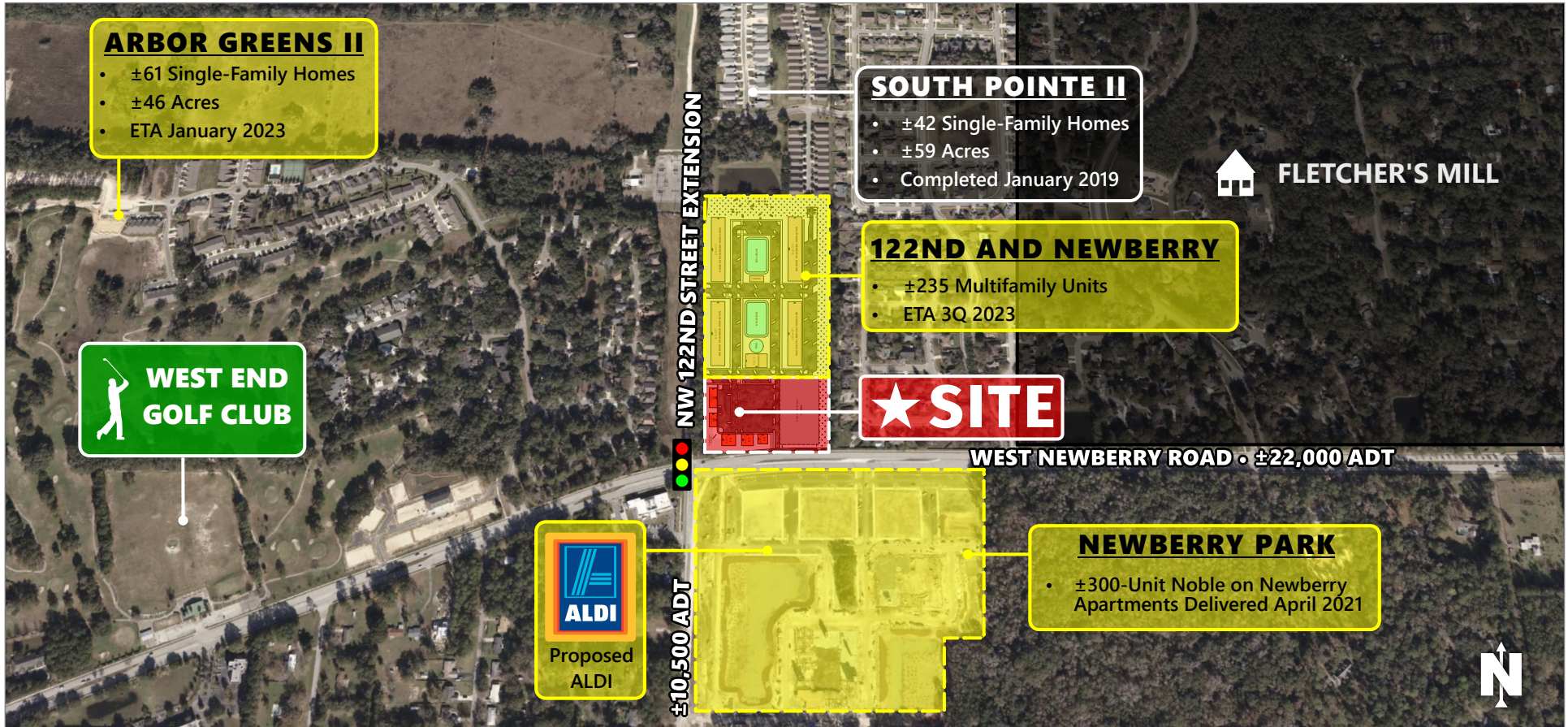
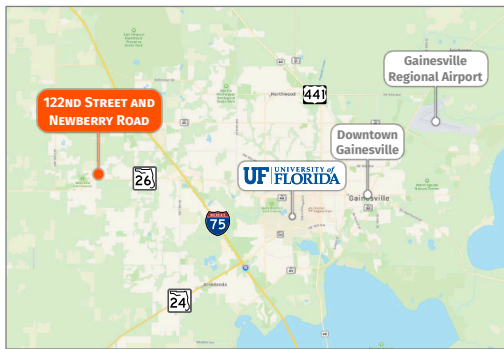


EXCEPTIONAL RETAIL DEVELOPMENT SITE GAINESVILLE, FL

12130 West Newberry Road, Gainesville, FL 32606



MARKET: North Florida **COUNTY:** Alachua **GLA:** ±47,600 SF **TRAFFIC COUNT:** ±32,500 (Combined)



- Only new significant retail opportunity in the affluent and fast-growing Newberry/Jonesville trade area.
- Over ±3,000 residential units planned/underway within a three-mile radius.
- ±235 new multifamily units adjacent to the site
- \$112,000 average household income within a three-mile radius
- ±25,000-square-foot anchor space available
- In-line spaces available from ±1,000 to ±4,200 square feet
- Restaurant opportunities available with patio space

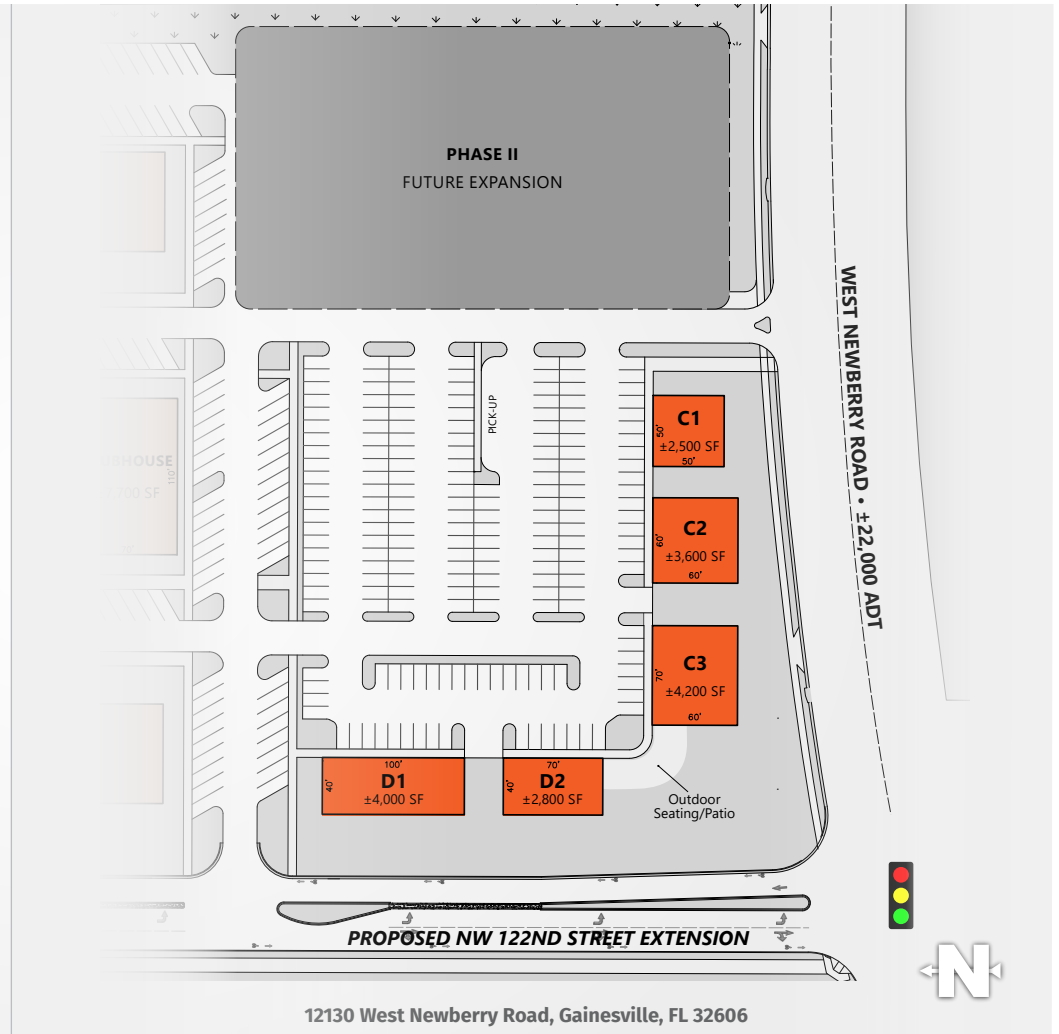
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SOUTHEAST CENTERS
 WWW.SOUTHEASTCENTERS.COM

122ND STREET AND NEWBERRY ROAD

TENANTS	UNIT	SIZE
Available	C-1	2,500 SF
Available	C-2	3,600 SF
Available	C-3	4,200 SF
Available	D-1	4,000 SF
Available	D-2	2,800 SF

* Conceptual Site Plan



12130 West Newberry Road, Gainesville, FL 32606

DEMOGRAPHICS	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
1 MILE	4,280	40.4	\$106,856
3 MILES	25,482	40.0	\$104,900
5 MILES	69,039	36.8	\$91,412

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.