



STEEPLECHASE PHASE III

14130 West Newberry Road, Newberry, FL 32669

NEWBERRY, FL

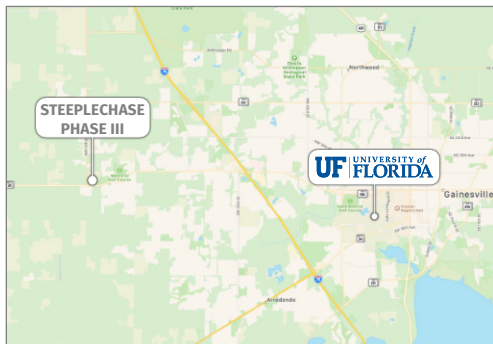


MARKET: North Florida

COUNTY: Alachua

GLA: ±17,562 SF

TRAFFIC COUNT: ±33,000 (Combined)



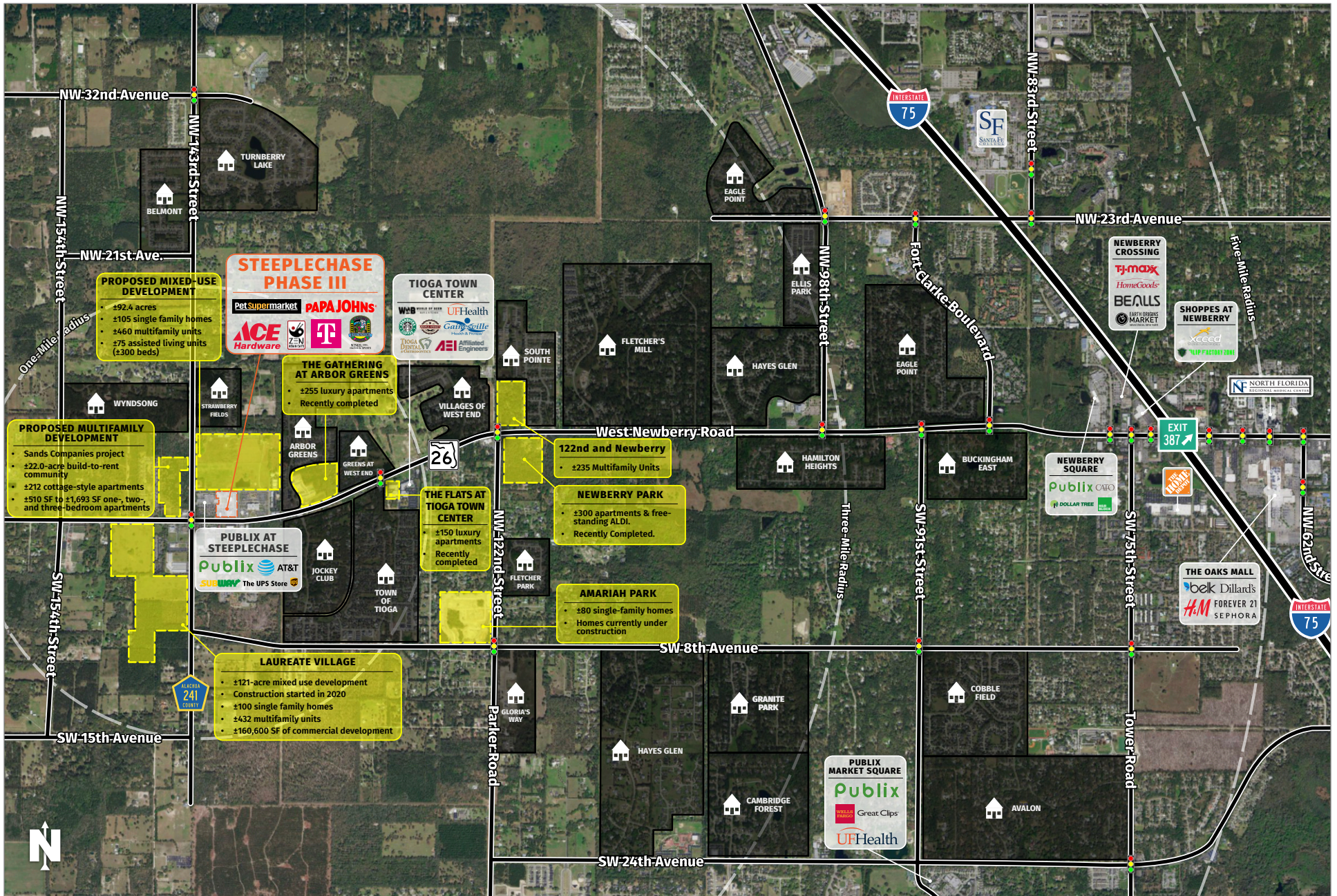
- Unit C is immediately available and will be delivered in vanilla box condition. The unit is 1,624 SF.
- Strong trade area demographics, with an average household income of \$148,846, and a +2.7% annual population growth rate (2010 to 2023)
- Adjacent to the Publix with the highest sales volume in the greater Gainesville, Florida market

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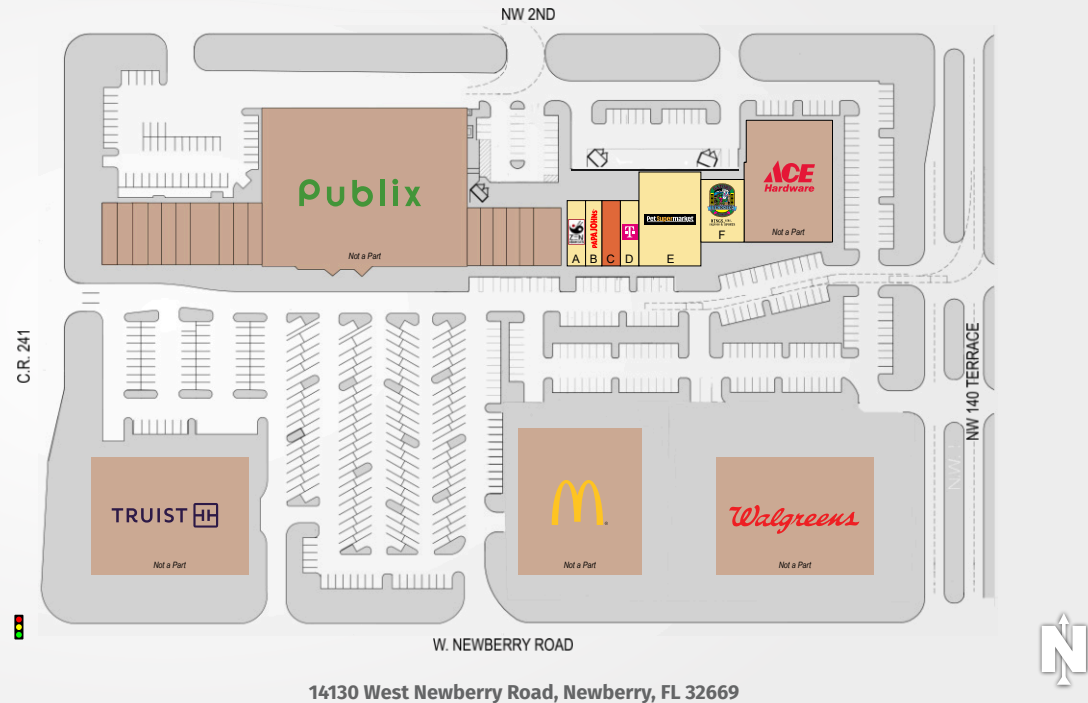
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TENANTS	UNIT	SF
Zen Asian Street Eats	A	1,624 SF
Papa Johns	B	1,540 SF
Available	C	1,624 SF
T-Mobile	D	1,624 SF
Pet Supermarket	E	6,600 SF
Gator's Dockside	F	4,550 SF



DEMOGRAPHICS

	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
1 MILE	4,173	40.9	\$148,846
3 MILES	16,731	41.0	\$162,888
5 MILES	48,890	38.4	\$139,444

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.