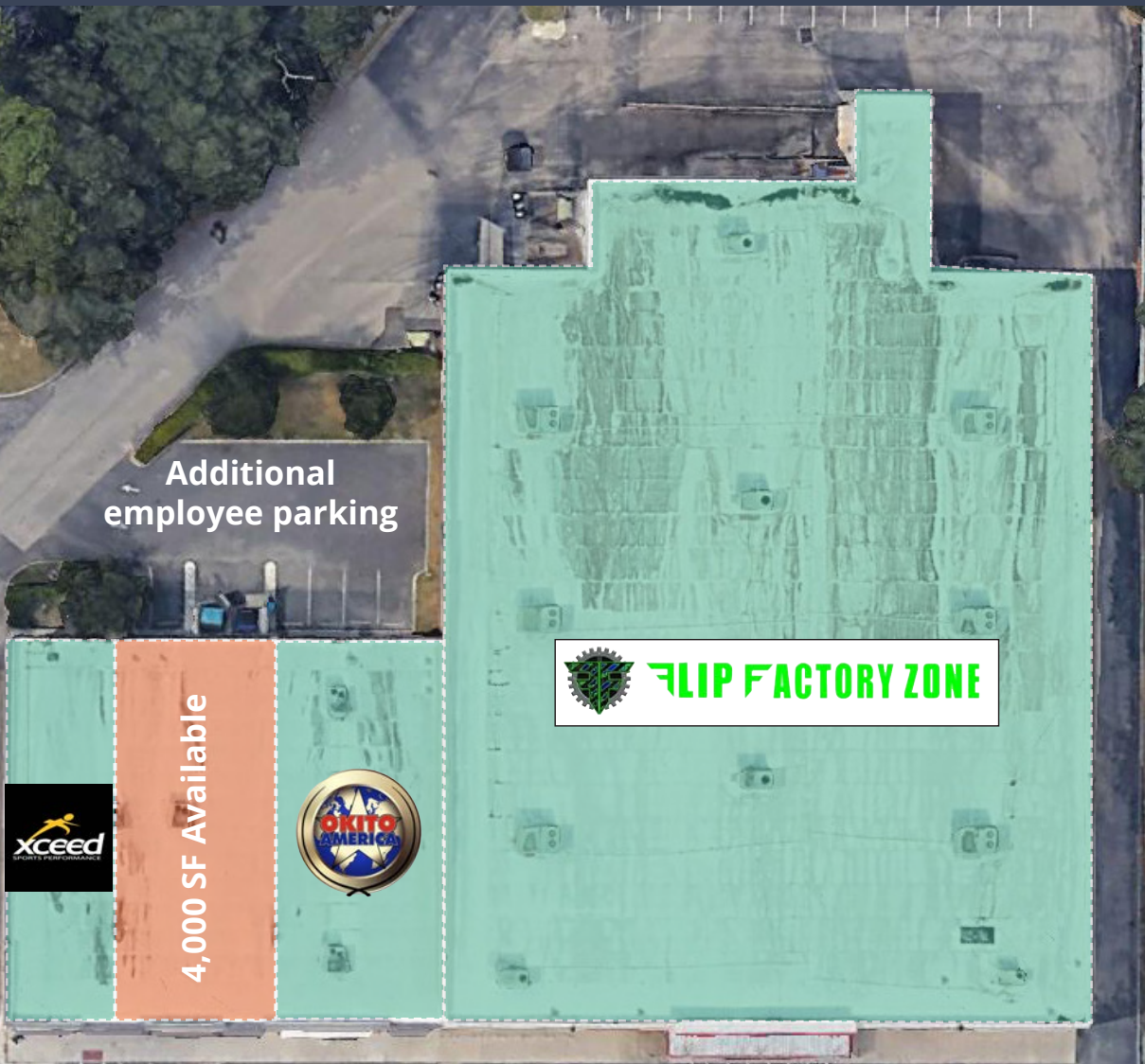
W Newberry Road AADT: 53,000





# Site plan

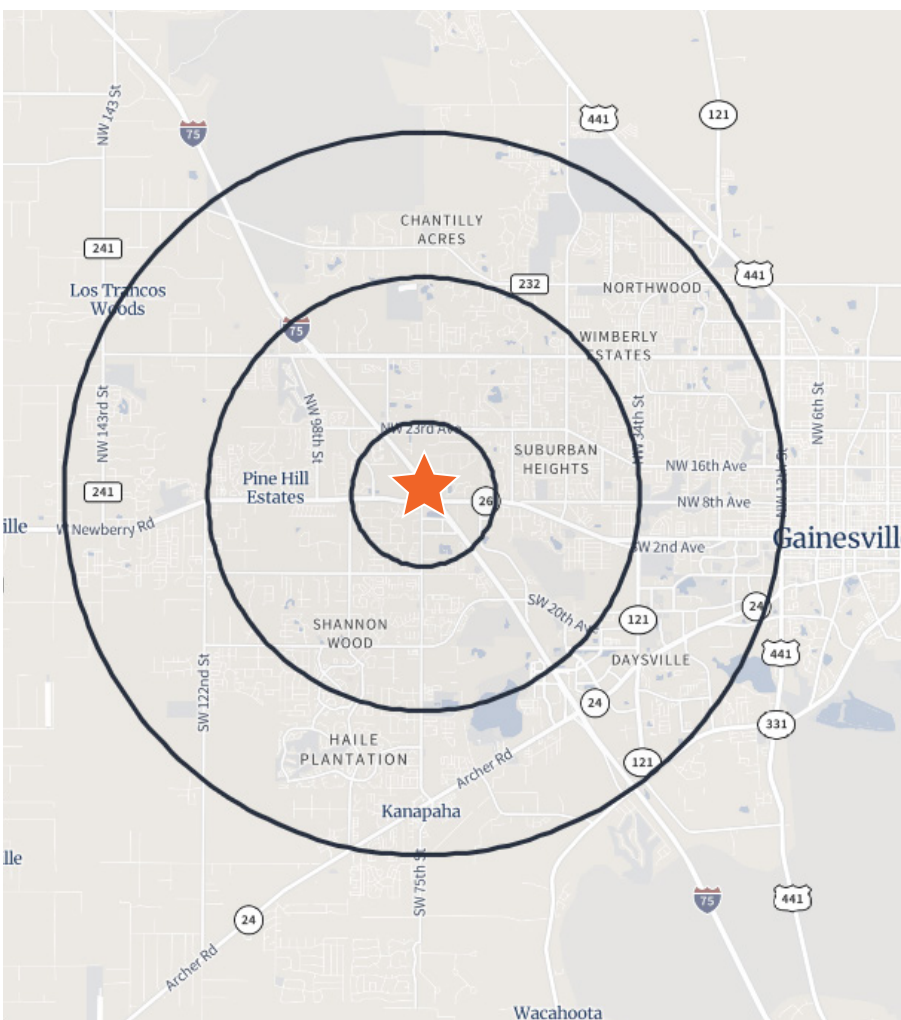
7420 W Newberry Road  
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Suite #	Tenant	Size (sf)
A	Okita America	7,414
B-C	Available	4,000
D	Exceed	2,272

# Demographics

7420 W Newberry Road  
Gainesville, FL



**Population:** Over 160,000 people within a five mile radius.



**Home Value:** Average home value of \$365,270 within a five mile radius.



**Density:** Over 65,000 households within a five mile radius.



**Income:** Average household income of \$116,492 within a five mile radius.



**Age:** Median age of 29 within a five mile radius.



**Employment:** Employment population of over 83,000 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
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Total population	8,134	60,386	162,987
Median age	29.1	33.9	29.3
Median age (Male)	28.3	32.6	28.9
Median age (Female)	29.8	35.2	29.8

Households & Income	1 Miles	3 Miles	5 Miles
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Total households	3,373	25,279	65,956
Average HH income	\$80,567	\$120,489	\$116,492
Average house value	\$280,988	\$371,540	\$365,270

Businesses	1 Miles	3 Miles	5 Miles
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Total businesses	729	2,680	5,471
Total employees	9,232	28,769	83,365



**If you would like to discuss this further,  
please get in touch.**

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