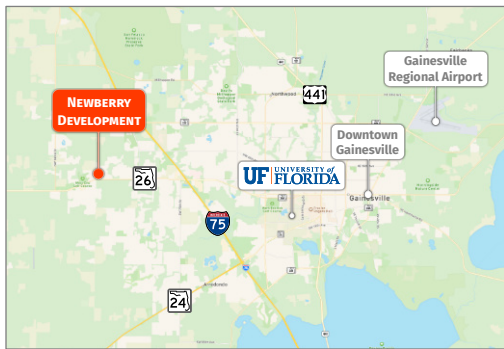


# EXCEPTIONAL RETAIL DEVELOPMENT SITE GAINESVILLE, FL

12130 West Newberry Road, Gainesville, FL 32606



**MARKET:** North Florida      **COUNTY:** Alachua      **GLA:** ±29,400 SF      **TRAFFIC COUNT:** ±32,500 (Combined)



- Conveniently positioned in west Gainesville's affluent Newberry/Jonesville market, where numerous apartment, retail, and grocery developments are slated to break ground at the shared intersection of 122nd and Newberry.
- In-line spaces available ranging from ±1,000 to ±4,200 SF
- Restaurant opportunities available with patio space.

**NOLAN COLLIER** | LEASING AGENT  
 ncollier@secenters.com  
 (407) 233-1393 | Mobile (407) 864-6897

**SOUTHEAST CENTERS**  
 WWW.SOUTHEASTCENTERS.COM



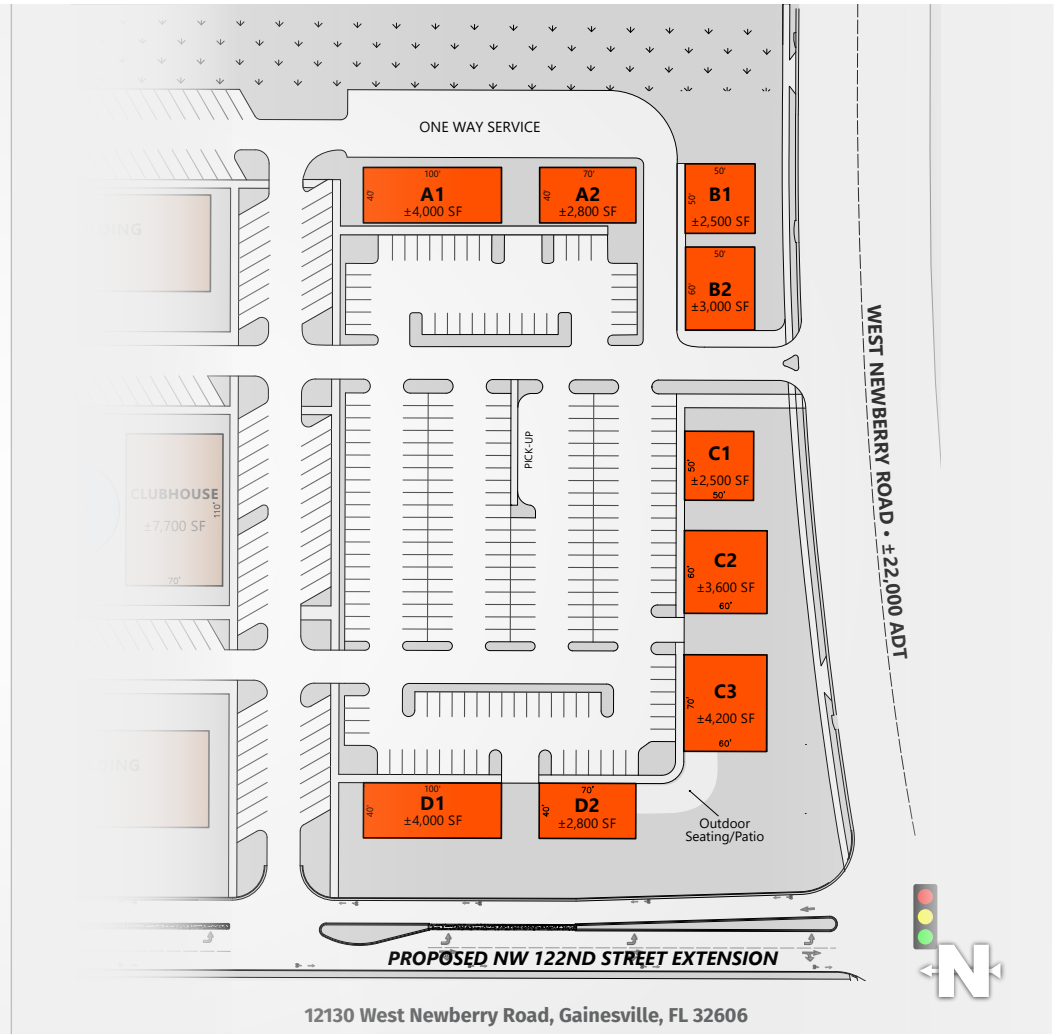




# 122<sup>ND</sup> STREET AND NEWBERRY ROAD

TENANTS	UNIT	SIZE
Available	A-1	4,000 SF
Available	A-2	2,800 SF
Available	B-1	2,500 SF
Available	B-2	3,000 SF
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



## DEMOGRAPHICS

## TOTAL POPULATION

## MEDIAN AGE

## AVERAGE HH INCOME

1 MILE	4,478	42.4	\$192,203
3 MILES	26,555	41.0	\$173,478
5 MILES	71,955	37.5	\$137,650

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.