

PUBLIX AT STEEPLECHASE

NEWBERRY, FL

14130 West Newberry Road, Newberry, FL 32669

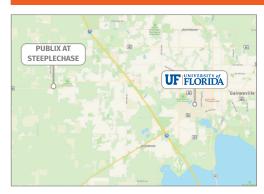


MARKET: North Florida

COUNTY: Alachua

GLA: ±65,960 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 adjacent to center at Jonesville Plaza.

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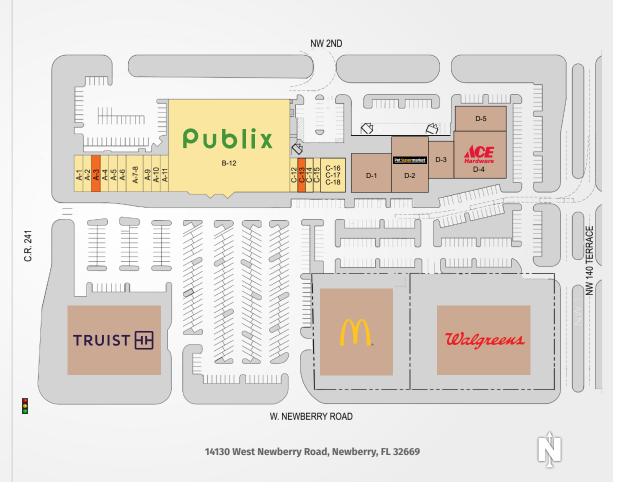
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UNIT	SF
A-1	1,295 SF
A-2	1,110 SF
A-3	1,110 SF
A-4	1,295 SF
A-5	1,110 SF
A-6	1,110 SF
A-7 A-8	2,610 SF
A-9	1,460 SF
A-10	1,480 SF
A-11	1,110 SF
B-12	44,270 SF
C-12	1,400 SF
C-13	1,050 SF
C-14	1,050 SF
C-15	1,350 SF
C-16 C-17 C-18	3,150 SF
	A-1 A-2 A-3 A-4 A-5 A-6 A-7 A-8 A-9 A-10 A-11 B-12 C-12 C-13 C-14 C-15



	DEMOGRAPHICS	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
_	1 MILE	3,521	40.1	\$106,968
	3 MILES	16,614	40.9	\$111,094
	5 MILES	48,231	38.3	\$98,097

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 purposed only and shall not be deemed a representation by Landlord or their accuracy.