

Prime Ground Lease Opportunity 7 Parcels on Newberry Road (Florida SR 26)

24400 Block Newberry Road/FL SR 26 | Newberry, FL 32669

0.88± AC - 2.17± AC



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Unmatched Visibility on a Thriving Commercial Corridor

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Seven premium outparcels are available for ground lease in fast-growing Newberry, Florida, offering exceptional frontage on Newberry Road/State Road 26, one of the region's most traveled and strategically important east-west thoroughfares. Just 10 miles west of Gainesville and minutes from I-75, these sites provide immediate access to regional traffic and strong consumer demand.

Situated across from Bravo Market and 0.2 miles west of the new Publix-anchored center, these parcels sit at the heart of expanding retail, restaurant and service activity, and serve as a gateway location ideal for national and regional tenants seeking high visibility and strong daily traffic counts.

Key Highlights

- Prime frontage on Newberry Road/Florida SR 26 - a major retail and commuter corridor
- Across from Publix-anchored shopping centers - strong retail synergy
- Close proximity to large new residential developments - including 350+ homes and a 440-unit multifamily project
- Rapid population and economic growth - bolstering workforce and consumer base
- Just 10 miles from I-75 and minutes to Gainesville - regional accessibility and convenience
- Zoned CA (Commercial/Automotive) - ideal for a variety of business types
- Rough graded pads with limited utilities to property lines (water, sewer, storm & power)
- Common access roads (two entrances and rear road - see plan)



Availability

	SIZE	ZONING
Lot 1	0.88± AC	CA
Lot 2	1.07± AC	CA
Lot 3	0.90± AC	CA
Lot 4	2.17± AC	CA
Lot 6	1.09± AC	CA
Lot 7	1.19± AC	CA
Lot 8	1.41± AC	CA

Ideal Uses

- Retail
- Restaurants
- Medical, office, and service uses
- Automotive and specialty commercial use
- Mixed-use commercial investment
- Childcare services

Exceptional Investment in a Dynamic Growth Market

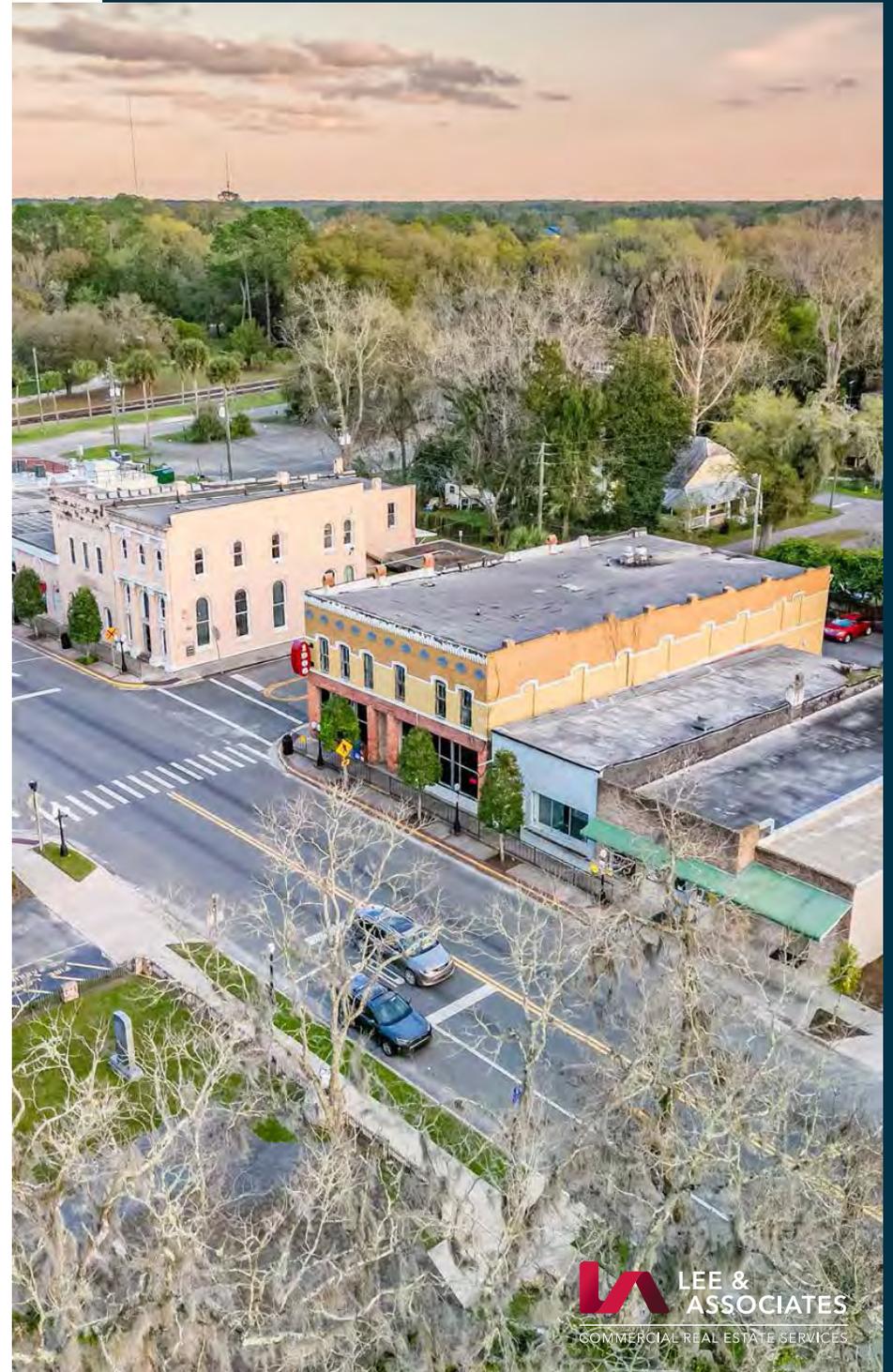
Newberry has experienced significant population and economic growth in recent years, adding thousands of residents and positioning itself as one of the most promising markets in North Central Florida. Over the past decade the community has grown rapidly, attracting new residential developments and broader economic expansion.

Recognized for its business-friendly environment and proactive economic development strategy, Newberry continues to invest in infrastructure and future-focused projects that enhance regional connectivity and long-term prosperity. Recent grant awards and local investments in utilities and public works reflect a city committed to growth and community enhancement.

Community Strength & Quality of Life

Residents and businesses in Newberry enjoy the best of both worlds from small-town charm with proximity to major economic engines like Gainesville and the University of Florida. The community offers a welcoming environment with strong civic support, quality schools, and abundant recreational assets including parks, sports complexes, and access to springs and rivers.

Newberry's strategic vision continues to balance sustainable growth with its rural heritage, emphasizing smart infrastructure expansion, improved utilities, and quality-of-life amenities that reinforce long-term value for residents and commercial users alike.



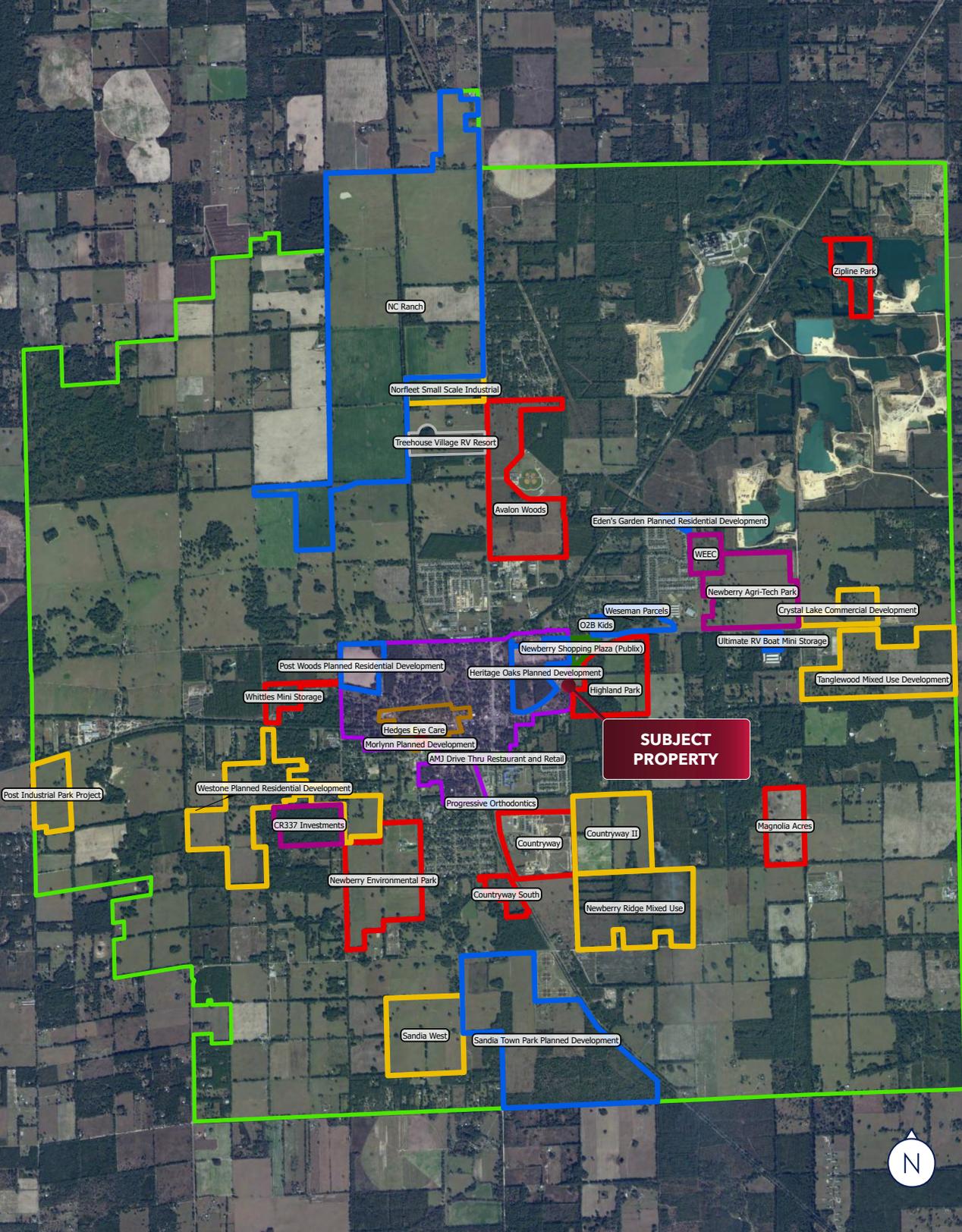
Development Activity in Newberry

*Projects Under Development, Entitled and Under Review**

-  Urban Service Area
-  Community Redevelopment Area
-  Historic District

Projects

-  Projects Under Active Development
-  Projects in application review.
-  Completed Projects
-  Projects not actively under development which have entitlements.
-  Expired Projects
-  Projects with Land Use but no zoning.



*as of Spring 2025

Demographics

Source: ESRI Business Analyst



2025 Population
1 Mile: 2,798
4 Mile: 9,546
7 Mile: 21,860



2030 Projected Population
1 Mile: 3,210
4 Mile: 10,530
7 Mile: 24,058



2025 Average HH Income
1 Mile: \$109,305
4 Mile: \$106,511
7 Mile: \$123,907



2030 Projected HH Income
1 Mile: \$127,372
4 Mile: \$123,654
7 Mile: \$143,468



PRIME GROUND LEASING OPPORTUNITY

7 PARCELS ON NEWBERRY ROAD

NEWBERRY, FL 32669

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