

**Oaks Mall Plaza**  
 6707-6795 W. Newberry Rd  
 Gainesville, FL 32605  
 Lat 29.660, Long -82.414

## DEMOGRAPHICS

|                        | 1-Mile Radius | 3-Mile Radius | 5-Mile Radius |
|------------------------|---------------|---------------|---------------|
| 2017 Population        | 7,516         | 61,186        | 153,309       |
| 2017 Average HH Income | \$54,144      | \$75,936      | \$70,274      |
| 2017 Median HH Income  | \$35,865      | \$46,664      | \$42,436      |

## PROPERTY HIGHLIGHTS

- Located at the intersection of Interstate 75 and Newberry Road
- Adjacent to Oaks Mall, anchored by Macy's, Dillard's, and Belk
- Pylon signage available, visible from Newberry Road
- Ample parking
- Signalized intersection
- Combined Traffic Count (2017): 69,877 CPD

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 Licensed Real Estate Broker

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## SITE PLAN

| STE  | TENANT                   | SIZE   |
|------|--------------------------|--------|
| 6711 | AVAILABLE                | 39,600 |
| 6741 | AVAILABLE                | 16,803 |
| 6743 | Comics & Games           | 5,025  |
| 6751 | AVAILABLE                | 1,410  |
| 6753 | AVAILABLE                | 1,320  |
| 6755 | AVAILABLE                | 2,640  |
| 6757 | Super Optical Express    | 3,844  |
| 6763 | AVAILABLE                | 1,980  |
| 6765 | Nail Salon               | 1,980  |
| 6767 | Classic Comfort Footwear | 1,660  |
| 6791 | Jason's Deli             | 5,925  |
| 6795 | Chinese Buffet           | 5,320  |

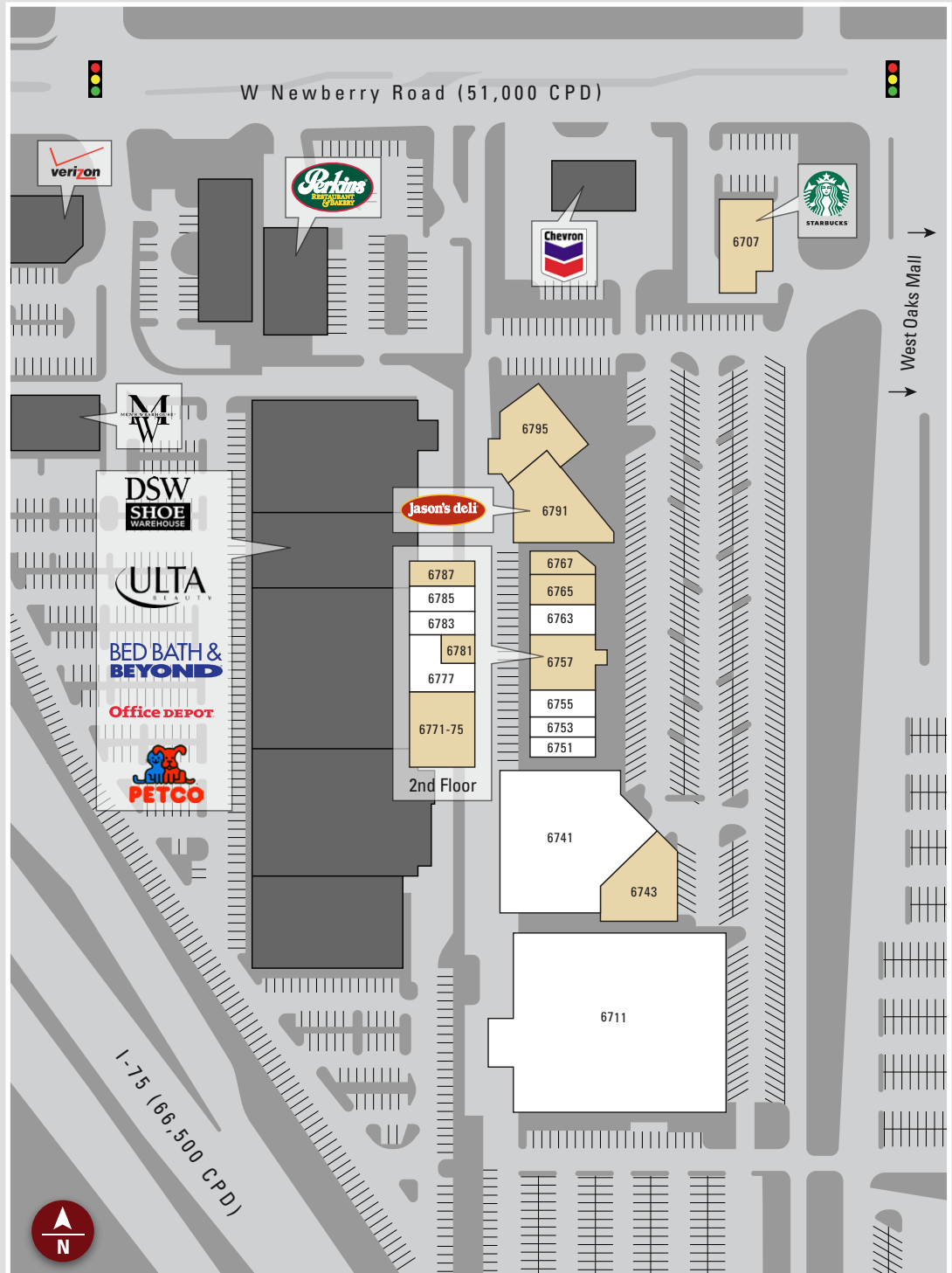
### 2nd Floor

|         |                      |       |
|---------|----------------------|-------|
| 6771-75 | Scrubs By Design     | 5,020 |
| 6777    | AVAILABLE            | 2,430 |
| 6781    | Especially for Women | 930   |
| 6783    | AVAILABLE            | 1,667 |
| 6785    | AVAILABLE            | 1,667 |
| 6787    | Music                | 1,660 |

### Outparcel

|              |           |                |
|--------------|-----------|----------------|
| 6707         | Starbucks | 4,346          |
| <b>TOTAL</b> |           | <b>105,226</b> |

AVAILABLE  NOT OWNED



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## NEARBY RETAIL



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