

# TIOGA TOWN CENTER

133 SW 130TH WAY | BUILDING 8, SUITE D | NEWBERRY, FL 32669



## Retail/Office Office Space For Lease

- **3,704 SF corner space** available in the heart of Tioga Town Center. Ideal for retail or office use, this space currently features a large open area, three private offices and large conference rooms.
- **Tioga Town Center is an award-winning**, 23-acre, mixed-use lifestyle center featuring over 30 businesses, 184 luxury apartment homes, and a community playground. **Restaurants include** Local Provisions, Blue Highway Pizzeria, Volcanic Sushi, West End Tavern, Tinker Latin Food, Cilantro Taco, Dave's Deli, Patticakes, and Big Island Bowls.
- Tioga Town Center features **direct frontage on Newberry Road**; one of Alachua County's main arteries that feeds a three-county region's major employment hub. Located just **three miles west of I-75**, Tioga is easily accessed, pedestrian friendly and features ample parking.
- This property is located in the **heart of a highly affluent residential population**, with an average household income of \$142,229 within a 5 minute drive.

**Get more  
information**

**Rick Cain, CCIM, SIOR, Principal**  
352 505 7588  
rick.cain@avisonyoung.com

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# Property summary

Tioga Town Center  
Newberry, Florida

Property address	133 SW 130th Way, Bldg 8, Suite D
Available sf	3,704 SF
Space type	Retail or office
Lease rate	Negotiable



**Prestigious**  
Award-winning mixed-use development



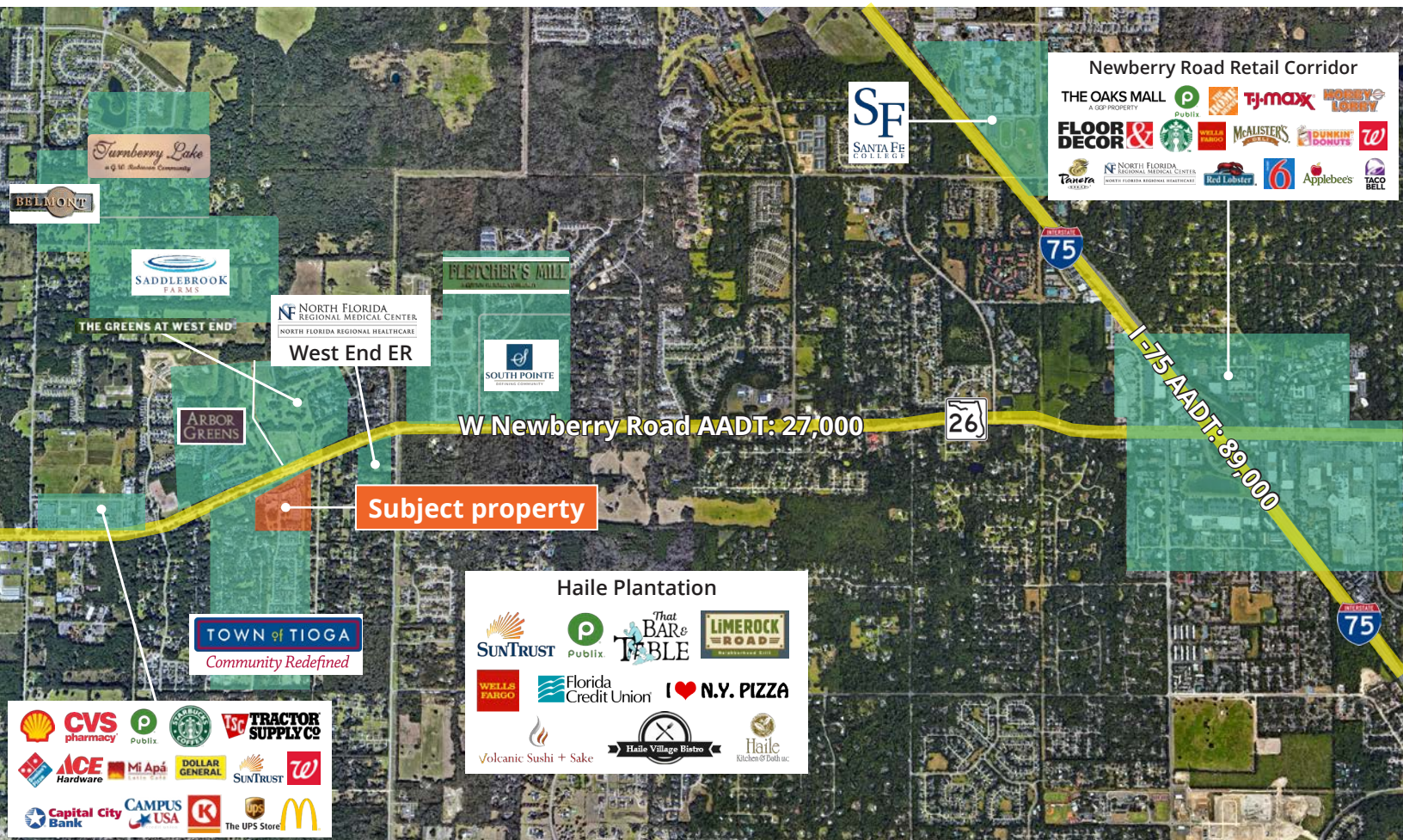
**Traffic Count (SR 26)**  
27,000



**Parking**  
Ample & convenient parking with electric car chargers available



**Walkable Urban Lifestyle**  
Over 30 businesses and 184 Luxury apartments in a walkable urban setting



# Aerial map

Tioga Town Center  
Newberry, Florida

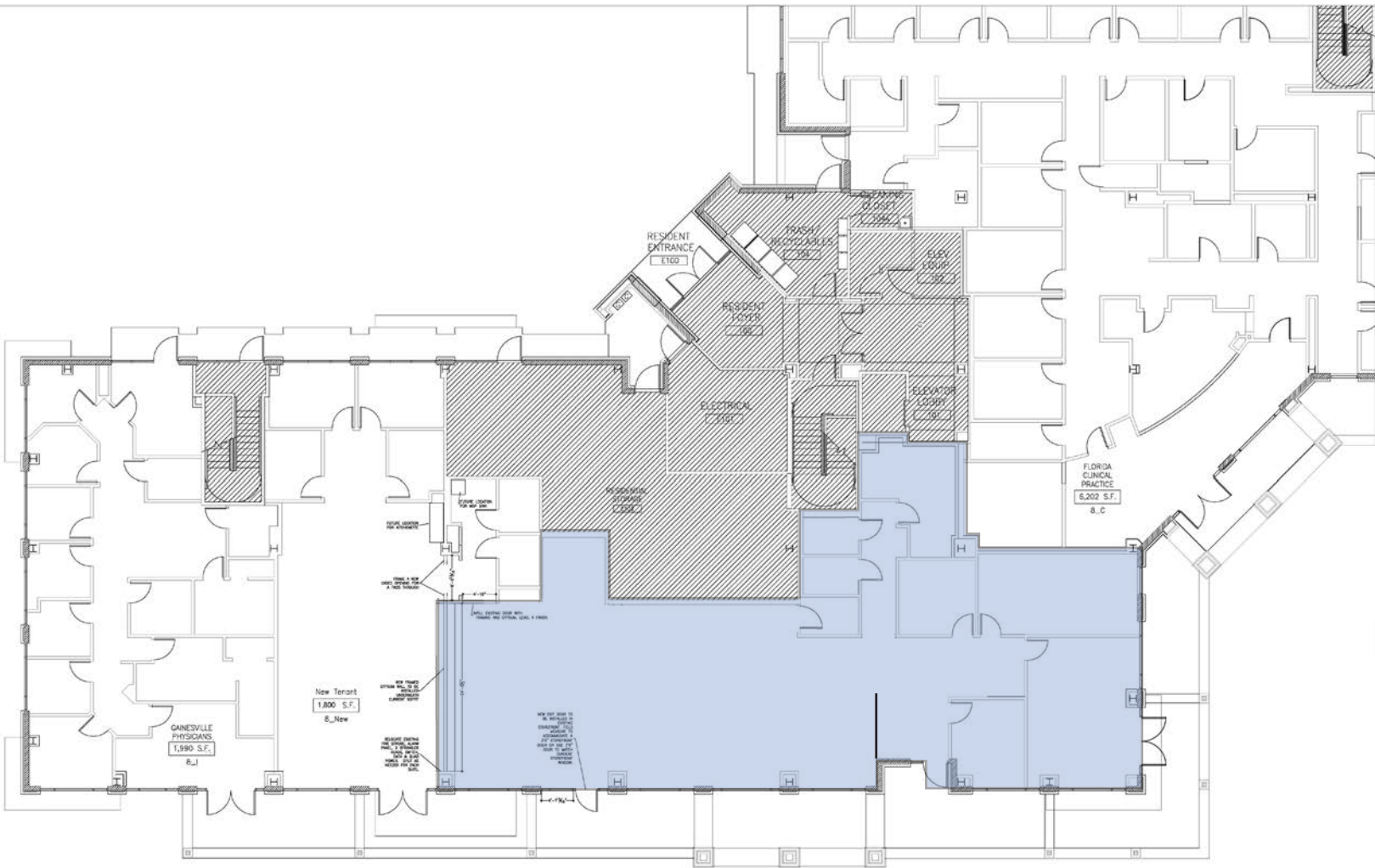




# Floor plan

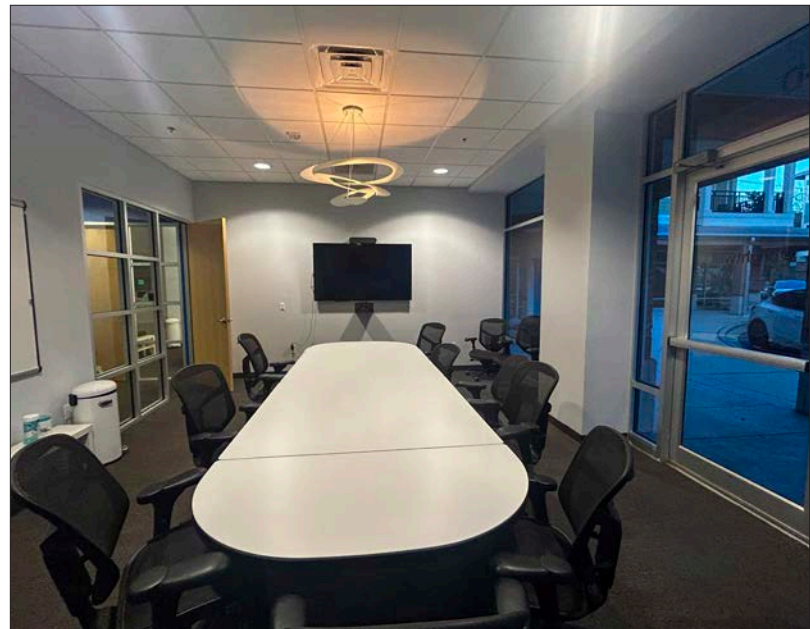
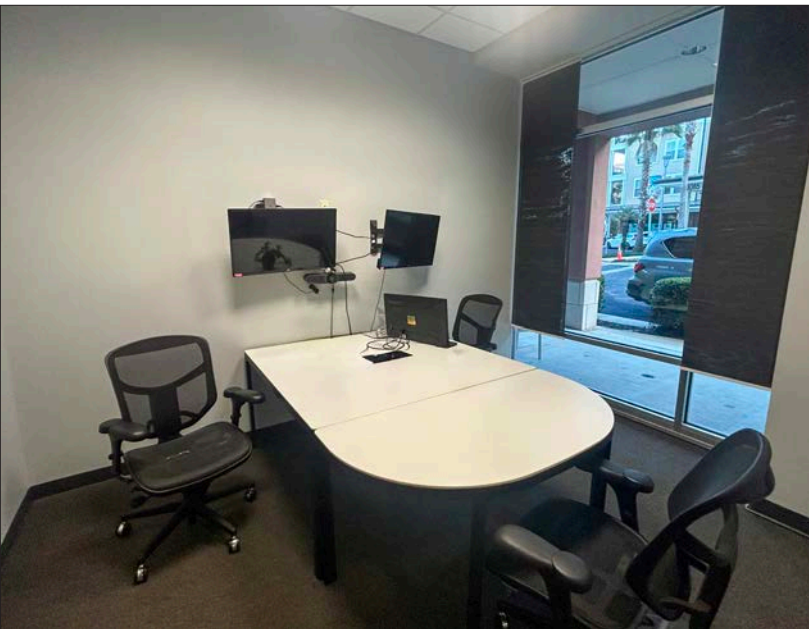
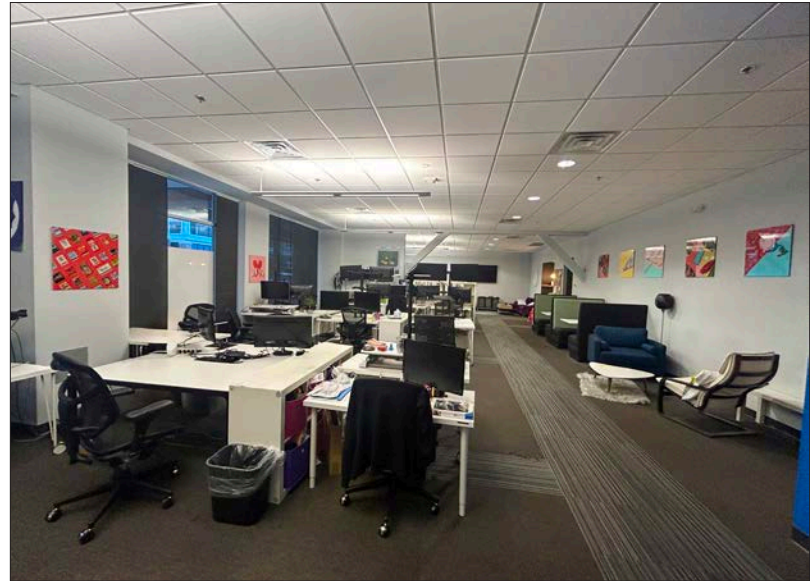
Tioga Town Center  
Newberry, Florida

3,704 SF



# Interior photos

Tioga Town Center  
Newberry, Florida



**If you would like to discuss this further,  
please get in touch.**

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352. 505. 7588  
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