

NEWBERRY DEVELOPMENT

5404-5432 NW 8th Ave, Gainesville, FL 32605

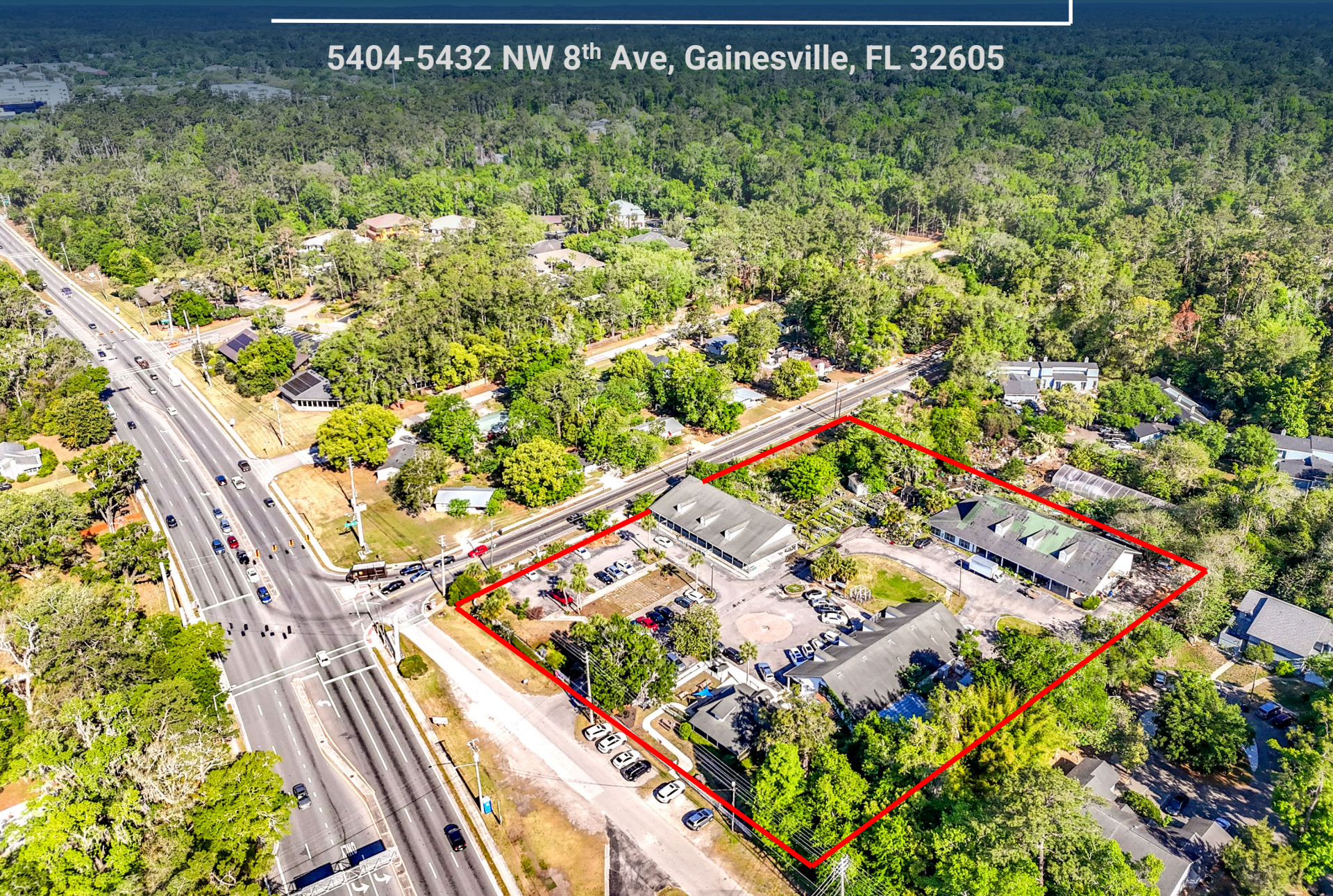


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ABOUT

Insight into Gainesville, FL

EXCLUSIVELY
LISTED BY:

Tarek Chbeir

Senior Director Investments

Office: Orlando

Direct: 407.557.3834

Tarek.Chbeir@marcusmillichap.com

License: FL #SL3449535

Marcus & Millichap
TC RETAIL GROUP



An aerial photograph of a residential development, possibly a retirement community, featuring several large, light-colored buildings with multiple windows and gabled roofs. The buildings are surrounded by lush green trees and a parking lot filled with cars. In the foreground, there is a road intersection with traffic lights and power lines. The entire image has a dark blue overlay, and a white rectangular box is centered over the middle of the scene.

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

- **Dual Access Points:** Two points of ingress/egress provide convenient access and efficient traffic flow
- **Prime infill location:** Positioned within a dense, established trade area with limited new supply
- **Ideal for Retail or Medical Use:** flexible layout suitable for a variety of service-oriented or healthcare users
- **Signalized corner positioning:** Located at a prominent four-way lighted intersection offering excellent visibility
- **Strong Daily Traffic Counts:** W Newberry Rd = 48,500 | NW 55th St = 10,500
- **Proximity to Major Medical Anchor:** Less than 1 mile from HCA Florida North Florida Hospital
- **Nearby Regional Retail:** Located within 1 mile of The Oaks Mall
- **Dense Surrounding Population:** 75,096 residents within a 3-mile radius
- **Nearby retailers:** Target, TJ Maxx, Ross, Five Below, Ulta Beauty, Starbucks, Walmart, Old Navy, Best Buy, Michaels, Chipotle, Dicks Sporting Goods, and PetSmart
- **Parcel ID's**
 - 06364-002-000 – 1.00 AC
 - Property Use Code- STORE/OFF/RES (01200)
 - 06364-002-001 – 1.14 AC
 - Property Use Code- FLORIST (03000)
 - 06364-000-000 - 1.71 AC
 - Property Use Code- FLORIST (03000)



PRICE

\$4,200,000



PRICE/AC

\$1.09M/AC



ZONING

COMMERCIAL



LOCATION

Gainesville, Florida



PARCEL(S)

3



TOTAL LOT SIZE

3.85 AC

An aerial photograph of a residential complex, possibly a retirement community, featuring several large, light-colored buildings with multiple windows and gabled roofs. The buildings are surrounded by lush green trees and a parking lot filled with cars. In the foreground, a road with traffic lights and power lines is visible. A white rectangular box with a thin border is centered over the image, containing the text "LOCATION OVERVIEW" in a bold, white, sans-serif font.

LOCATION OVERVIEW

OAKS MALL

HOBBY LOBBY

BAM!
BOOKS A MILLION



FIRST WATCH



Days Inn
BY WYNDHAM

ExtraSpace
Storage

MATTRESS FIRM



HCA
Healthcare

NW 55TH ST VPD +/- 10,500

W NEWBERRY RD VPD +/- 48,500



HCA NORTH FLORIDA HOSPITAL

HCA Florida North Florida Hospital is located 3.5 miles from the University of Florida campus. The hospital is a **523-bed**, full service medical and surgical acute care center serving north central Florida. Offering a wide range of services including cardiovascular care, oncology, gastroenterology care, orthopedics, women's care, neurology care, wound therapy, and more.

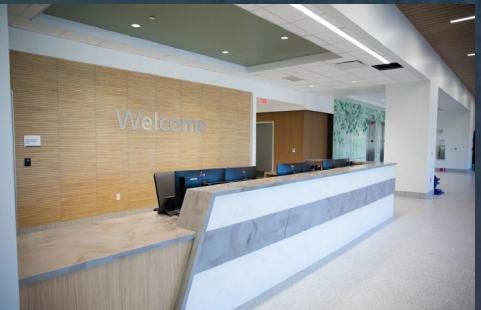
AWARDS & RECOGNITIONS

- Healthgrades America's 250 Best Hospitals for 2024
- Blue Distinction Center Plus for Spine Surgery and Bariatric Surgery - Blue Cross Blue Shield
- Get With The Guidelines Stroke Gold Plus - American Heart Association
- Target: Stroke Honor Roll Elite Plus - American Heart Association
- 2023 3-Star Rating Recipient from Society of Thoracic Surgeons (STS) for isolated coronary artery bypass grafting (CABG) procedures
- 2024 Patient Safety Excellence Award™ from Healthgrades

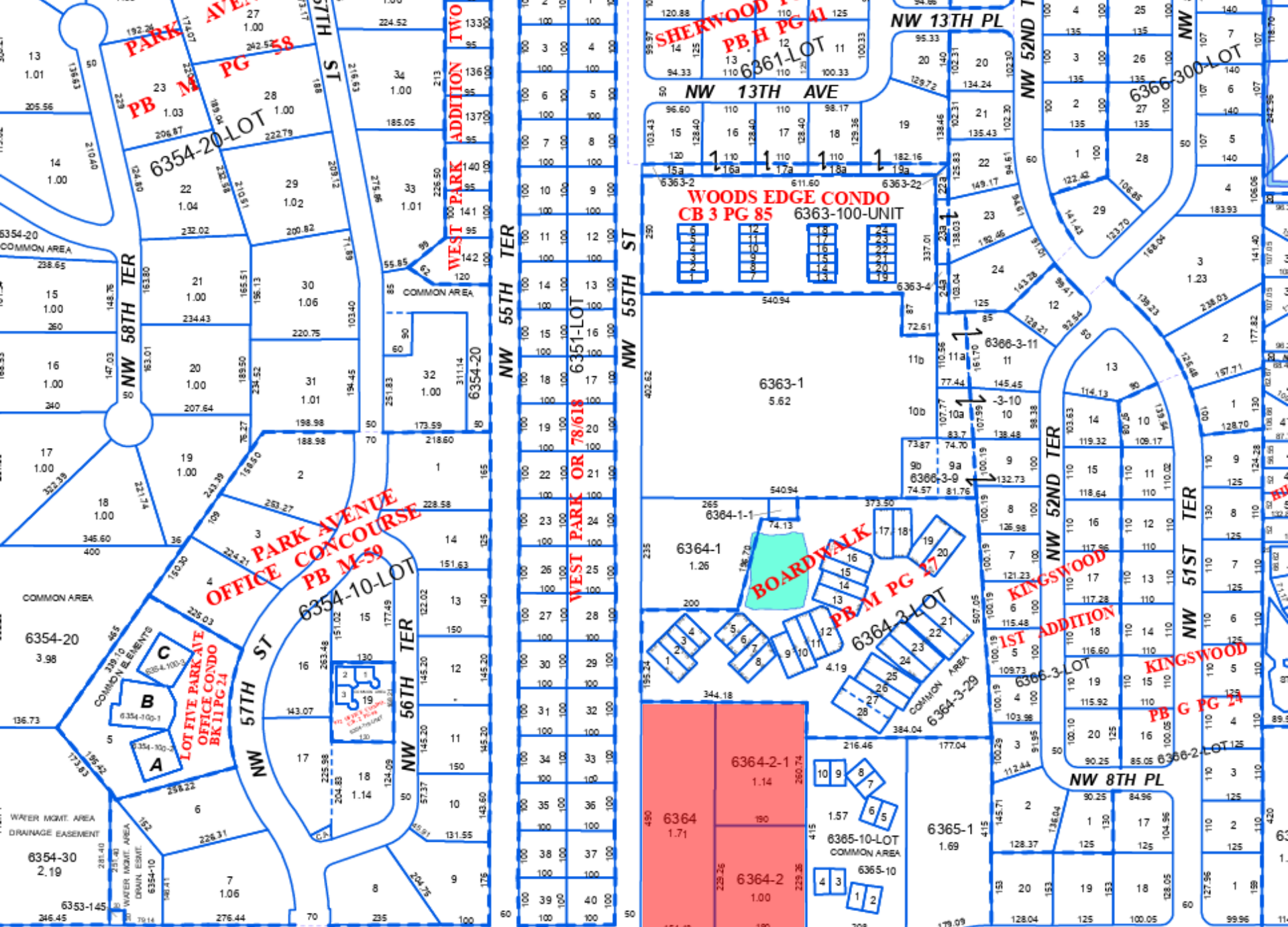


HCA GAINESVILLE

Opening May, 2026 and providing more than 200 healthcare jobs. HCA Florida Gainesville Hospital will be a full service hospital that is apart of HCA Florida North Florida Hospital. A \$231 Million project that will be a part of the largest network of care in the state of Florida.



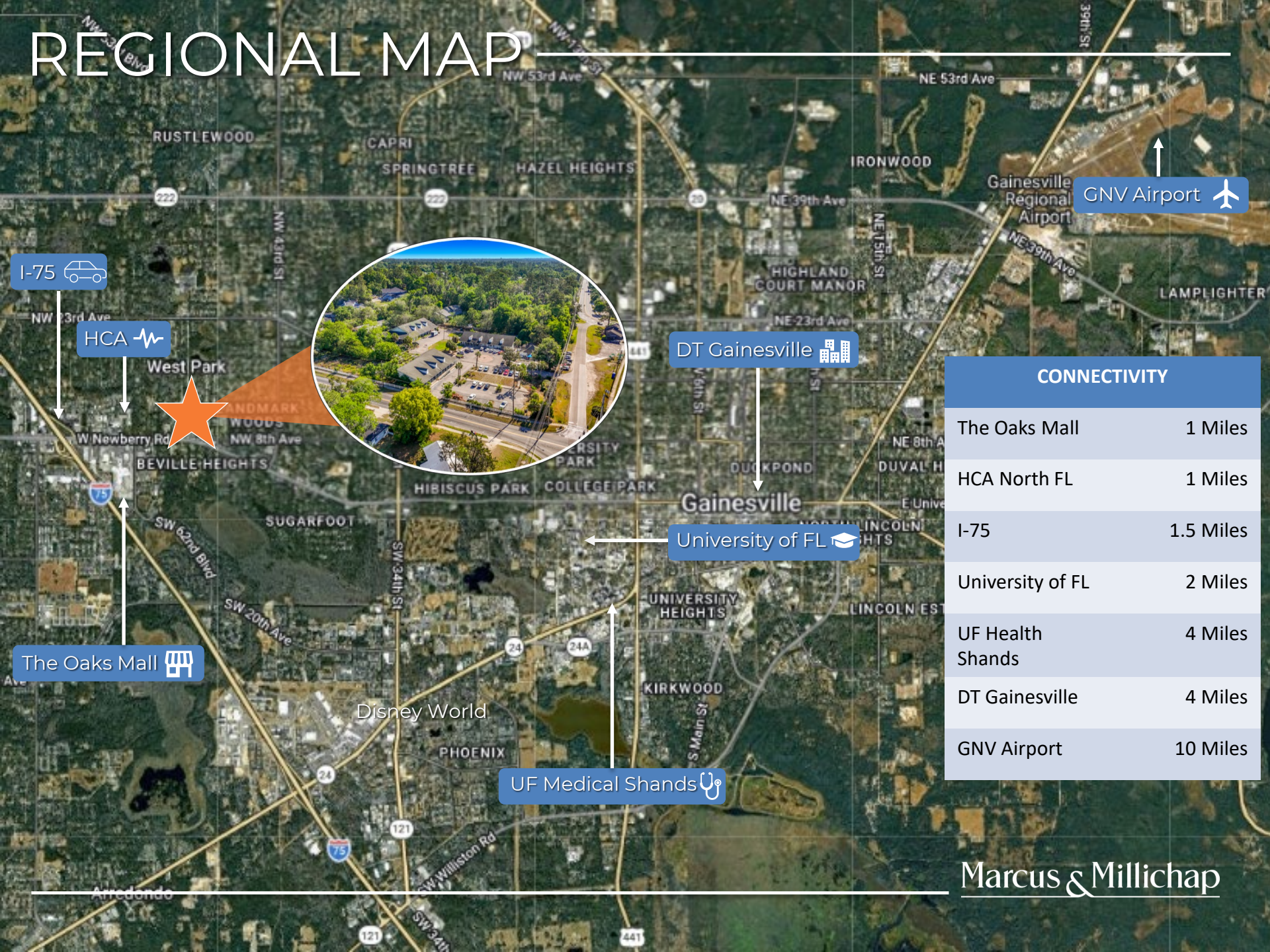




STATE ROAD 26 - A

NW 8TH AVE

REGIONAL MAP



I-75

HCA



The Oaks Mall

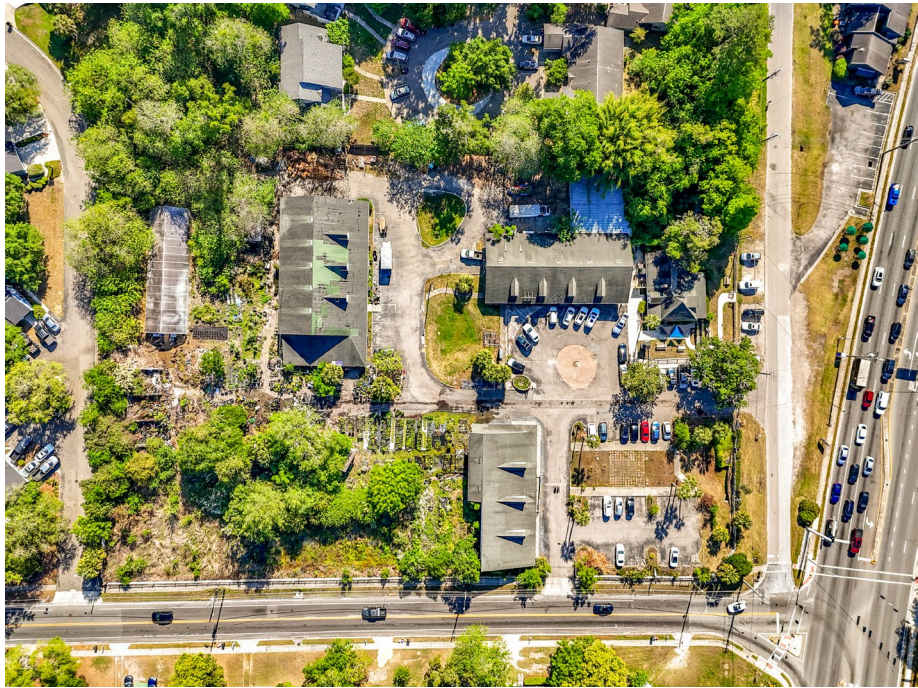
DT Gainesville

University of FL

UF Medical Shands

GNV Airport

CONNECTIVITY	
The Oaks Mall	1 Miles
HCA North FL	1 Miles
I-75	1.5 Miles
University of FL	2 Miles
UF Health Shands	4 Miles
DT Gainesville	4 Miles
GNV Airport	10 Miles



An aerial photograph of a residential development, likely a retirement community, featuring several large, light-colored buildings with multiple gabled roofs and skylights. The buildings are surrounded by lush green trees and a parking lot with several cars. In the foreground, a road intersection with traffic lights is visible. The entire image has a semi-transparent blue overlay. A white rectangular box is centered over the middle of the image, containing the text "ABOUT GAINESVILLE" in white, bold, sans-serif capital letters.

ABOUT
GAINESVILLE

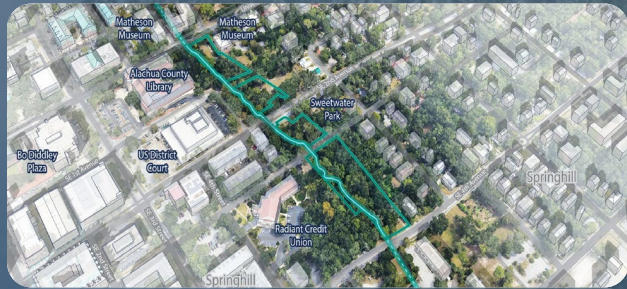
AREA DEVELOPMENT OVERVIEW

UF EXPANSION PIPELINE



<2.0 MILES | Institutional / Mixed Use | Ongoing -> 2030

The University of Florida is currently executing a \$2.4 Billion capital improvement initiative spanning 70+ projects, including new academic facilities, infrastructure upgrades, and student housing developments. Recent highlights include, New undergraduate housing (1,000+ beds planned), Major academic expansions including a 100,000 SF college of Dentistry addition, campus wide modernization and infrastructure improvements. Anticipated competition dates vary, with the latest being 2030. 22 of the projects do not have confirmed completion dates as of December of 2025.



BUTLER PLAZA



<3.5 MILES | Retail | Ongoing Expansion

Butler Plaza, one of the largest retail destinations in North Central Florida, continues to expand with 10+ new retailers and restaurants recently opened or underway. Reinforcing its role as the region's dominant consumer hub. Recent highlights include, -1.7M SF of retail with 20M+ annual visitors, ongoing tenant additions (national +experiential retail), continued westward growth along Archer Road corridor.

MARKET IMPACT

The combination of University of Florida's multi billion-dollar expansion, continued retail growth at Butler Plaza, and new institutional quality student housing developments underscores the ongoing evolution of Gainesville's core trade area. These catalysts are driving sustained population and enrollment growth, increased daytime population and consumer spending, and long-term demand for retail, medical, and service-oriented uses.

ZAYA STUDENT HOUSING



< 3.0 MILES | 352 Units / 702 Beds | Recently Delivered

Zaya Student Housing is a newly delivered 352-unit (702 bed) luxury student housing community located near UF & Butler Plaza. Zaya offer an unmatched amenity package and unparalleled access to shopping, dining, and entertainment while fostering an environment that supports academic success and social engagement. Highlights include High-end, purpose-built housing with premium amenities, walking proximity to UF + retail corridor, designed to capture demand from growing student population.

Gainesville is a dynamic and steadily growing North Central Florida metro that serves as one of the region's primary economic and employment hubs. The city benefits from a stable and resilient economy anchored by higher education, healthcare, life sciences, and government services. Home to the University of Florida, one of the nation's top public universities with over 60,000 students, Gainesville continues to attract a highly educated population, research funding, and institutional investment, driving consistent population stability, job creation, and long-term commercial demand.

Strategically located along Interstate 75, Gainesville offers strong regional connectivity between major Florida metros including Orlando, Tampa, and Jacksonville. The city is supported by Gainesville Regional Airport and a well-developed network of state highways, providing access to both in-state and national markets. This infrastructure, combined with the presence of UF and UF Health, reinforces Gainesville's role as a key education, research, and healthcare hub within Florida.

Gainesville continues to experience steady residential and commercial expansion, with ongoing development of student housing communities, medical facilities, and neighborhood-serving retail centers. The University of Florida's continued growth and enrollment levels, combined with expanding healthcare systems and research initiatives, drive sustained demand for housing, retail, and service-oriented uses throughout the market.

Ongoing public and private investment in education, healthcare, and infrastructure further supports Gainesville's long-term outlook. These demand drivers, paired with the stability of a university-anchored economy and consistent population base, position Gainesville as a highly attractive market for investors seeking durable income, defensive retail performance, and long-term growth within North Central Florida.



POPULATION



In 2025, the population in the Gainesville area is 244,154. The population has changed by 17,73% since 2010. It is estimated that the population will be 252,868 five years from now, which represents a change of 3.6% from the current year. The current population is 48% male and 52% female. The median age of the population is 35, compared with the U.S. average, which is 40. The population density in this area is 778 people per square mile.

HOUSEHOLDS



There are currently 103,023 households in the Gainesville area. This number has increased by 21.90% since 2010. It is estimated that five years from now it will increase 3.8% to 106,903. The average household size is 2.2 people.

EMPLOYMENT



In 2025, 123,716 people in the Gainesville area were employed. The 2010 Census revealed that 69.5% of employees are in white-collar occupations, and 10.4% are in blue-collar occupations. In 2025, unemployment was 3%. In 2010, the average time traveled to work was 21 minutes.

EDUCATION



44.6% of Gainesville residents have earned a graduate degree compared with the national average of only 13.7%. The number of this areas residents with an associate degree was higher than the national average at 10.5% vs. 8.8%, respectively.

The percentage of residents who completed some college is higher than the national average for the nation at 22.2% compared to 19.6%.

GAINESVILLE DEMOGRAPHICS

Population	3 Miles	5 Miles	10 Miles
2030 Projection	77,729	196,120	252,868
2025 Estimate	75,096	189,634	244,154

Households	3 Miles	5 Miles	10 Miles
2030 Projection	33,961	84,186	106,903
2025 Estimate	32,779	81,301	103,023

Income	3 Miles	5 Miles	10 Miles
2025 Est. Average	\$89,255	\$87,732	\$89,231

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Activity ID #ZAH0310162

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TAREK CHBEIR

SENIOR DIRECTOR INVESTMENTS

407.557.3834

Tarek.Chbeir@MarcusMillichap.com

License: FL #SL3449535