



# STEEPLECHASE PHASE III

14130 West Newberry Road, Newberry, FL 32669

# NEWBERRY, FL

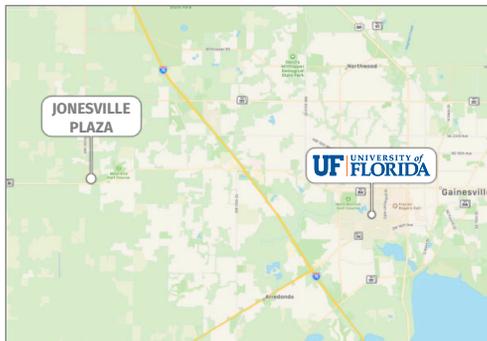


**MARKET:** North Florida

**COUNTY:** Alachua

**GLA:** ±17,562 SF

**TRAFFIC COUNT:** ±33,000 (Combined)



- \$119,276 average household income within a three-mile radius
- Adjacent to the Publix with the highest sales volume in the greater Gainesville, Florida market
- Tenants benefit from the affluent surrounding communities of Newberry and Jonesville with minimal market competition
- Several significant residential projects planned/underway in the immediate trade area, including a 640-unit mixed-use development directly behind center

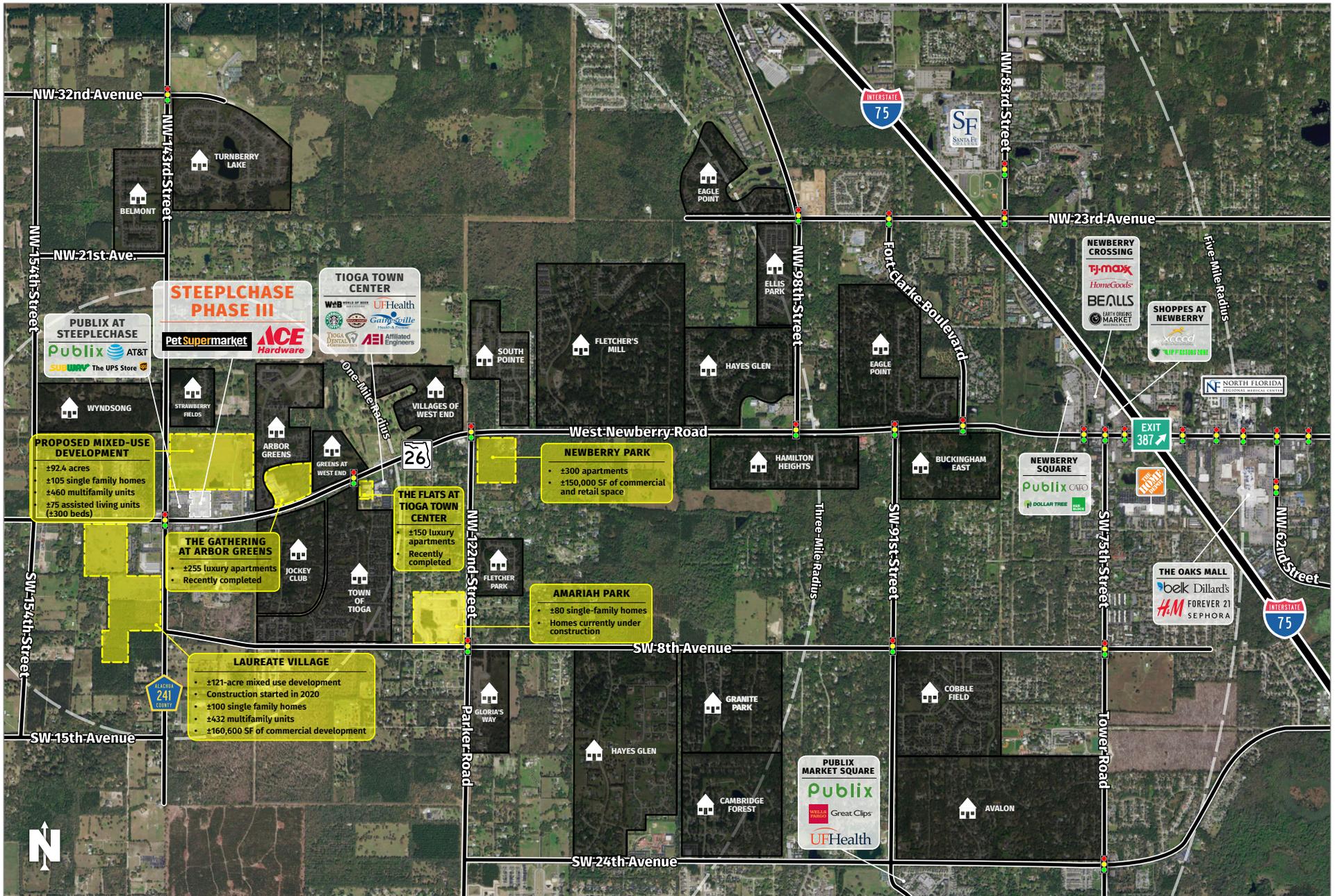
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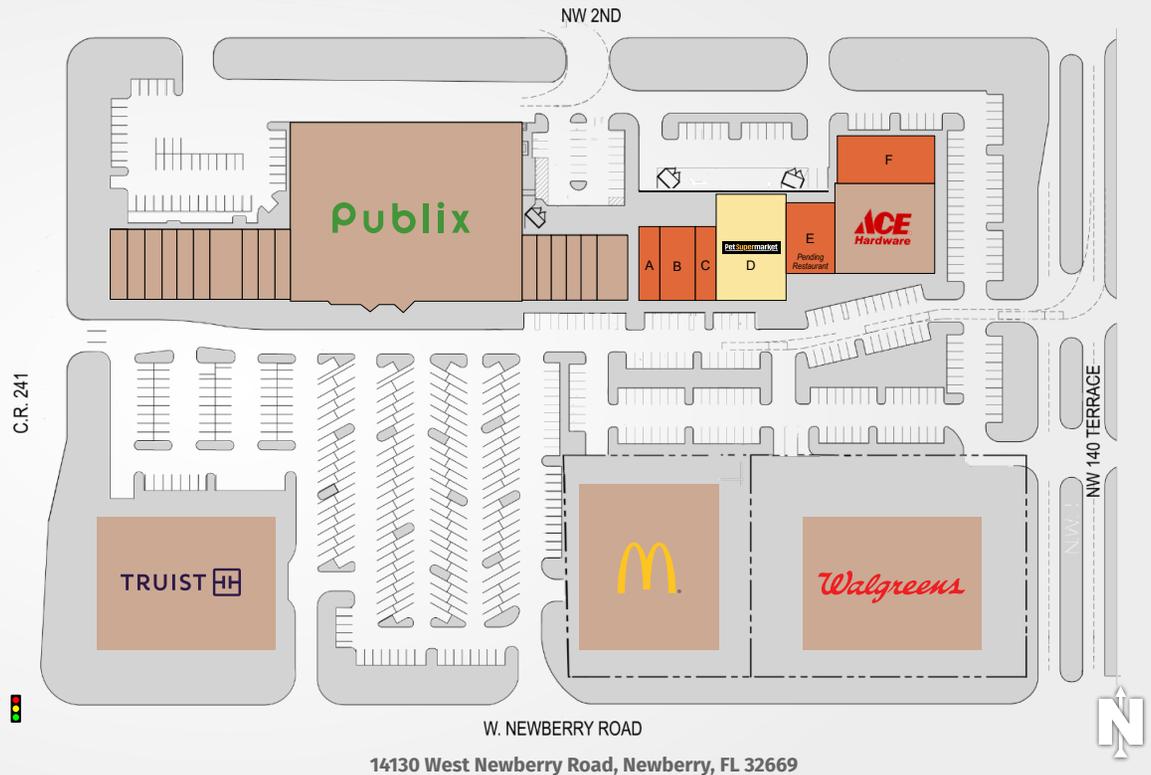
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TENANTS	UNIT	SF
<i>Lease Pending</i>	<b>A</b>	<b>1,624 SF</b>
<i>Available</i>	<b>B</b>	<b>3,164 SF</b>
<i>Lease Pending</i>	<b>C</b>	<b>1,624 SF</b>
Pet Supermarket	<b>D</b>	6,600 SF
<i>Lease Pending (Restaurant)</i>	<b>E</b>	<b>4,550 SF</b>
<i>Pad Site</i>	<b>F</b>	<b>5,000 SF</b>



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DEMOGRAPHICS	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
<b>1 MILE</b>	3,521	40.1	\$106,968
<b>3 MILES</b>	16,614	40.9	\$111,094
<b>5 MILES</b>	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 purposes only and shall not be deemed a representation by Landlord or their accuracy.