



## For Lease

- Join Floor & Decor, Publix, H&R Block, Dollar Tree, One Main Financial, CATO, Cricket Wireless, Moe's, and more at Newberry Square Shopping Center in Gainesville.
- This shopping center features easy access from Interstate-75 exit 387 and Newberry Road. This center also features ample parking and monument signage.
- This property sits in the heart of the Newberry Road Retail corridor, proximate to the Oaks Mall, Tower Hill Office Park, North Florida Regional Medical Center, and many other national retailers and restaurants.

**Retail  
Restaurant**  
1,400 - 5,118 SF Available  
Negotiable (NNN)

Center Size	180,524 SF
Parking	Ample
Monument Signage	Available
Traffic Counts (SR26)	50,000

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## Population

225,186 people within  
a 10-mile radius



## Access

Accessible via I-75 exit 387  
and Newberry Road



## Proximity

Near North Florida  
Regional Medical Center



## Parking

Ample and  
convenient parking

## Aerial Map



## Site Plan



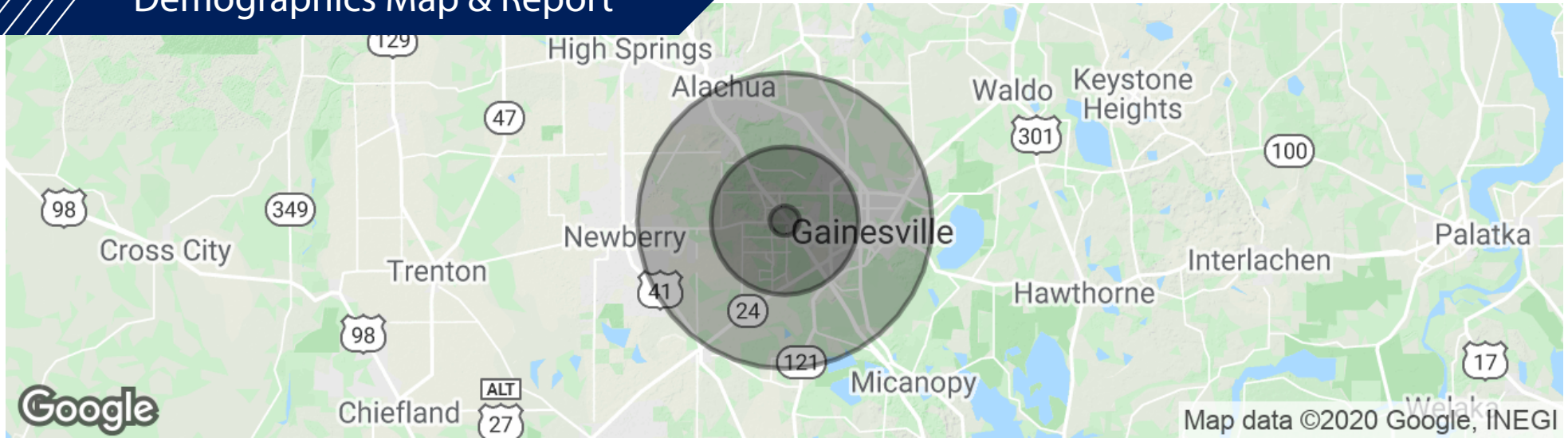
Suite #	Tenant	Size (sf)
100	Floor & Decor	84,186
0001	Maui Grill	1,050
0002	Coast Dental	1,715
0003	AVAILABLE	1,400
0004	AVAILABLE	1,400
0005	AVAILABLE	1,732
0007	Archer Beauty	6,685
0009	AVAILABLE	1,750
0009A	OneMain Financial	1,750
0010B	H & R Block	1,050
0010C	Advance America	1,050
0012	CATO	5,600
0014	Crossfit Lead	4,200
0015	Pinspiration	2,800
0016	AVAILABLE	2,563
0016A	Cricket Wireless	905
0017	So Sharp Cutz and Stylez	1,170
0018	Happy Nails	1,220
0020	AVAILABLE	5,118
0021	AVAILABLE	1,400
0101	Publix	39,795
0102	Dollar Tree	10,450
0025	Gator City Reptiles	1,575



## Additional Photos



## Demographics Map & Report



### POPULATION

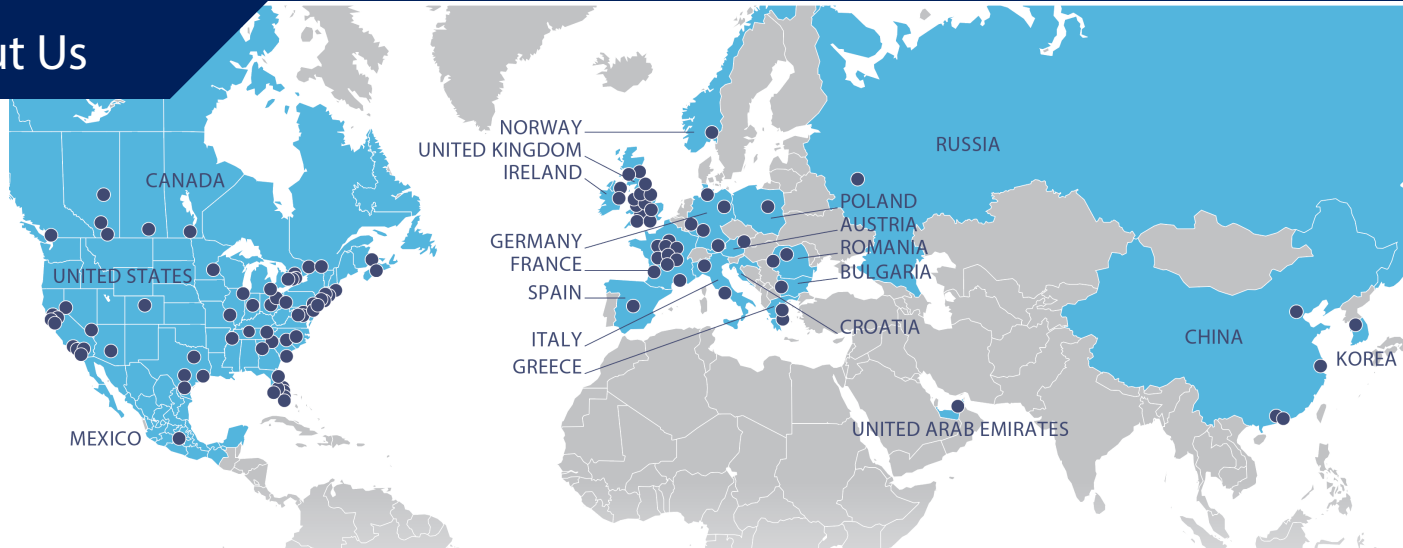
	1 MILE	5 MILES	10 MILES
Total population	7,200	110,897	225,186
Median age	34.0	33.6	32.4
Median age (Male)	33.4	32.4	31.3
Median age (Female)	34.4	34.5	33.2

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	3,035	47,588	91,597
# of persons per HH	2.4	2.3	2.5
Average HH income	\$66,394	\$67,188	\$59,523
Average house value	\$249,116	\$245,314	\$225,802

\* Demographic data derived from 2010 US Census

## About Us



## Avison Young at a Glance

Founded: **1978**  
 Total Real Estate Professionals: **5,000**  
 Offices: **120**  
 Countries: **20**  
 Brokerage Professionals: **1,600**  
 Property Under Management: **290 million sf**

Avison Young is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its Principals. Founded in 1978, with legacies dating back more than 200 years, the company comprises approximately 5,000 real estate professionals in 120 offices in 20 countries. The firm's experts provide value-added, client-centric investment sales, leasing, advisory, management and financing services to clients across the office, retail, industrial, multi-family and hospitality sectors.



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