



# STEEPLECHASE PHASE III

14130 West Newberry Road, Newberry, FL 32669

NEWBERRY, FL

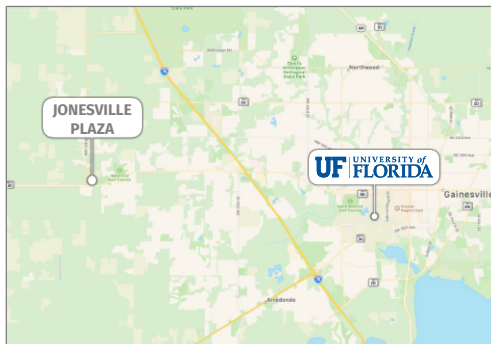


**MARKET:** North Florida

**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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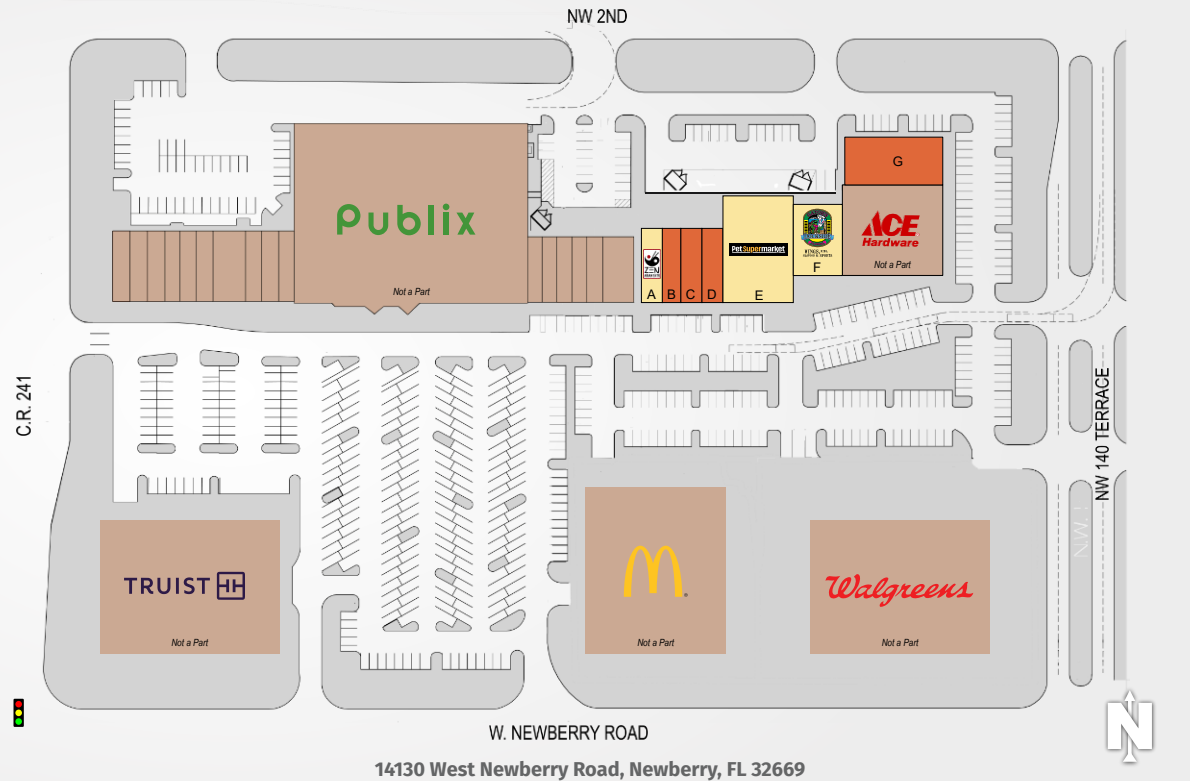






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TENANTS	UNIT	SF
Zen Asian Street Eats	A	1,624 SF
Available	B	1,540 SF
Available	C	1,624 SF
Available	D	1,624 SF
Pet Supermarket	E	6,600 SF
Gator's Dockside	F	4,550 SF
Parcel Available	G	±7,700 SF/±0.18 Acres



### DEMOGRAPHICS

### TOTAL POPULATION

### MEDIAN AGE

### AVERAGE HH INCOME

1 MILE	3 MILES	5 MILES
3,521	16,614	48,231
40.1	40.9	38.3
\$106,968	\$111,094	\$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.