



# PUBLIX AT STEEPLECHASE

14130 W. Newberry Road, Newberry, FL 32669

## NEWBERRY, FL



**MARKET:** North Florida

**COUNTY:** Alachua

**GLA:** 65,960 SF

**TRAFFIC COUNT:** 19,000



	TOTAL POPULATION	MEDIAN AGE	AVG. HH INCOME
<b>1 MILE</b>	2,620	39.5	\$122,091
<b>3 MILES</b>	14,375	40.1	\$128,164
<b>5 MILES</b>	44,420	37.5	\$103,669

**DAVID A. FASANO** | LEASING AGENT

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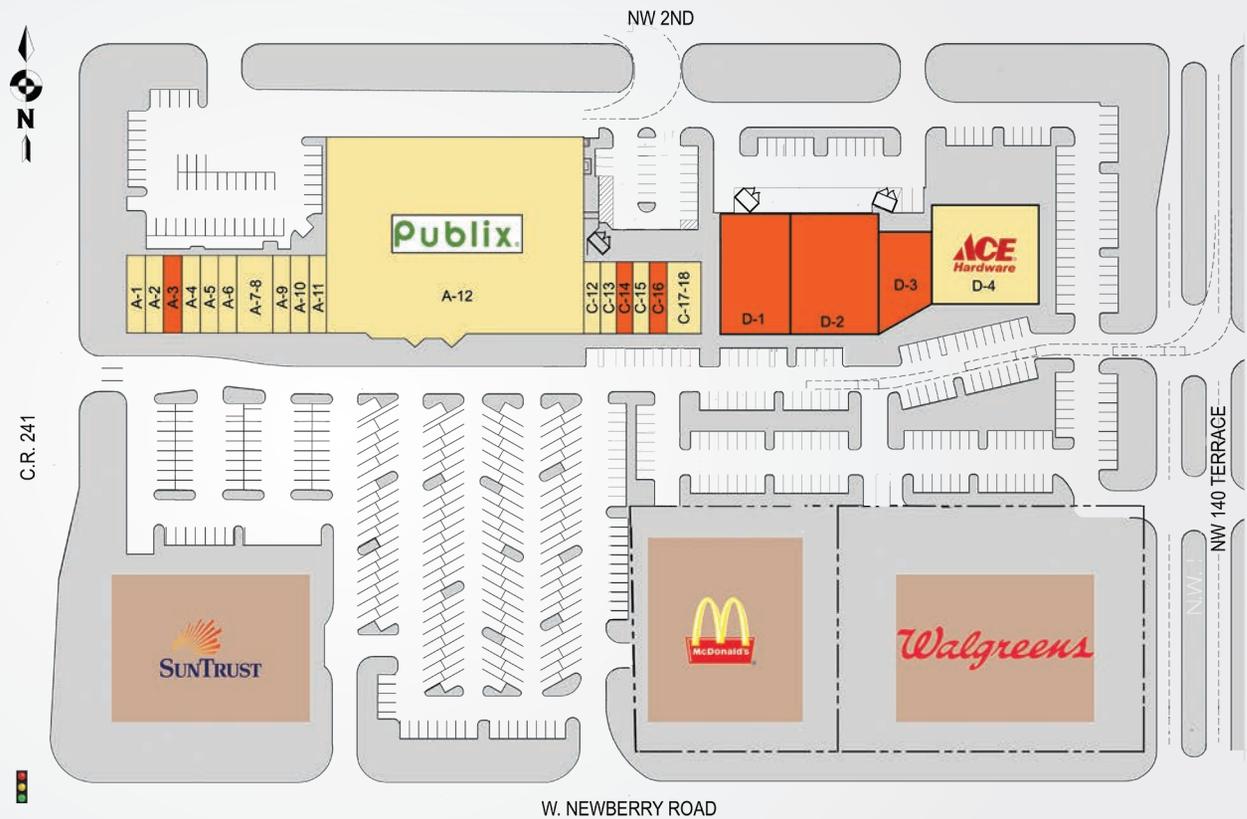
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TENANTS	UNIT	SF
Quality Cleaners	A-1	1,295
The UPS Store	A-2	1,110
<b>Available</b>	<b>A-3</b>	<b>1,110</b>
Subway	A-4	1,295
Orchid Nails	A-5	1,110
Green Tree Chinese	A-6	1,110
O Solia Mia Pizzeria	A-7-8	2,610
Fuji Sushi	A-9	1,460
Powell Chiropractic	A-10	1,480
AT&T	A-11	1,110
Publix	B-12	44,270
Haircuttery	C-12	1,400
M&M Vitamins	C-13	1,050
<b>Available</b>	<b>C-14</b>	<b>1,050</b>
U&B Liquor	C-15	1,350
<b>Available</b>	<b>C-16</b>	<b>1,050</b>
Top Hog BBQ	C-17-18	2,100
<b>Available</b>	<b>D-1</b>	<b>8,000</b>
<b>Available</b>	<b>D-2</b>	<b>10,003</b>
<b>Available</b>	<b>D-3</b>	<b>4,378</b>
Ace Hardware	D-4	9,952



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**Publix at Steeplechase** is located at West Newberry Road and County Road 241. Tenants at the center benefit from the affluent surrounding communities of Newberry and Jonesville along with minimal market competition. This Publix has the highest sales volume in Alachua County. A 22,381 square foot expansion with two junior box national tenants is in the planning stage.

Best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.