



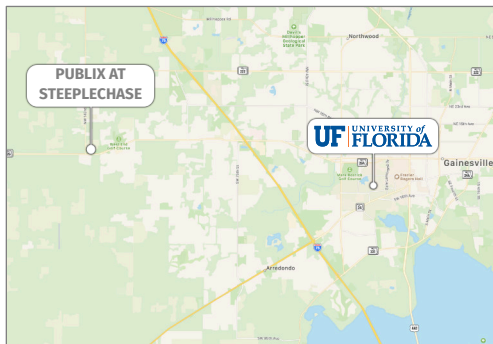
PUBLIX AT STEEPLECHASE

14130 West Newberry Road, Newberry, FL 32669

NEWBERRY, FL



MARKET: North Florida **COUNTY:** Alachua **GLA:** ±65,960 SF **TRAFFIC COUNT:** ±30,014 (Combined)



- Highest grossing of 15 Publix retail centers in the greater Gainesville, Florida market
- Tenants benefit from the affluent surrounding communities of Newberry and Jonesville with minimal market competition
- \$107,104 average household income within a three-mile radius
- 640-unit mixed-use development planned directly behind center
- A ±22,381 square feet expansion with two junior box national tenants is in the planning stage

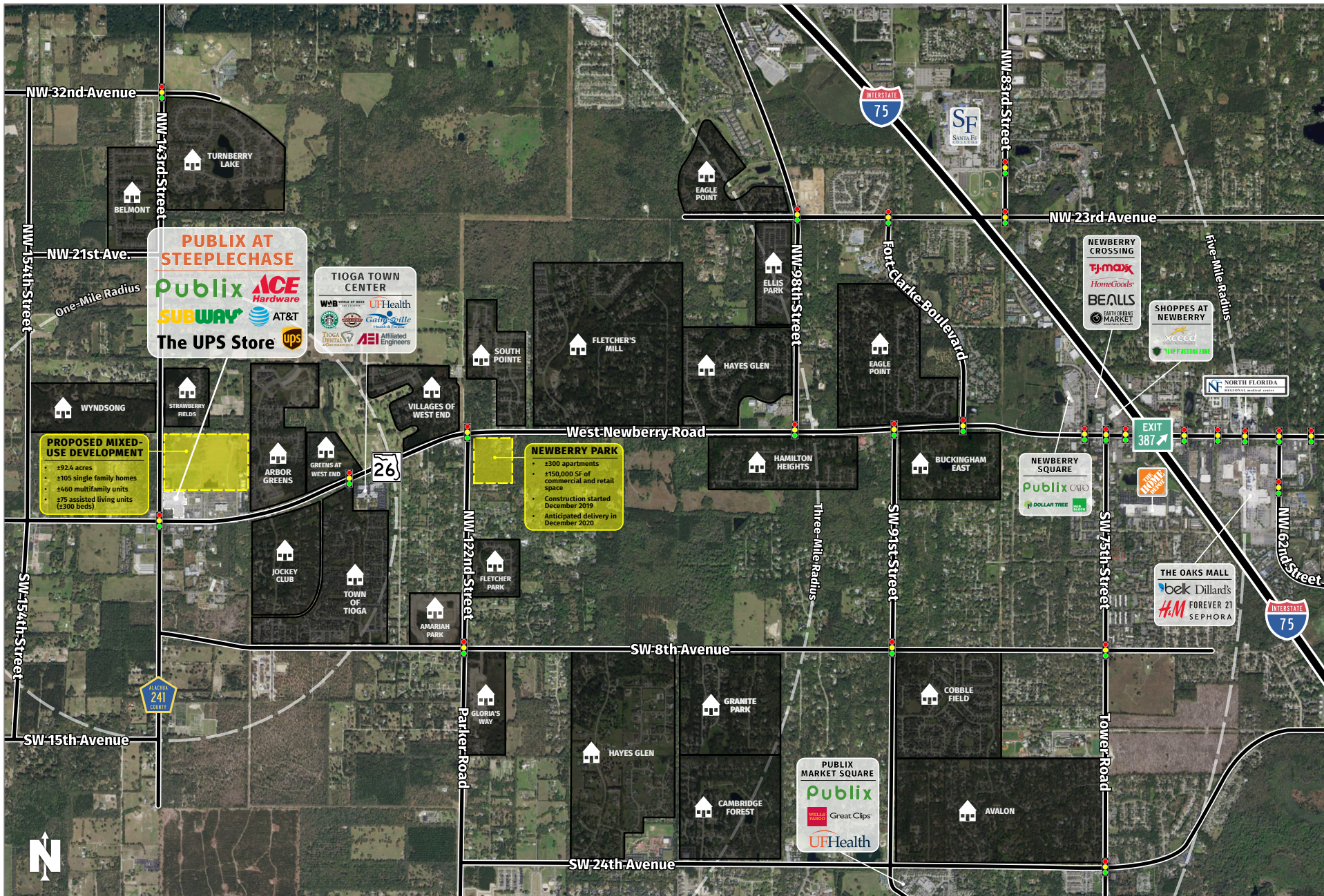
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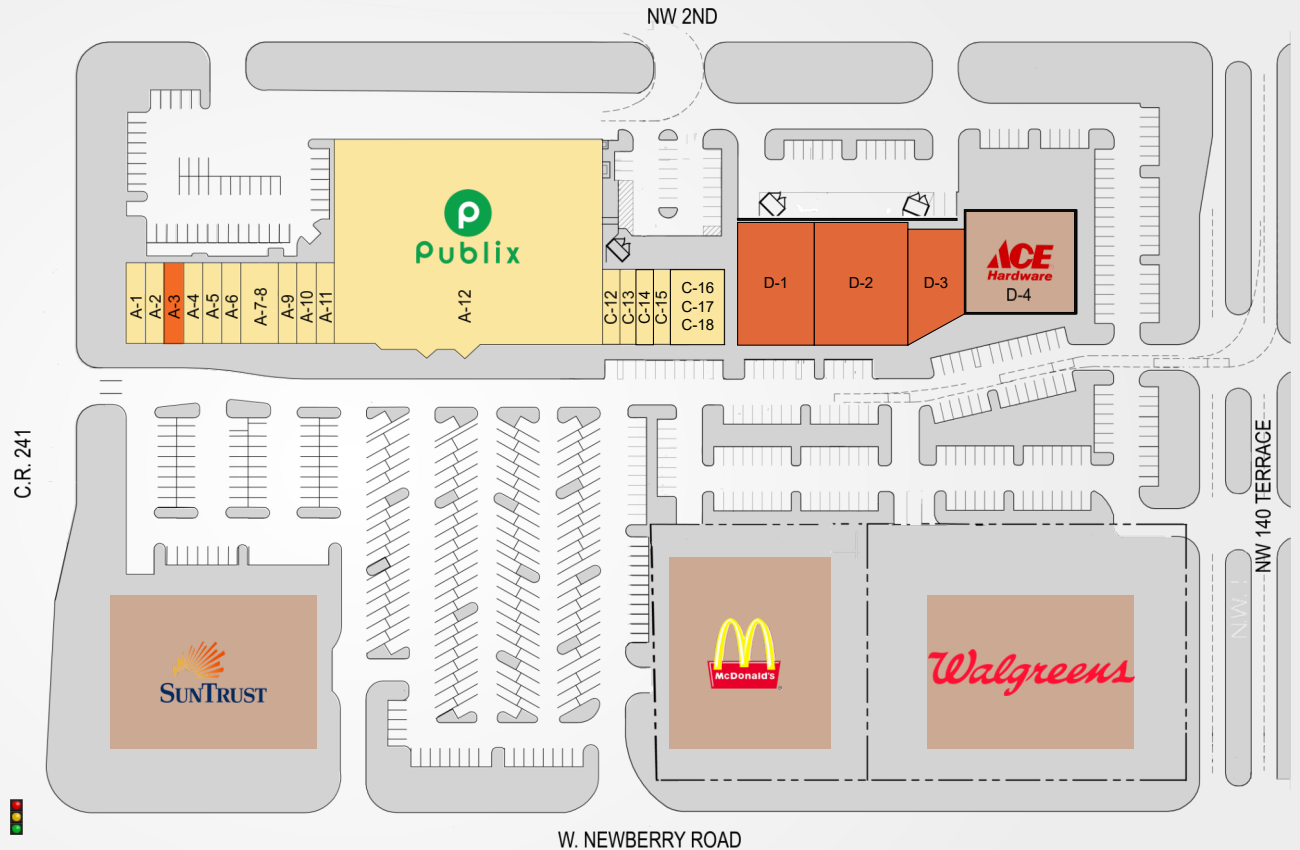
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Best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management



PUBLIX AT STEEPLECHASE

TENANTS	UNIT	SF
Quality Cleaners	A-1	1,295 SF
The UPS Store	A-2	1,110 SF
Available	A-3	1,110 SF
Subway	A-4	1,295 SF
Orchid Nails	A-5	1,110 SF
Green Tree Chinese	A-6	1,110 SF
O Sole Mio Restaurant	A-7 A-8	2,610 SF
Fuji Sushi	A-9	1,460 SF
Powell Chiropractic	A-10	1,480 SF
AT&T	A-11	1,110 SF
Publix	B-12	44,270 SF
Hair Cuttery	C-12	1,400 SF
M&M Vitamins	C-13	1,050 SF
Eye Center	C-14	1,050 SF
U&B Liquor	C-15	1,350 SF
Top Hog BBQ	C-16 C-17 C-18	3,150 SF
Proposed	D-1	8,000 SF
Proposed	D-2	10,003 SF
Proposed	D-3	4,378 SF
Ace Hardware	D-4	9,952 SF



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DEMOGRAPHICS	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
1 MILE	2,982	39.3	\$104,787
3 MILES	15,826	39.8	\$107,104
5 MILES	46,588	37.3	\$92,493

Southeast Centers offers 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.