



# PUBLIX AT STEEPLECHASE

14130 West Newberry Road, Newberry, FL 32669

NEWBERRY, FL

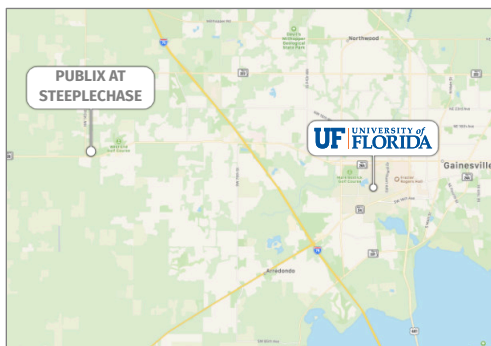


**MARKET:** North Florida

**COUNTY:** Alachua

**GLA:** ±98,482 SF

**TRAFFIC COUNT:** ±30,014 (Combined)



- Highest sales volume of 15 Publix grocery stores in the greater Gainesville, Florida market
- Tenants benefit from the affluent surrounding communities of Newberry and Jonesville with minimal market competition
- \$119,276 average household income within a three-mile radius
- Several significant residential projects planned/underway in the immediate trade area, including a 640-unit mixed-use development directly behind center
- A ±22,570-square-foot expansion with two junior box national tenants is in the planning stage

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TENANTS	UNIT	SF
Lifesouth Community Blood Centers	A-1	1,295 SF
The UPS Store	A-2	1,110 SF
<b>Available</b>	<b>A-3</b>	<b>1,110 SF</b>
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
Carob Diamond Company	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
<b>Available</b>	<b>C-13</b>	<b>1,050 SF</b>
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
<b>Proposed</b>	<b>D-1</b>	<b>6,420 SF</b>
<b>Proposed</b>	<b>D-2</b>	<b>6,600 SF</b>
<b>Proposed</b>	<b>D-3</b>	<b>4,550 SF</b>
Ace Hardware	D-4	9,952 SF
<b>Proposed</b>	<b>D-5</b>	<b>5,000 SF</b>



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DEMOGRAPHICS	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
<b>1 MILE</b>	3,060	39.9	\$114,490
<b>3 MILES</b>	16,827	40.8	\$119,276
<b>5 MILES</b>	47,078	38.1	\$101,095

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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.