

# Newberry Crossing

## Lease Rate:

Call for Pricing

## Property Size:

10.55 AC

## Zoning:

Highway Oriented Business (BH)

## Square Footage:

114,067±

## Colliers

104 SW 6th Street  
Gainesville, FL 32601  
colliers.com/gainesville

## 1005 NW 76th Gainesville, FL 32606

Newberry Crossing is a 114,067± SF, 10.55 AC retail shopping center anchored by TJ Maxx, Bealls Outlet and Earth Origins Market. 1,400± SF of inline space available

- 49,500 vehicles per day along Newberry Road
- Ample Parking and monument signage
- Adjacent to I-75 averaging 68,500 vehicles per day
- Close proximity to Tower Hill Office (2 minutes), North Florida Regional Medical Center with 432 beds and 2,000 employees (3 minutes), the Oaks Mall (3 minutes), and the University of Florida with 55,000 students annually (10 minutes)
- Additional 1.0± AC Outparcel available for Ground Lease (see next page)
- Zoning: Highway Oriented Business (BH)
- Call For Pricing

# Additional Outparcel

Newberry Crossing | For Lease



Ground Lease  
Opportunity Available  
1.0± AC Outparcel



# Gainesville Market Overview



## A Nationally Recognized MSA

Top 50 Best Places to Live & Launch (Fortune Small Business Magazine)

Top 50 Best Places for Businesses & Careers the last 4 years (Forbes.com)

Top 25 of the Smartest Cities in America, according to Forbes.com

Popular Science Magazine has named Gainesville the Top Tech City in Florida

Florida Trend has ranked Gainesville #2 "Hot Spots for Research in Florida"

Livability.com annually ranks Gainesville in the Top 100 Best Places to Live and Top 10 College Towns in the US.

Midpoint between Miami and Atlanta, and conveniently located within two hours of Jacksonville, Orlando and Tampa, the Gainesville region proudly boasts top ratings in nearly all categories. With nationally leading colleges and universities, an innovative, startup atmosphere, diverse industry sectors and a rich quality of life, there are plenty of reasons Gainesville is consistently found near the top of national lists of best places to live.

### Oaks Mall & Newberry Road Submarket

This market area is home to both the Oaks Mall and North Florida Regional Medical Center. The Oaks Mall is Gainesville's largest shopping mall which houses 108 stores including Dillard's and Belk. Directly across from the Oaks Mall is North Florida Regional Medical Center, a 100,000 SF full-service medical/surgical, acute care center hospital. NFRMC offers heart, cancer, senior care, women's services, diabetes treatment, and neuromusculoskeletal services. NFRMC has been named in the "top 100" hospitals in America for the last 6 years.



The main intersection in this area is W Newberry Road & I-75 with an average daily traffic count of 59,500



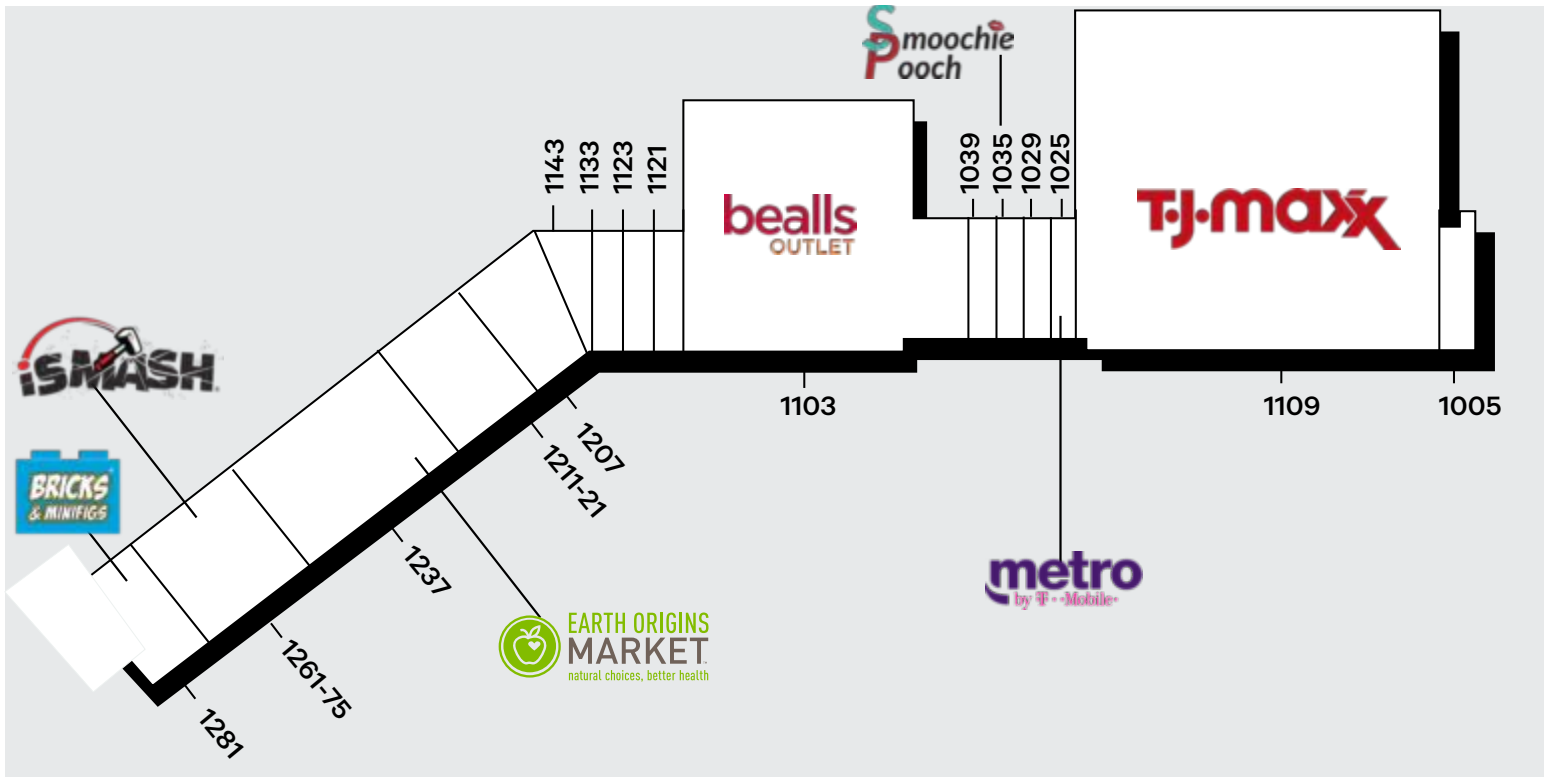
The population within a 5 mile radius of the site is 151,415, and is projected to reach 152,951 in 2028.



The Average Household Income is \$102,876 and is projected to reach \$119,220 in 2028.

# Property Site Plan

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## Availability

Suite	Tenant	SF	Suite	Tenant	SF
1005	Town & Country Cleaners	1,600	1123	Blue Hat Men's Parlor	1,400
1009	T.J. Maxx N more	49,643	1133	Silk Road	1,400
1025	Metro by T-Mobile	1,400	1143	Bakery Mill & Deli	1,870
1029	Pretty Nails	1,400	1207	Blackbelt Academies	3,130
1035	Smoochie Pooch	1,400	1211-21	Looking Good Clothing	3,150
1039	Make Up By Minoo	1,400	1237	Earth Origins Market	7,210
1103	Bealls Outlet	30,760	1261-75	I-Smash	5,084
1121	Credit Corp.	1,400	1281	Bricks & Minifigs	2,450

Total GLA: 114,697

# Property Overview

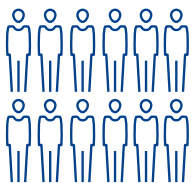
Newberry Crossing | For Lease



Source: Esri Business Analyst Online

## Demographics

2025  
Population



1 mile: 7,061  
3 mile: 58,513  
5 mile: 155,848

2025  
Daytime Population



1 mile: 12,154  
3 mile: 55,560  
5 mile: 143,213

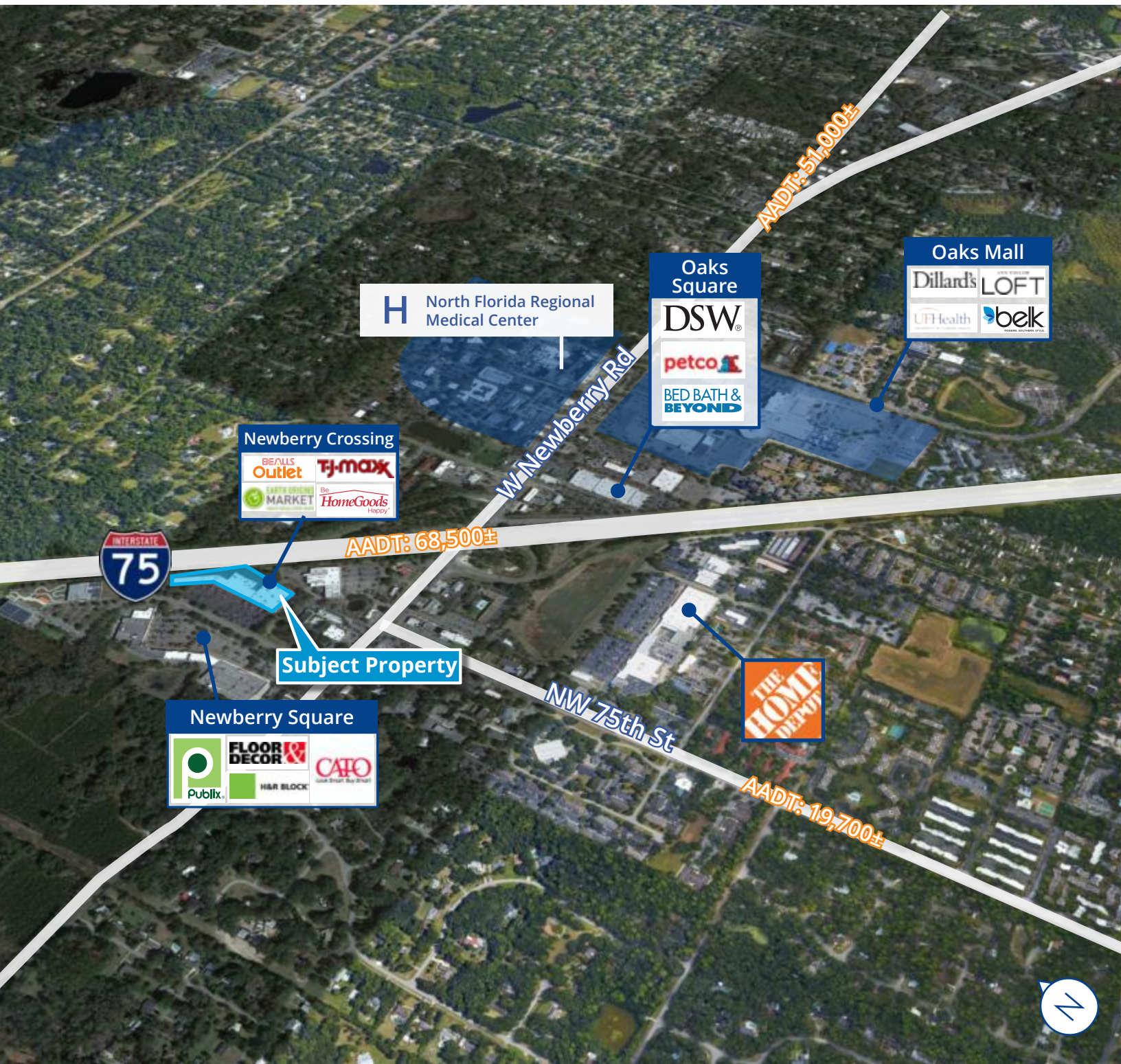
2025  
Avg. HH Income



1 mile: \$73,562  
3 mile: \$110,613  
5 mile: \$108,924

# Trade Area

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# Property Gallery

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# University of Florida

The University of Florida is an American public land-grant, sea-grant, and space-grant research university on a 2,000-acre campus in Gainesville, Florida. The University of Florida is home to 16 academic colleges and more than 150 research centers and institutes on one contiguous campus.

## Classified as a Research University

with significant research by the Carnegie Foundation for the Advancement of Teaching

## 2<sup>nd</sup> Largest Florida University

by student population

## 8<sup>th</sup> Largest Single-Campus University

in the United States



# #7

## Top Public University in the United States

2025, U.S. News & World Report



# 75,000+

Students Live in Gainesville

# 14,700+

University Employees



Close Proximity to Ben Hill Stadium, with

# 1,000,000+

Visitors Annually

## For Lease

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Gainesville, FL 32606

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