



## Retail, Medical & Office Spaces For Lease

- Current availabilities include a **2,018 SF fully built-out medical office space**, a **1,760 SF fully built-out medical space**, **3,704 SF office space** and **first generation retail** and **office suites ranging from 1,000 – 3,500 SF** that can be custom designed and built out for maximum use and efficiency.
- **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.

### For further information

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



# Property summary

<b>Space type</b>	Retail, medical, and office
<b>Building type</b>	Existing & first generation spaces
<b>Rate</b>	Triple net lease rates negotiable
<b>Available sf</b>	1,000 sf - 3,700 sf



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



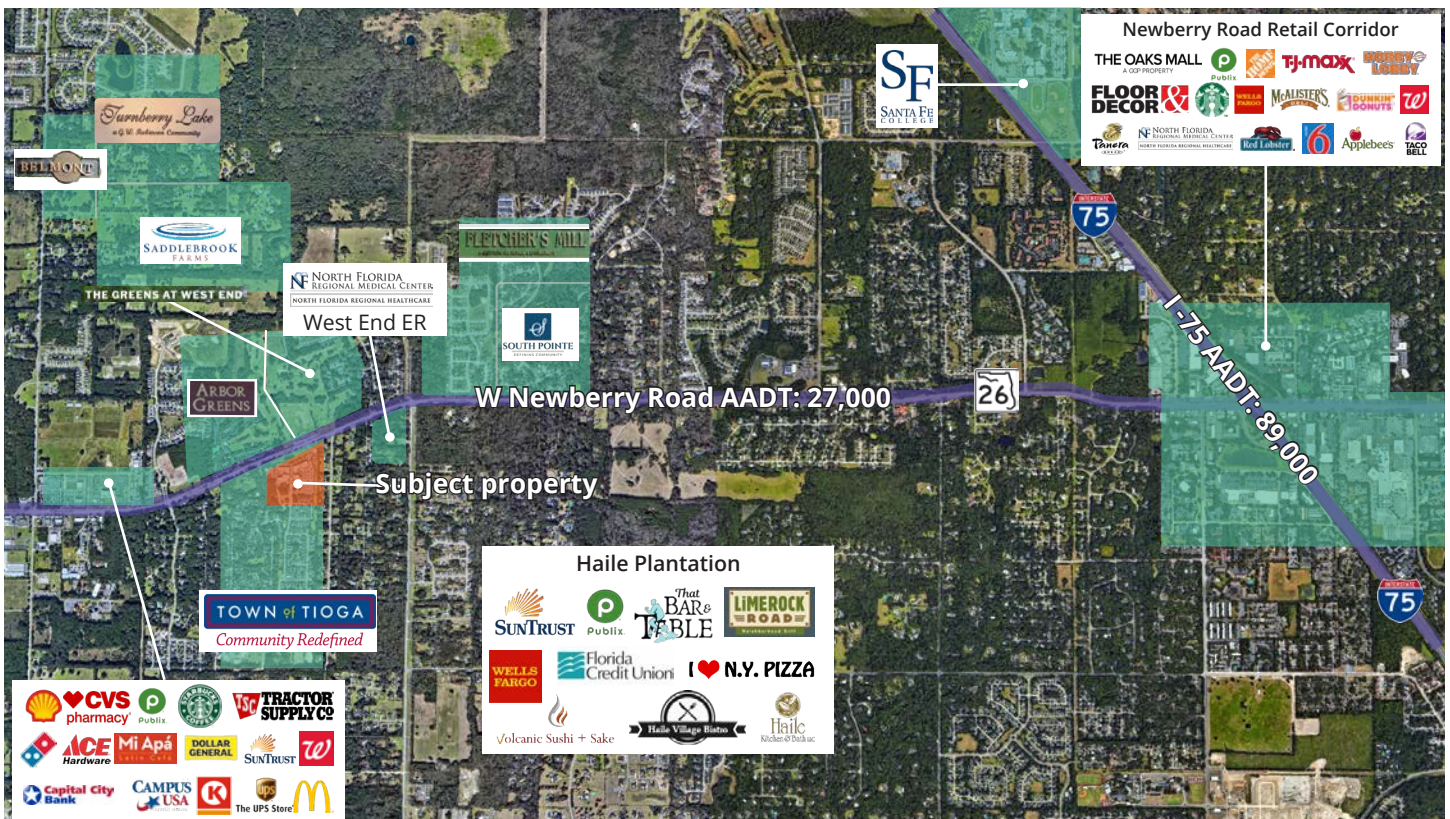
**Traffic Count (SR 26)**  
27,000



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

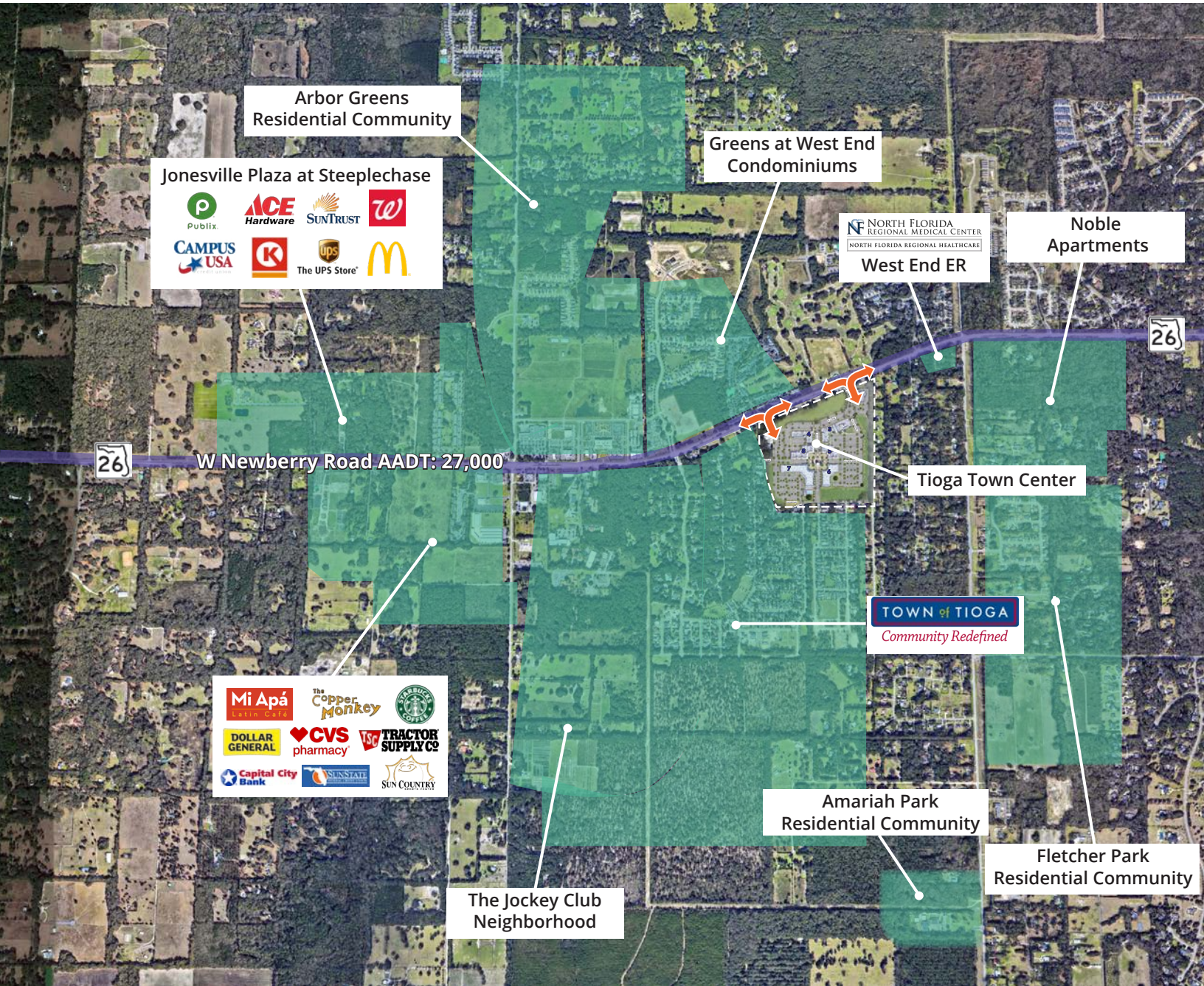


**Walkable Urban Lifestyle**  
Over 30 businesses and 184 Luxury apartments in a walkable urban setting





# Aerial map



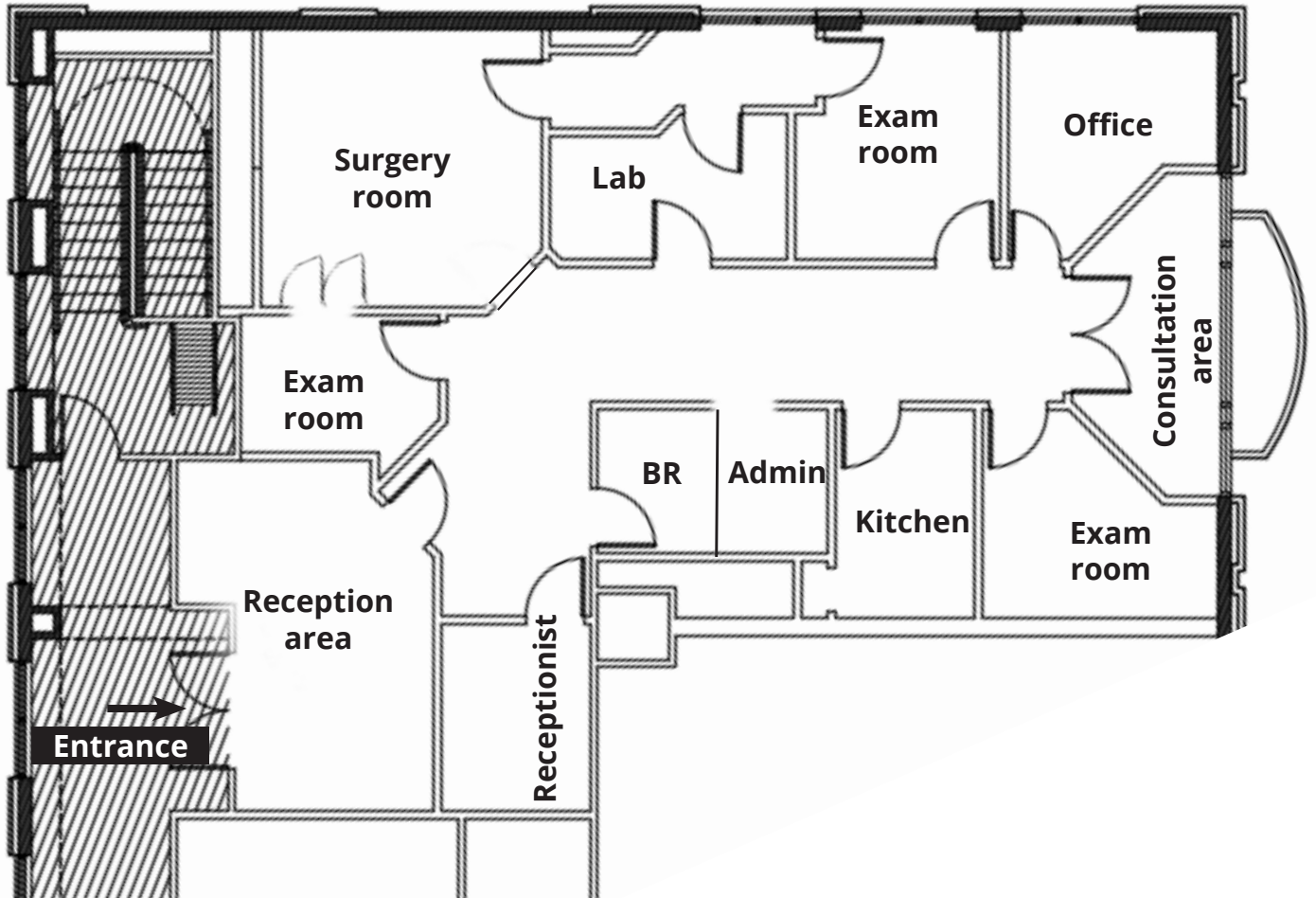


# Availability



Bldg. #	Suite #	Tenant	Size (SF)
1	100	Barwick Bank	
1	200	Grove Street Games	
2	102	Gainesville Health & Fitness	
3	103	Cilantro Tacos	
3	105	Dave's NY Deli	
3	107	North Florida Cataract Specialists	
3	111	Patticakes	
3	115	Lang Jewelers	
3	117	Watson Realty	
3	119	Ameris bank	
3	205, 217	AEI Affiliated Engineers	
3	215	Lowry Financial Services	
3	219	<b>AVAILABLE</b>	<b>1,760</b>
4	123	Down To Earth	
4	129	Local Provisions	
4	133	Enso - A Healthier Nail Boutique	
4	135	Northwest Seafood	
4	137	Volcanic Sushi	
4	139,141	Blue Highway a Pizzeria	
4	223, 233, 237	Tioga Dental	
4	241	Weyerhauser	
5	A	Fluid Lounge	
5	B, C	World of Beer	
5	D	Tinker Latin Food	
5	E, F	Elite Medispa	
5	H	Reddish and White, CPA	
6		The Flats at Tioga	
7	1	Athletes First	
7	2	Coming Soon - Fairway Bays Golf	2,410
7	3 - 5	<b>AVAILABLE</b>	<b>1,000 - 3,500</b>
7	4	Engel & Volkers	
7	6	Roots Salon	
8	A	Big Island Bowls	
8	B, C	UF Health Pediatrics	
8	D,E	<b>AVAILABLE</b>	<b>3,704</b>
8	H	Momentum Dance	
8	I	<b>AVAILABLE MEDICAL SPACE</b>	<b>2,018</b>

# Floor plan | Bldg 3, Suite 219





# Availability

Building 7 Floor 1  
1,000 sf - 3,500 sf



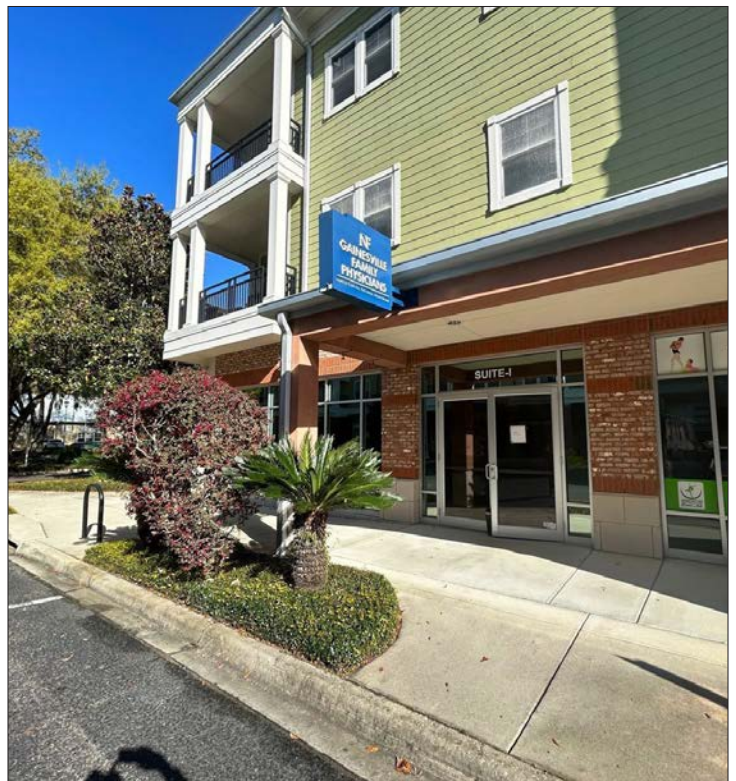
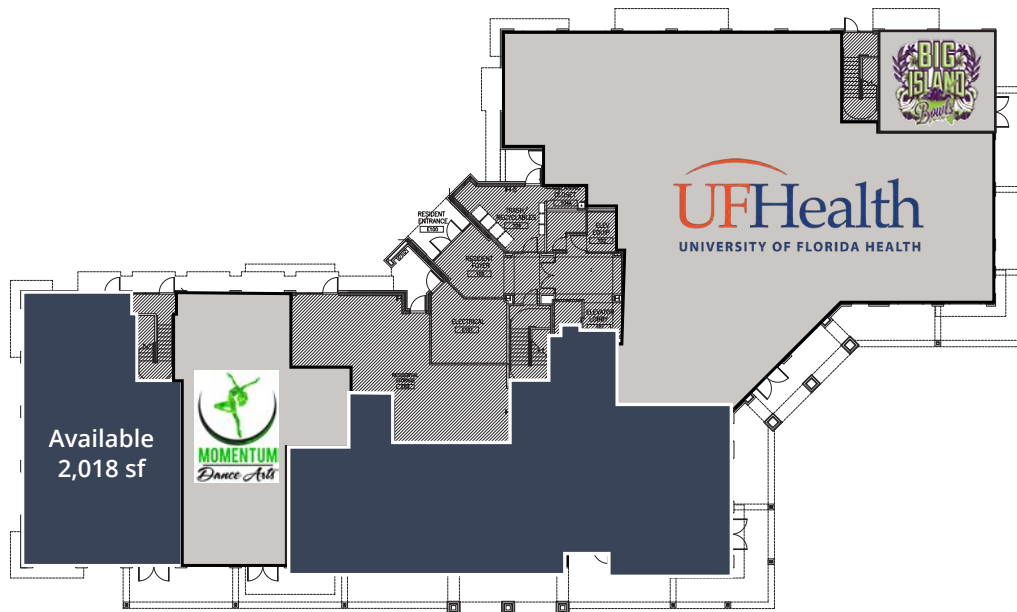
TIOGA BLDG 7  
03/30/23



- Ground-floor retail or office
- Below four floors of luxury apartments
- New construction
- Build-to-suit

# Availability

Building 8, Medical space  
2,018 sf









# About Tioga



**Food and Drink**

**Retail**

**Services & Amenities**

**Offices**

Tioga Town Center is an award-winning, 23-acre, mixed-use, walkable urban lifestyle center. The community takes pride in combining the best of a big city with the charm of a small neighborhood and it provides the pinnacle of community and convenience.

The completion of The Flats at Tioga Town Center, which included a 4,000-square-foot clubhouse, a resort-style pool and other luxury amenities, has brought Tioga Town

Center local and national recognition. It is ranked Number 5 on EpiQ Index's list of "Top Communities Nationwide" and was also voted "Favorite Local Apartment Complex" in the 2020 "Our Town Fave!" Awards, hosted by Tower Publications.

Tioga Town Center is the ideal location for any new business. With an on-site customer base and wide local appeal, our available retail spaces offer maximum customer reach and local impact. Our medical

and office suites offer top-class amenities and a highly-walkable commercial space with a host of dining options.

With over 184 apartment homes and 30 businesses, Tioga Town Center's appeal for both residents and across Greater Gainesville makes it the perfect place to call home.



# Additional photos

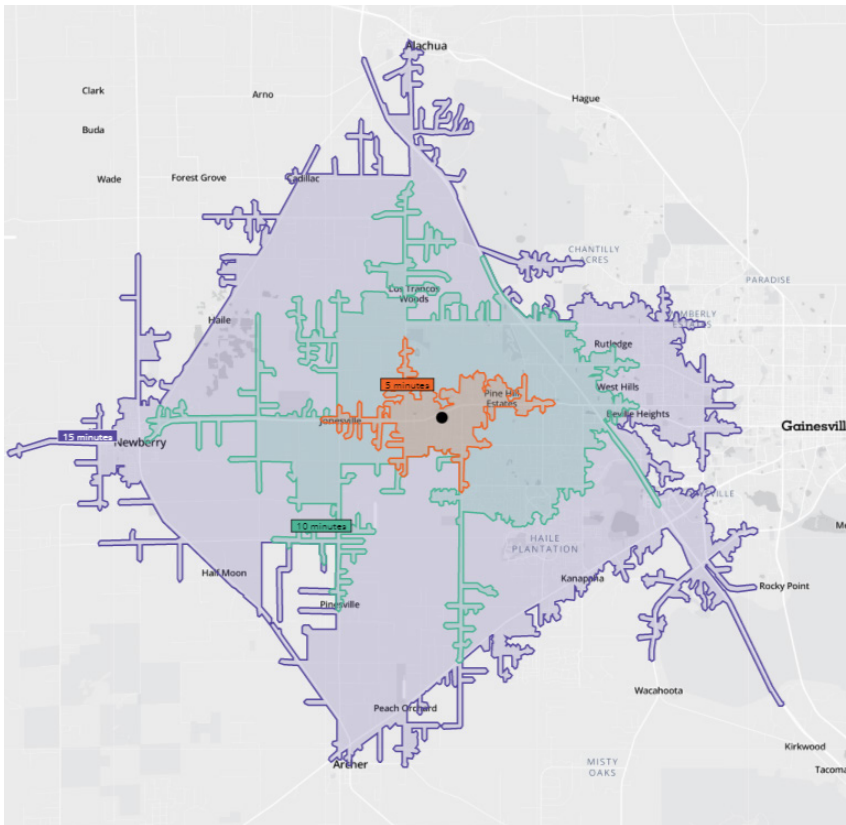




# Additional photos



# Demographics



**Population:** Over 100,000 people within a 15 minute drive



**Density:** Over 42,000 households within a 15 minute drive



**Income:** Average household income of \$143,634 within a 15 minute drive



**Home Value:** Average home value of \$407,866 within a 15 minute drive



**Employment:** Employment population of over 44,000 within a 15 minute drive

Drive Time	5 mins	10 mins	15 mins
Total Population	7,365	35,228	100,792
Median Age	43.9	43.2	37.5
Median Age (Male)	42.5	42.2	35.9
Median Age (Female)	45.2	44.1	38.9
Bachelor's Degree Holders	29.9%	26.5%	25.7%
Total Employees	1,608	13,413	44,541
Number of Households	2,114	11,346	42,414
Average Household Income	\$175,781	\$172,614	\$143,634
Average Home Value	\$456,173	\$440,647	\$407,866



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

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

**Visit us online**

[avisonyoung.com](https://avisonyoung.com)

---

© 2026 Avison Young – Florida, LLC. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young. | 1449 SW 74th Drive, Suite 254 | Gainesville, FL 32607 |

**AVISON  
YOUNG**