



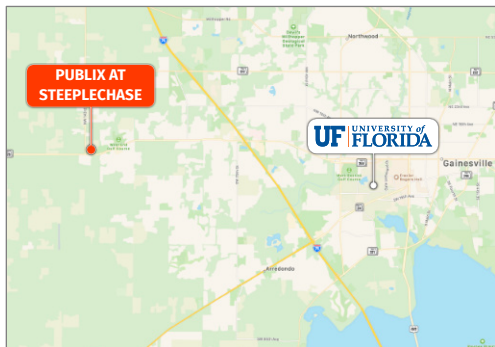
# PUBLIX AT STEEPLECHASE

14130 West Newberry Road, Newberry, FL 32669

# NEWBERRY, FL



**MARKET:** Gainesville      **COUNTY:** Alachua      **GLA:** ±83,522 SF      **TRAFFIC COUNT:** ±30,014 (Combined)



- Unit C is new construction, immediately available, and will be delivered in vanilla box condition.
- Strong trade area demographics, with an average household income of \$210,284, and a 2.7% annual population growth rate (2010 to 2023)
- Top performing Publix grocery store in the greater Gainesville, FL area and among the highest in sales volume statewide

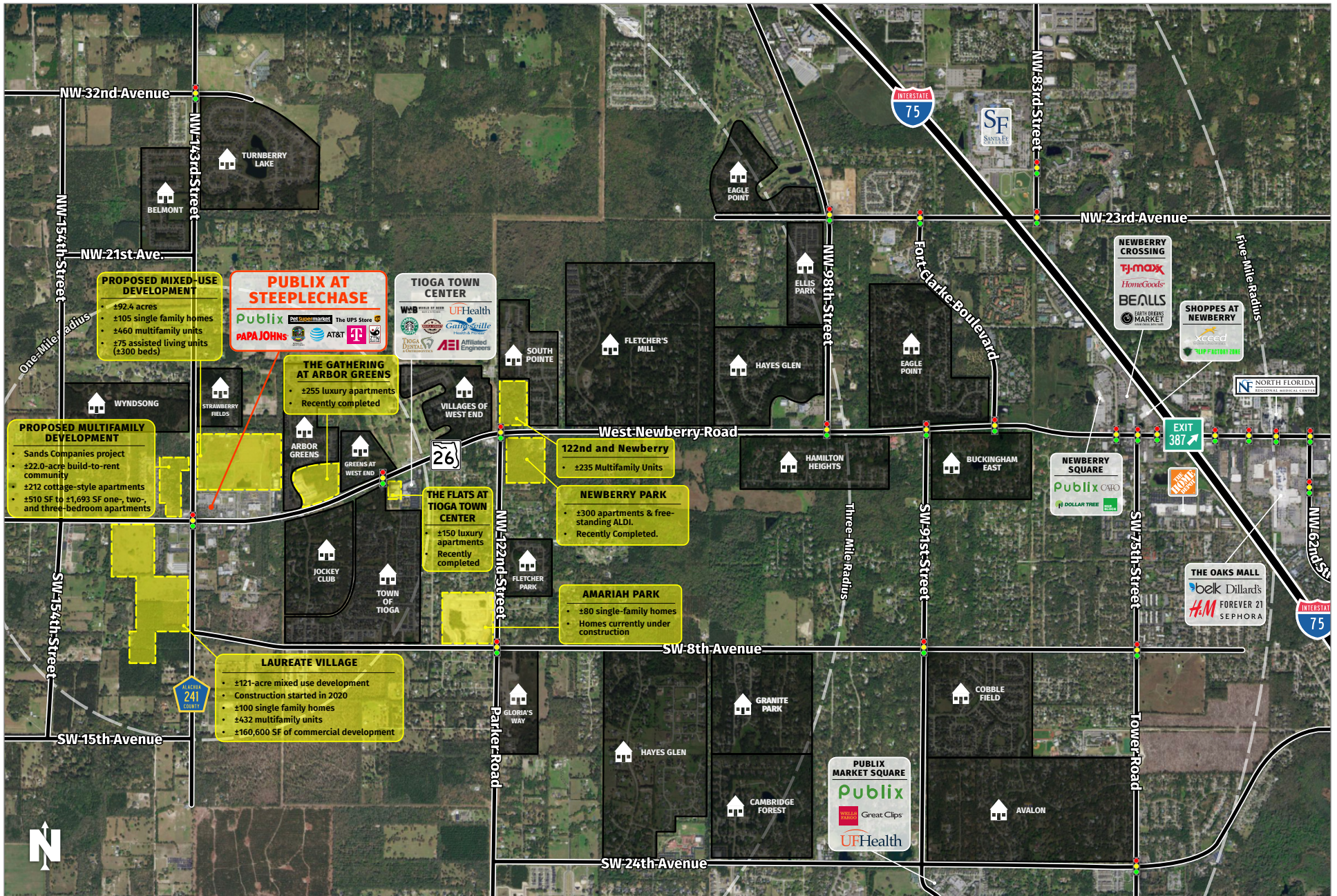
**MATTHEW SCOTT | LEASING AGENT**

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(813) 765-2720

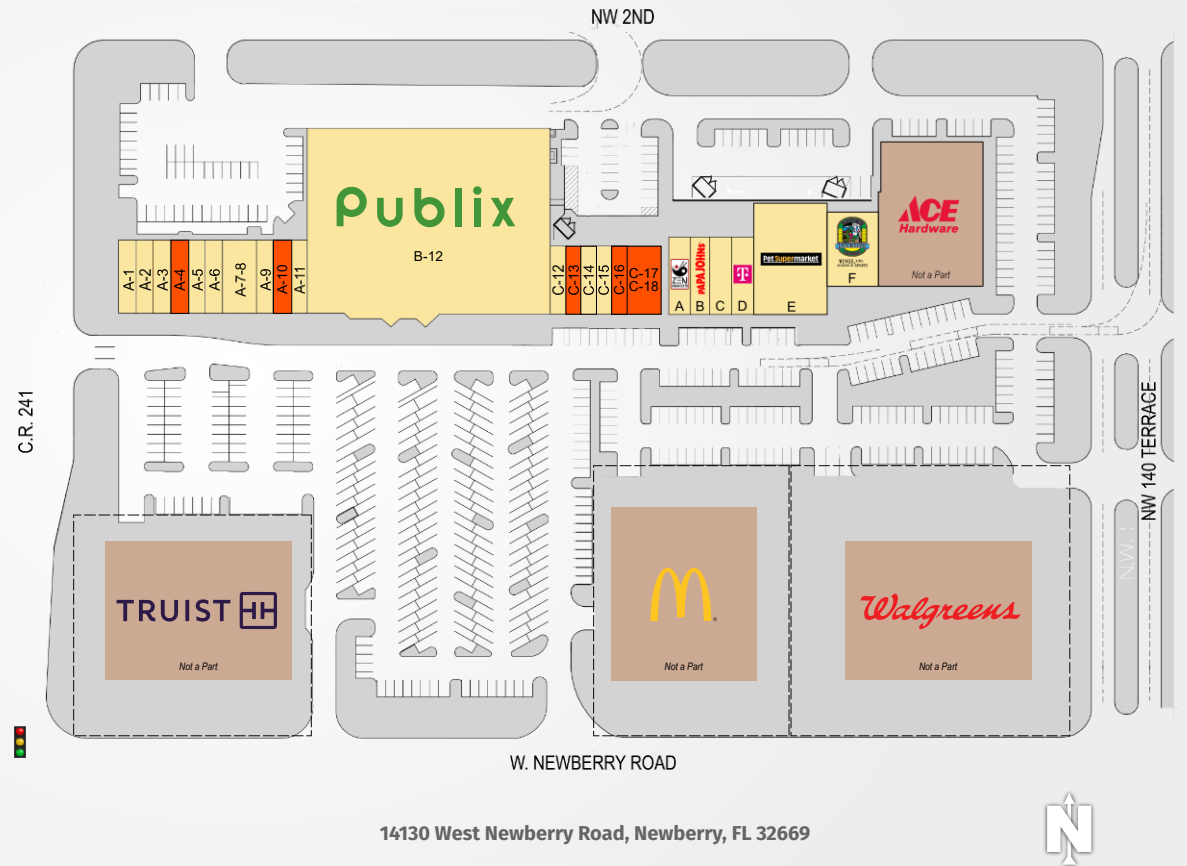


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PHASE I & II TENANTS	UNIT	SF
Lifesouth Community Blood Centers	A-1	1,295 SF
The UPS Store	A-2	1,110 SF
Stretch Zone	A-3	1,110 SF
<b>Available (Second Generation Restaurant)</b>	<b>A-4</b>	<b>1,295 SF</b>
Orchid Nails	A-5	1,110 SF
Green Tree Chinese	A-6	1,110 SF
O Sole Mio Restaurant	A-7   A-8	2,610 SF
Fuji Sushi	A-9	1,460 SF
<b>Available</b>	<b>A-10</b>	<b>1,480 SF</b>
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
<b>Pending</b>	<b>C-16</b>	<b>1,050 SF</b>
<b>Available (Second Generation Restaurant)</b>	<b>C-17   C-18</b>	<b>2,100 SF</b>
PHASE III TENANTS	UNIT	SF
Zen Asian Eats	A	1,624 SF
Papa Johns	B	1,540 SF
My Favorite Pool Store	C	1,624 SF
T-Mobile	D	1,624 SF
Pet Supermarket	E	6,600 SF
Gator's Dockside	F	4,550 SF



## DEMOGRAPHICS

## TOTAL POPULATION

## MEDIAN AGE

## AVERAGE HH INCOME

<b>1 MILE</b>	4,053	41.6	\$210,284
<b>3 MILES</b>	17,138	41.6	\$203,517
<b>5 MILES</b>	49,995	39.4	\$151,536

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.