

FOR SALE - 8,375 SF
\$3,379,000

FOR LEASE - 5,761 SF
\$29/SF NNN



PROPERTY HIGHLIGHTS

- Located nearby many national retailers and prominently positioned facing busy Newberry Road, this is an opportunity to own over 8,300 square feet of retail space in the Tioga market of western Alachua County, or to lease 5,761 square feet within the building.
- Nearby retailers include Publix, Starbucks, CVS, Walgreens, Tractor Supply, McDonalds, Sherwin-Williams, and many other restaurants, shops and offices.
- Suite A is 5,761 square feet available for lease. A premium opportunity for an owner user or high end tenant. Suite B & C, 2,614 SF total, are leased to Goodwill Industries through 2034, generating a near six figure annual return.

CONTACT

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West Newberry Road Retail

14451 W Newberry Road, Newberry, FL 32669



Retail

For Sale & Lease

AERIAL HIGHLIGHTS

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HIGHLIGHTS



Description:
Prominent Retail
Building for Sale



Building Size:
8,375 SF



Available Space:
5,761 SF



Location:
Newberry, FL 32669

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PROPERTY SUMMARY

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OFFERING SUMMARY

Sale Price:	\$3,379,000
Lease Structure:	NNN
Total Number of Units:	3
Vacant Units:	1
Lot Size:	0.96 Acres
Building Size:	8,375 SF
Pro forma NOI:	\$263,787.00
Cap Rate:	7.81%

BUILDING BREAKDOWN

UNIT	TENANT	NET RENTABLE SF	\$/SF	EXPIRATION
A	VACANT	5,761	FOR LEASE \$29 NNN	
B&C	Goodwill	2,614	\$37 NNN	2/28/2034

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AERIAL PHOTO

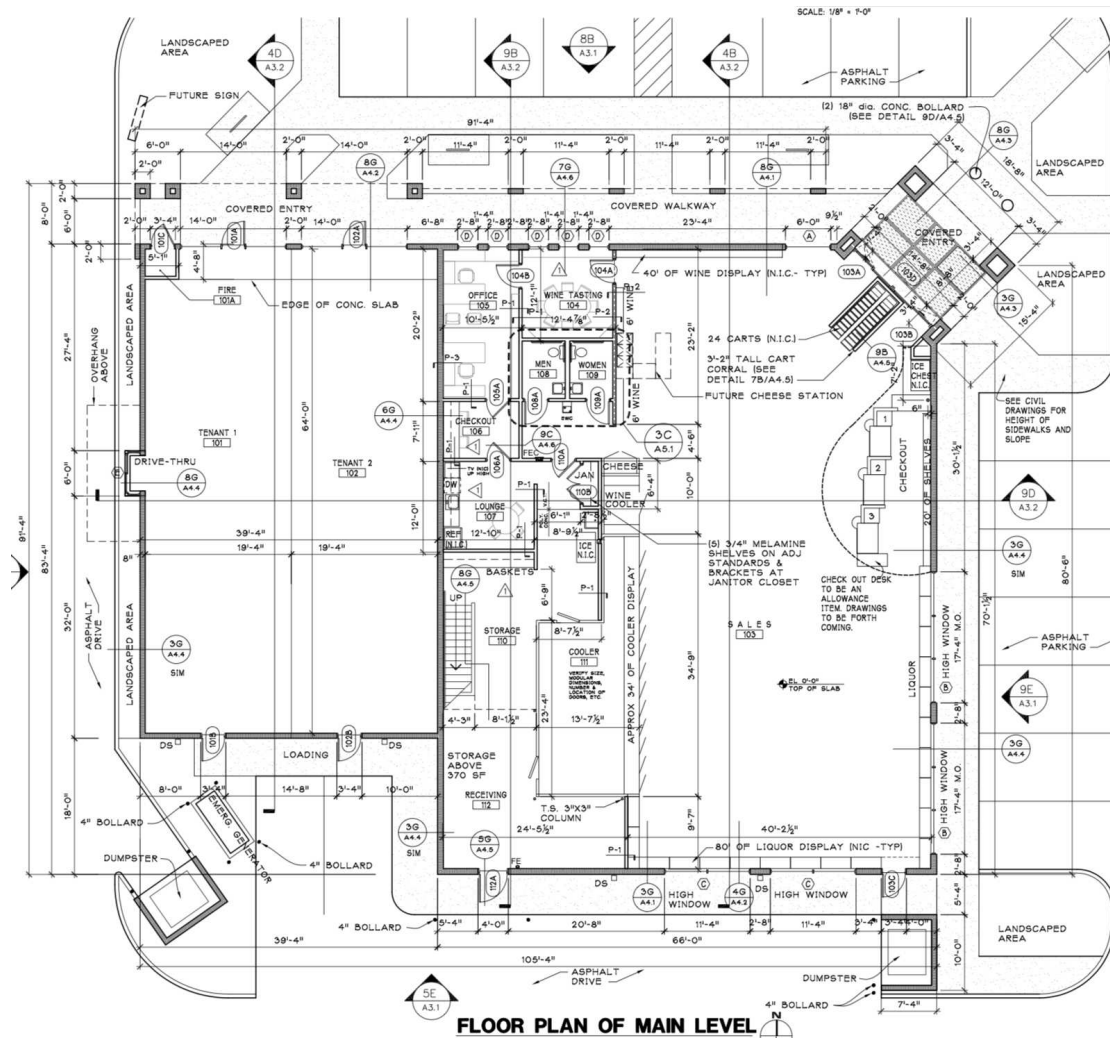
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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

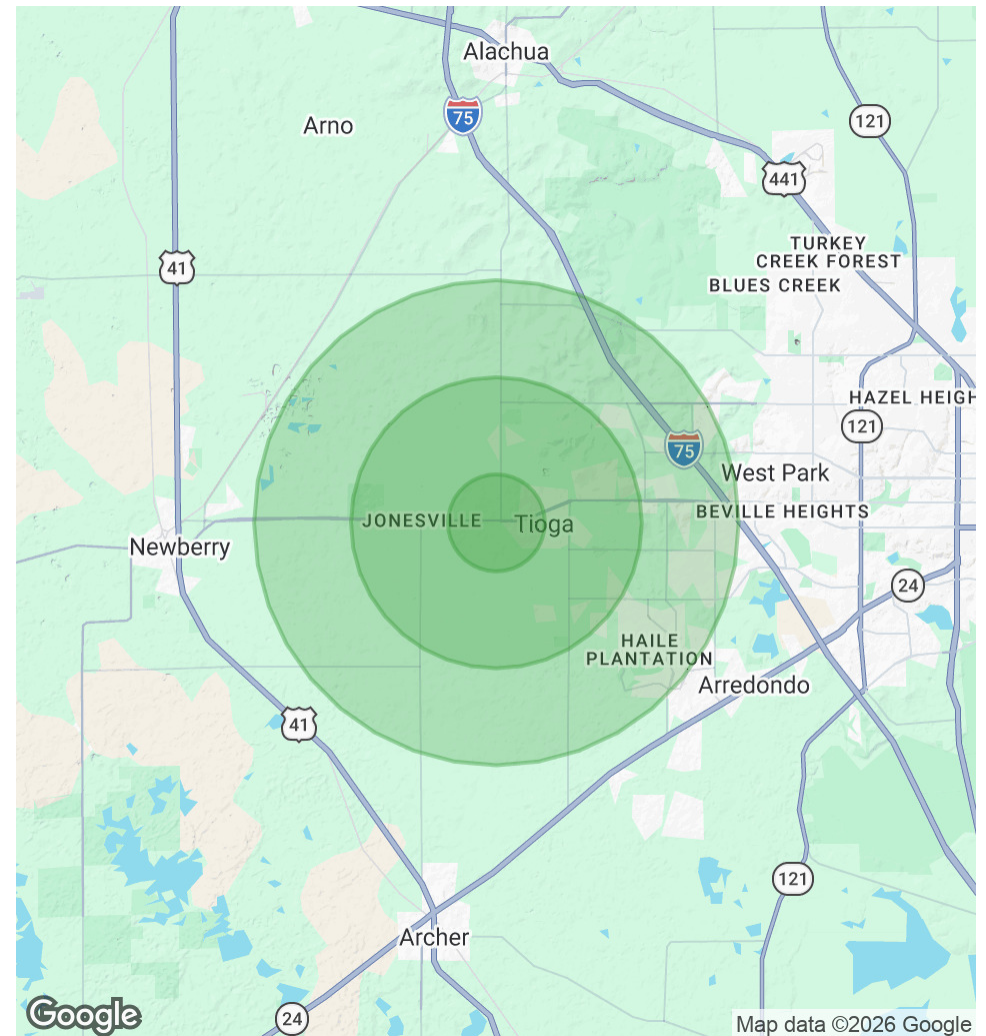
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,353	14,401	48,877
Average Age	40.8	39.9	39.7
Average Age (Male)	40.4	39.3	39.5
Average Age (Female)	41.9	41.0	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	522	5,390	19,954
# of Persons per HH	2.6	2.7	2.4
Average HH Income	\$152,124	\$157,833	\$134,981
Average House Value	\$405,480	\$427,541	\$410,523

2023 American Community Survey (ACS)



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ABOUT US

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OUR MISSION

To consistently serve our clients as a team of committed, trusted real estate professionals who operate with the highest standards of ethics and integrity.

OUR VISION

To always prioritize our clients, community, and one another, while further elevating the markets we serve.

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