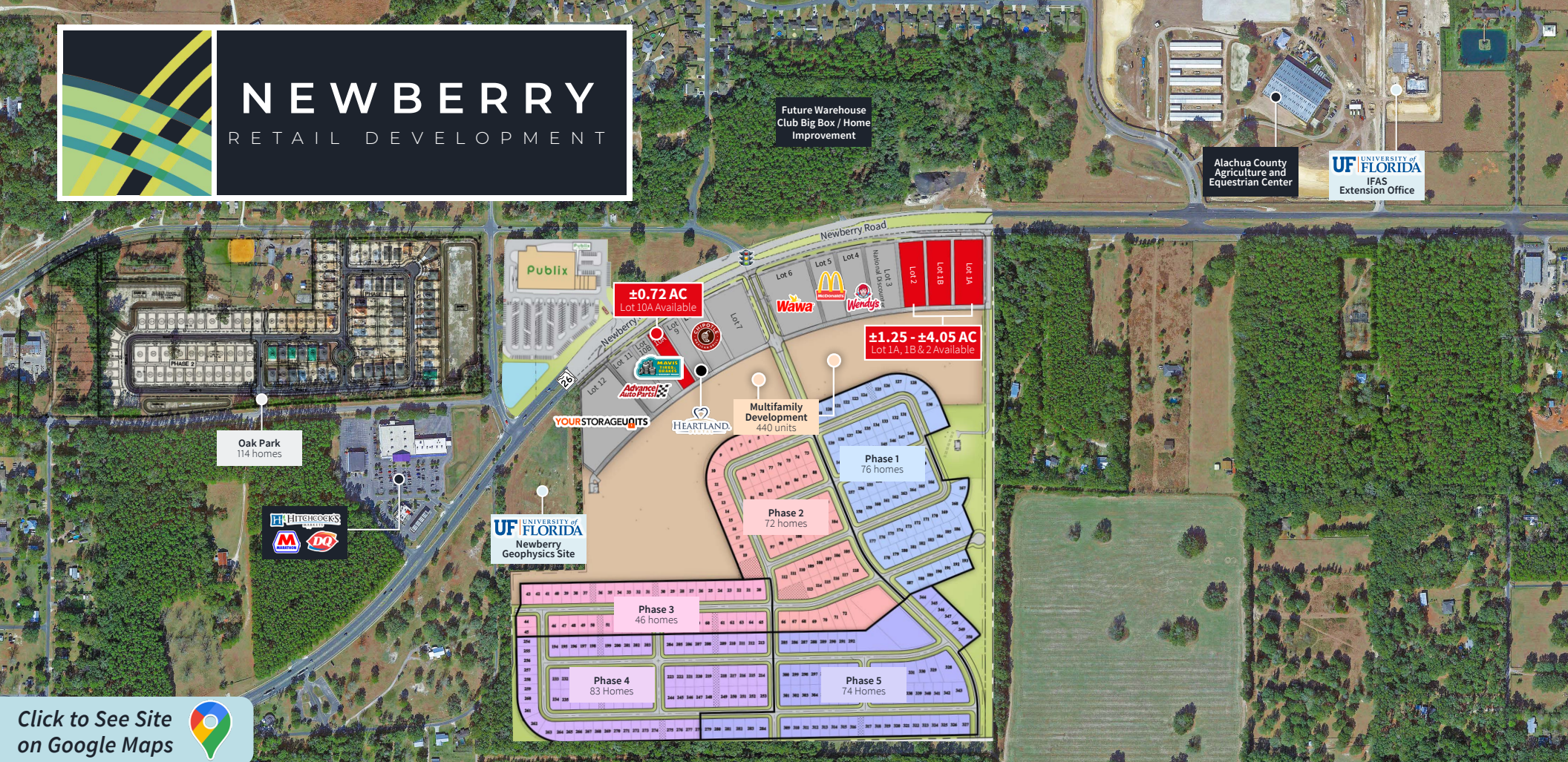


NEWBERRY

RETAIL DEVELOPMENT



Available

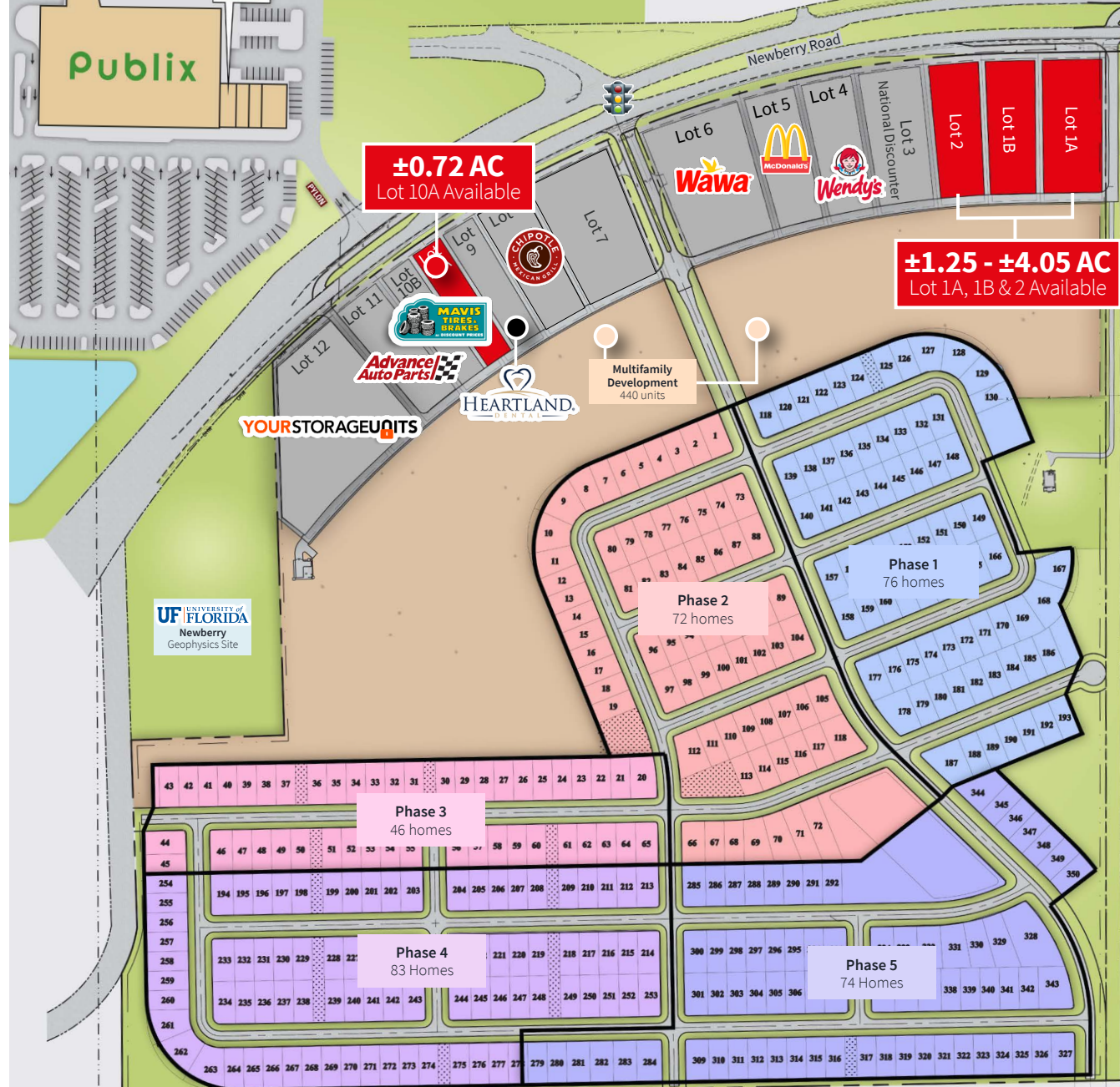
4 Lots Available: ±0.72 Acre & ±1.25 - ±4.05 Acres
W Newberry Road • Newberry FL 32669

Available For Ground Lease
or Built-to-Suit:

4 Lots - ±0.72 AC
& ±1.25 - ±4.05 AC

Property highlights

- Site offers 54,494 to 87,164 s.f. of brand-new retail space across four lots in the Highland Park Development, a component of the Newberry Rd market.
- Across the street from the newly built 62,700 s.f., Publix-anchored plaza.
- Lots comprise the retail section of the development; upon completion, there will be 440 multifamily units and 351 homes built directly behind the property.
- Visibility on a signalized intersection; the light would be added to accommodate the immediate area's population influx.
- Signed lots indicate a strong line-up of highly-recognized tenants that will continue to drive reliable traffic.
- Affluent communities surround the site with average household incomes of over \$116,850.
- Newberry is witnessing significant growth through its development boom of new housing, creating an estimated 6,306 new multifamily units and homes in a one-mile radius of the site.



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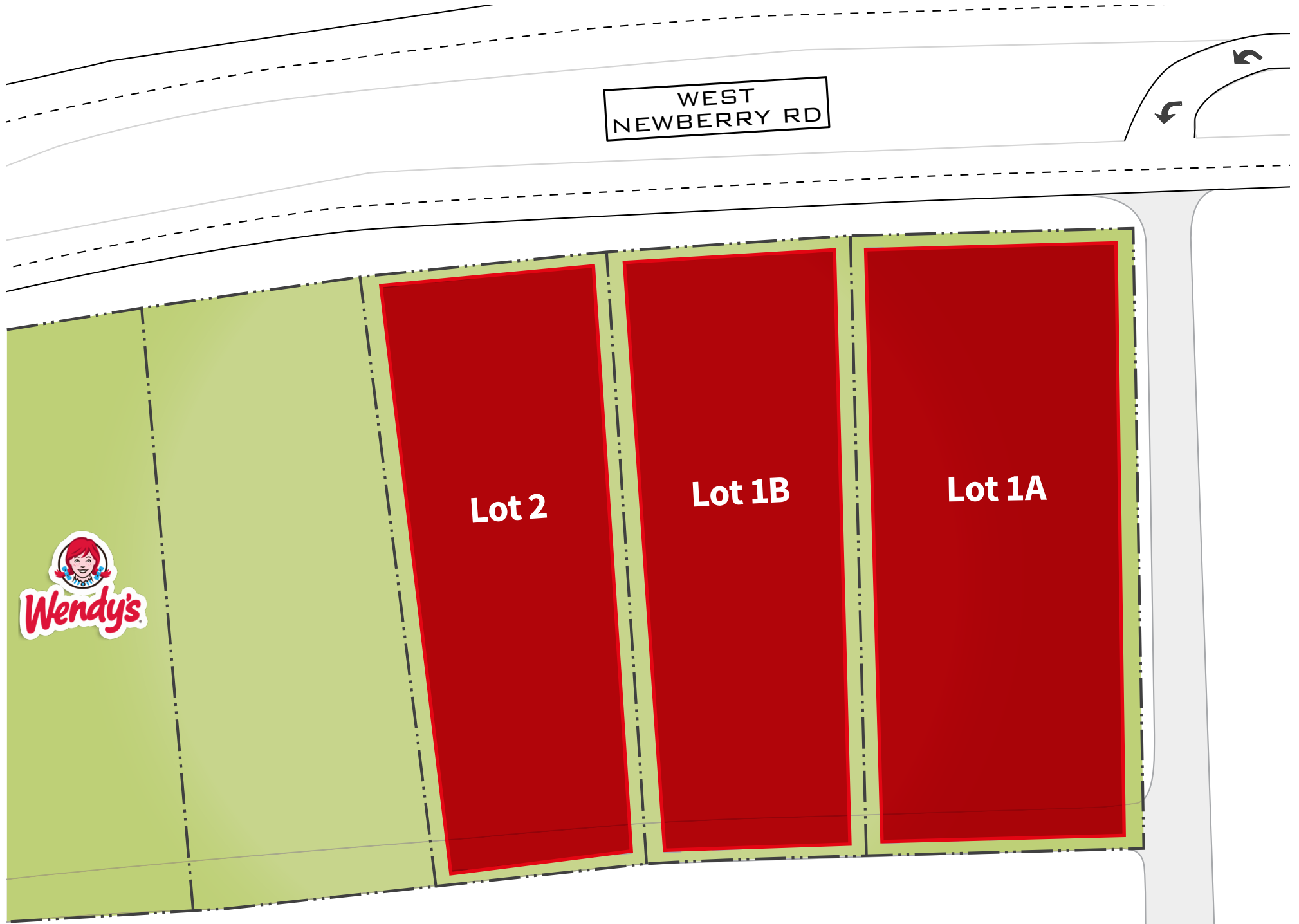


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Lot 10A: ±0.72 Acre



Lots 1A, 1B & 2: **±1.25 - ±4.05 Acres**



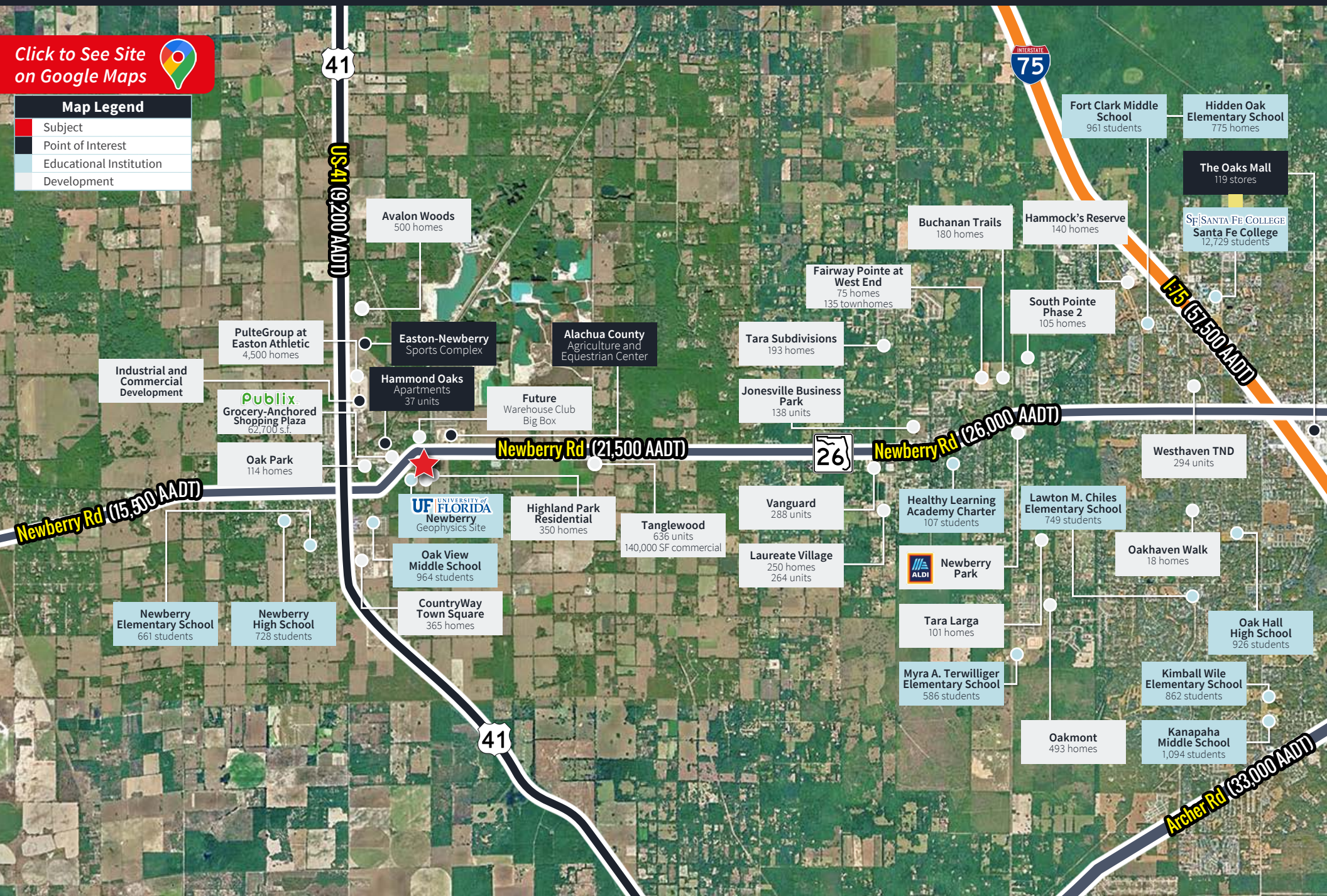
Market Area

Click to See Site
on Google Maps

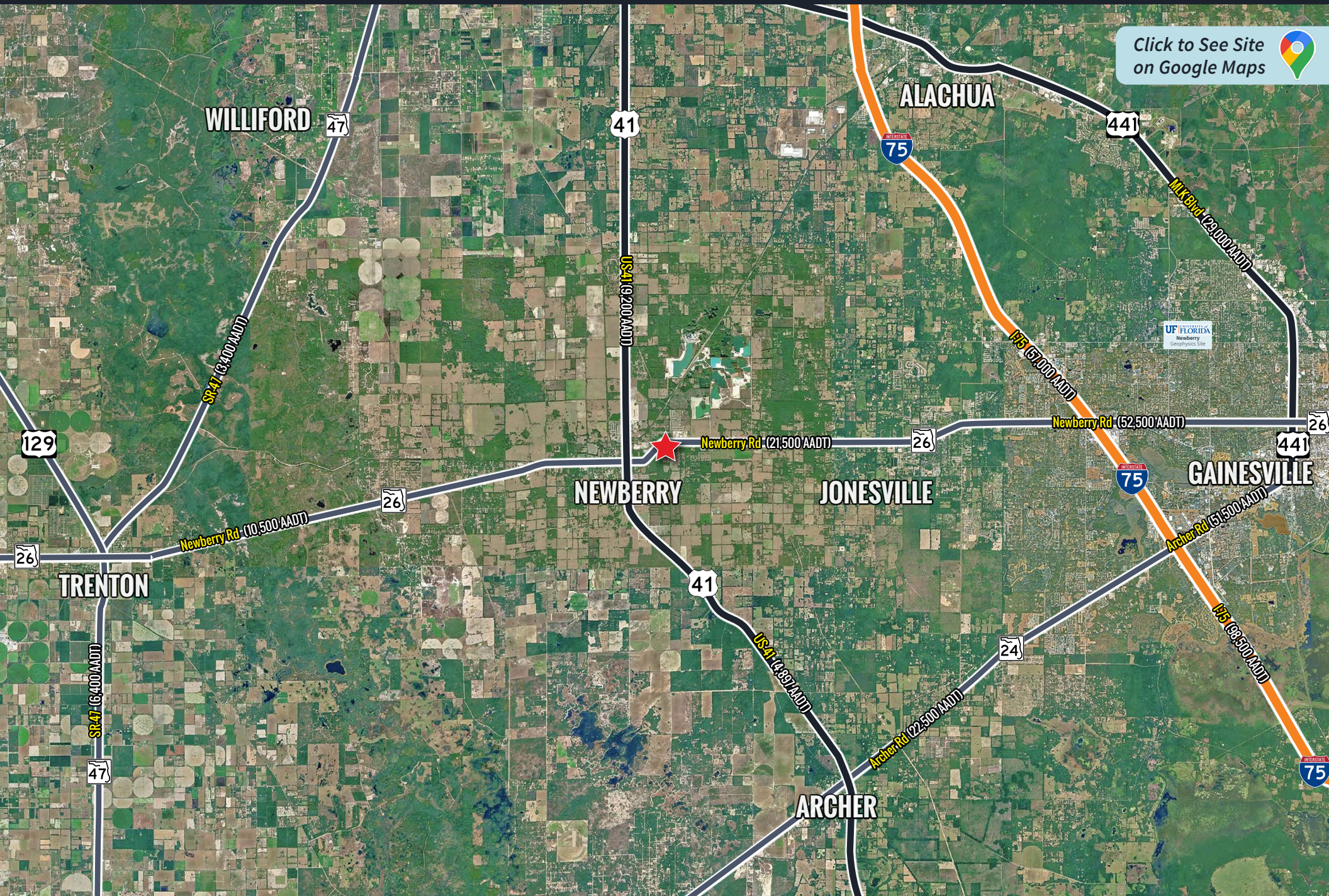


Map Legend

- Subject
- Point of Interest
- Educational Institution
- Development



Trade Area



Demographics: 1-3-5-7 Mile Radius



FLOURISHING FAMILIES: Affluent, married professionals raising large families in the fastest-growing suburban developments

Median Age: 39.1
Median HH Income: \$117,489
LifeMode Group: Family Prosperity

Socioeconomic Traits: *Flourishing Families* demonstrates successful married professionals who've chosen spacious suburban life in booming developments to raise large families. They're security-focused planners who drive SUVs and pickup trucks while prioritizing insurance and retirement planning, balancing online shopping for household needs with family activities like board games, reading and domestic traveling.



SOUTHERN SATELLITES: Family-oriented commuters enjoying outdoor lifestyles on metro peripheries

Median Age: 41.5
Median HH Income: \$76,136
LifeMode Group: Countryscapes

Socioeconomic Traits: *Southern Satellites* represent families who've found the sweet spot between metro access and affordable living on suburban outskirts. They're outdoor enthusiasts who balance long commutes with camping, fishing and hunting while shopping at discount stores for essentials, dining at chain restaurants and following college football and auto racing in communities that are comprised of both younger families and established retirees.



UP AND COMING FAMILIES: Suburbanites with diverse family structures, education and employment

Median Age: 33.8
Median HH Income: \$94,086
LifeMode Group: Family Fabric

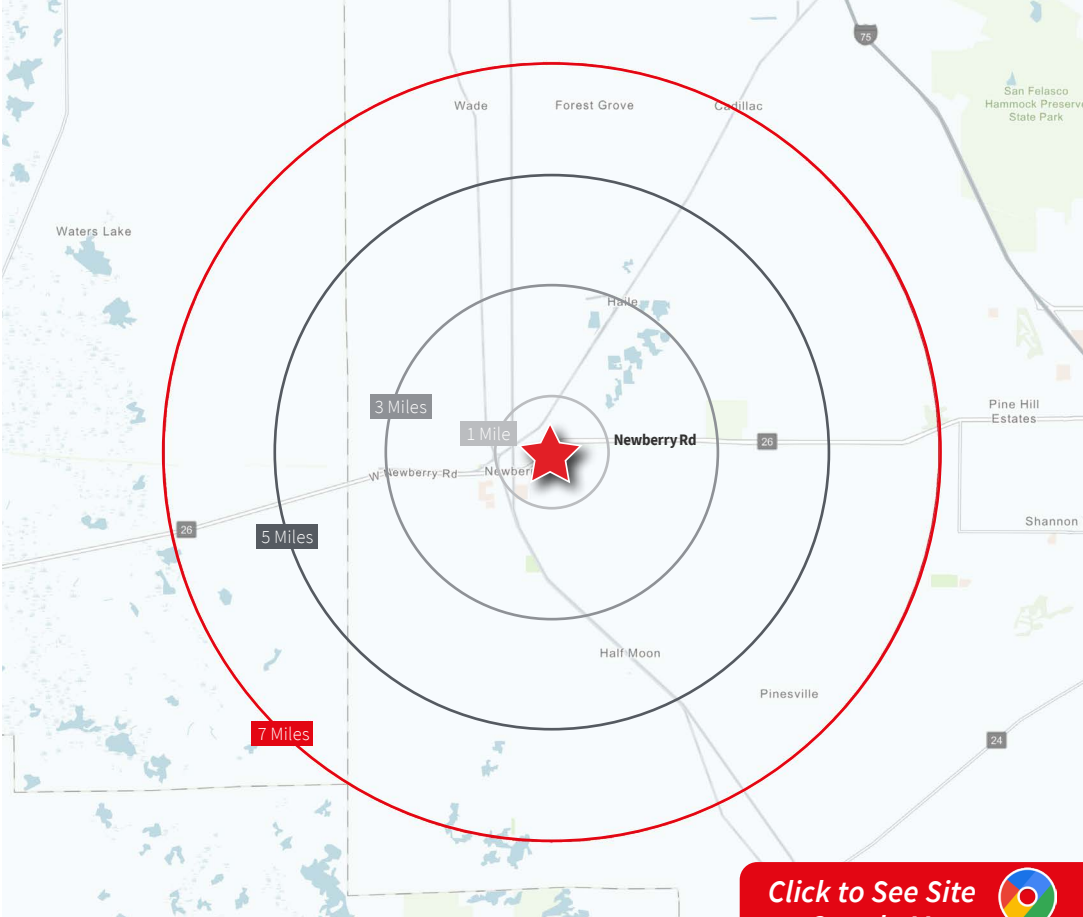
Socioeconomic Traits: *Up and Coming Families* are new families and many are first-time homebuyers; half of their homes are newly constructed. They are in tune with the latest technology and focus on experience-based destinations: zoos, aquariums and theme parks.



TOP TIER: Highly educated professionals in affluent suburbs

Median Age: 45.3
Median HH Income: \$214,147
LifeMode Group: Premier Estates

Socioeconomic Traits: *Top Tier* has the highest net worth among all LifeMode groups. They tend to shop at upscale retailers, frequent at fine dining restaurants and hire personal services like financial planners, gardeners and personal trainers.



[Click to See Site on Google Maps](#)



Demographics (ESRI 2026)

TOTAL POPULATION

1 MI.	2,819
3 MI.	9,044
5 MI.	13,201
7 MI.	25,500



AVERAGE HOUSEHOLD INCOME

1 MI.	\$121,716
3 MI.	\$110,678
5 MI.	\$114,724
7 MI.	\$134,583



TOTAL HOUSEHOLDS

1 MI.	947
3 MI.	3,322
5 MI.	4,873
7 MI.	9,825



MEDIAN AGE

1 MI.	38.3
3 MI.	39.4
5 MI.	39.9
7 MI.	41.6





SEE A BRIGHTER WAY



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