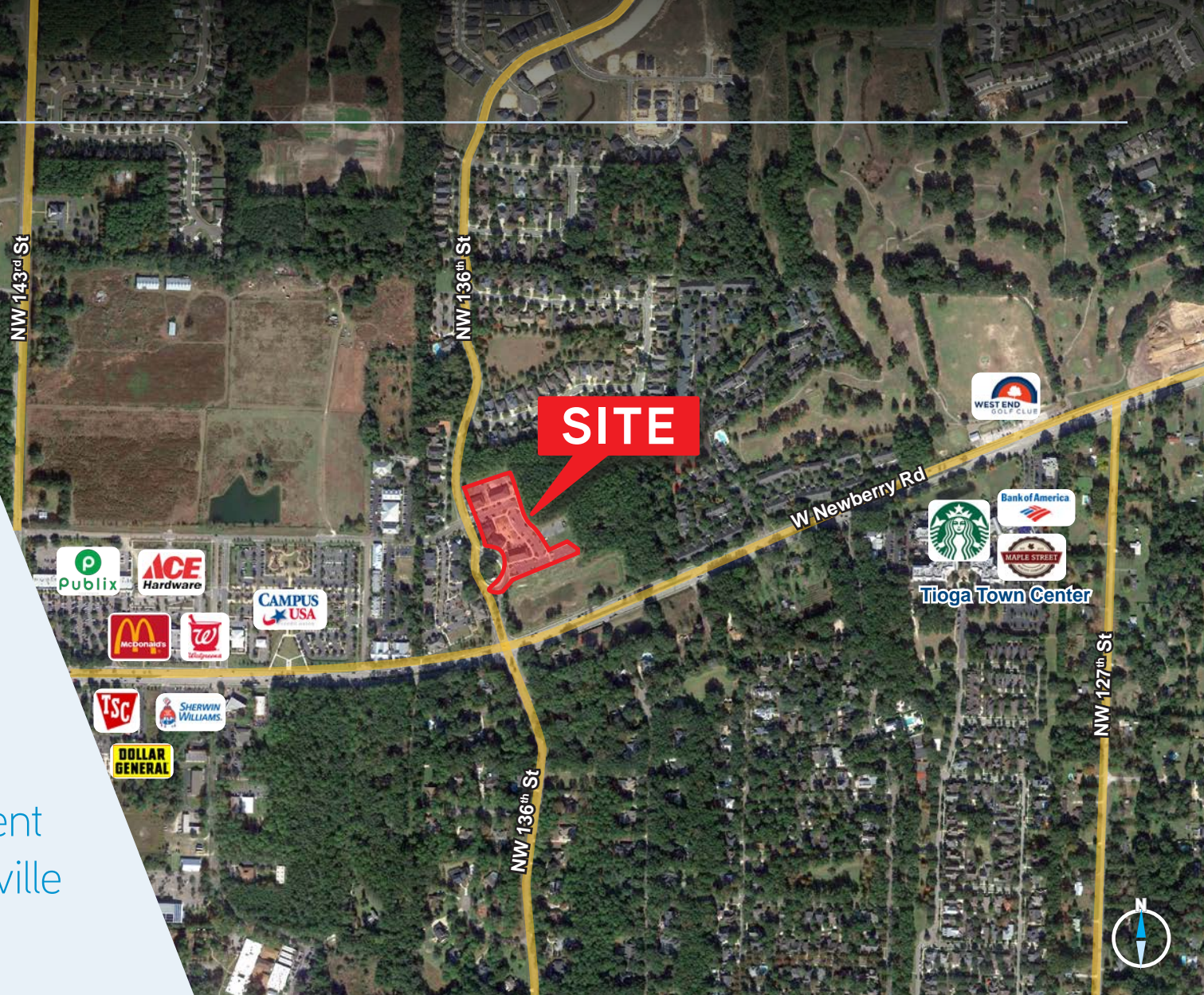


FOR SALE

ARBOR GREENS

13708 W. Newberry Road
GAINESVILLE, FL 32669

Mixed Use Development
in the Heart of Jonesville



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FOR SALE 13708 W Newberry Road // Gainesville, FL 32606

All pads depicted represent future development. Use, size and layout are subject to change.

- AVAILABLE
- PENDING
- SOLD
- EXISTING



- 1** Type: Office Lot (Bank*)
Building Size: 4,664 SF
Price: ~~\$455,000~~ \$400,000
**This lot fronts SR 26 and is approved for up to three drive-thru lanes and will readily accommodate a bank or credit union.*
- O** Type: Retail/Office Pad
Building Size: 3,000 SF
Price: ~~\$355,000~~ (\$70/SF)

- P** Type: Retail/Office Pad
Building Size: 5,000 SF
Price: ~~\$350,000~~ (\$70/SF) **SOLD**
- R** Type: Office Pad Building
Building Size: 3,000 SF
Price: ~~\$140,000~~ (\$70/SF) **SOLD**

DESCRIPTION

Arbor Greens is a mixed use development designed to accommodate a variety of uses from multifamily, ALF, office, retail and/or restaurant. Great West Newberry Road location, in the heart of Jonesville. Potential sites and/or uses are noted below. Other configurations/uses are also possible. Pad ready sites are turn-key and include parking and retention. These pads can be combined to accommodate larger square footages. The building is currently set up for as many as three tenants.

SITES AVAILABLE FOR:

- Restaurant
- Retail
- Office
- Bank
- Medical

ADDITIONAL NOTES:

- Owner will build to suit
- Veve at Arbor Greens - coming soon!
- Office/retail pads can be combined for larger SF
- Lot G (bank site) remaining in Phase 1 accommodates drive thru lanes
- 6,611 SF shell on Pad K coming soon
- Quarterly association dues are \$1,600

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AREA DEMOGRAPHICS

5 mi. radius Source: ESRI Business Analyst



Current Population
(2019)
39,205



Average Household Income
(2019)
\$111,914



Projected Population
(2024)
41,863



Projected Average Household Income
(2024)
\$126,458



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