

TIOGA TOWN CENTER

133 SW 130TH WAY | BUILDING 8, SUITE D | NEWBERRY, FL 32669



Retail/Office Office Space For Lease

- **1,700 SF corner space** coming available in the heart of Tioga Town Center. Ideal for retail or office use, this space currently features three private offices and large conference rooms.
- **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.

**Get more
information**

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Property summary

Tioga Town Center
Newberry, Florida

Property address	133 SW 130th Way, Bldg 8, Suite D
Available sf	1,700 SF
Space type	Retail or office
Lease rate	Negotiable



Prestigious
Award-winning mixed-use development



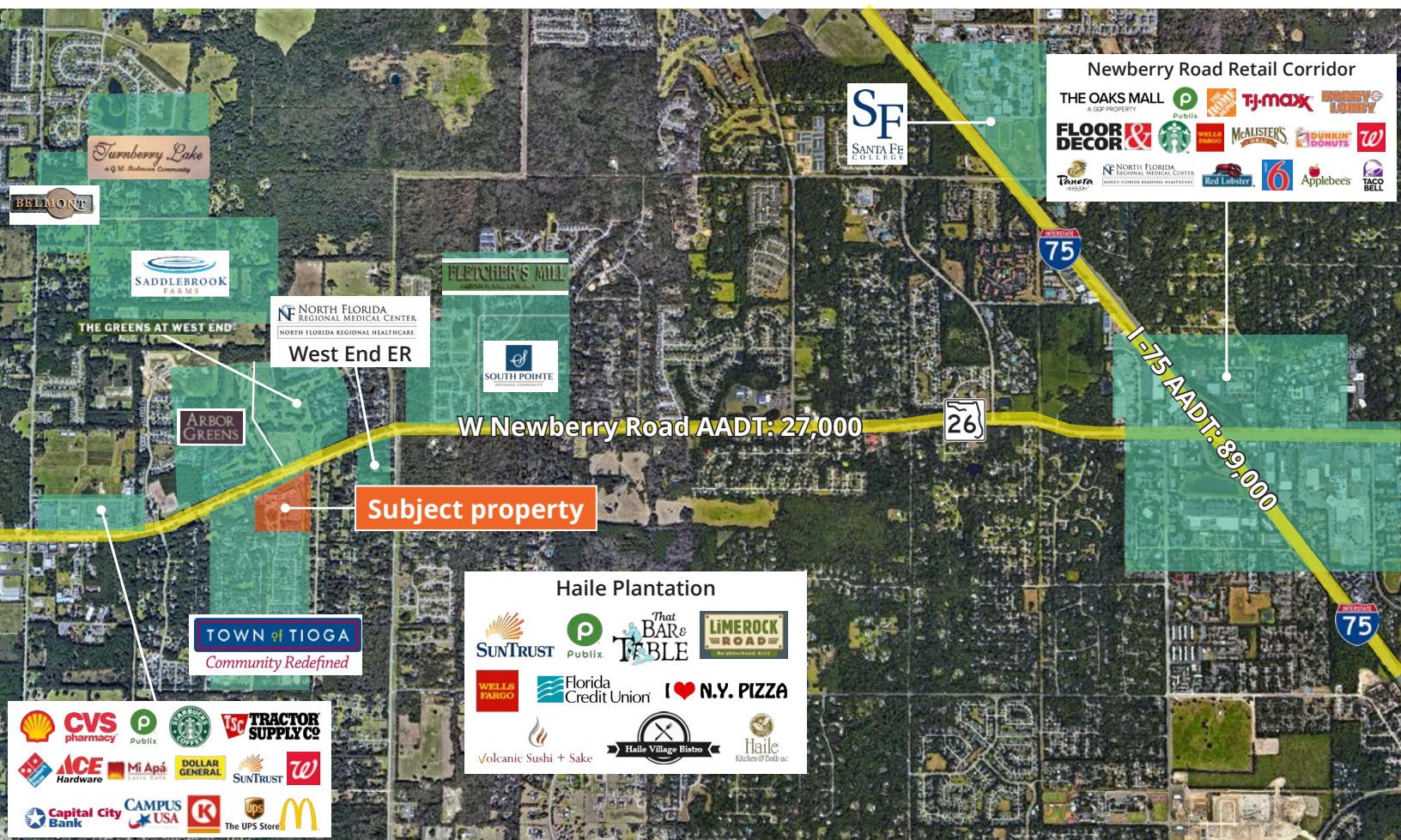
Traffic Count (SR 26)
27,000



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

Tioga Town Center
Newberry, Florida



Site plan

Tioga Town Center
Newberry, Florida

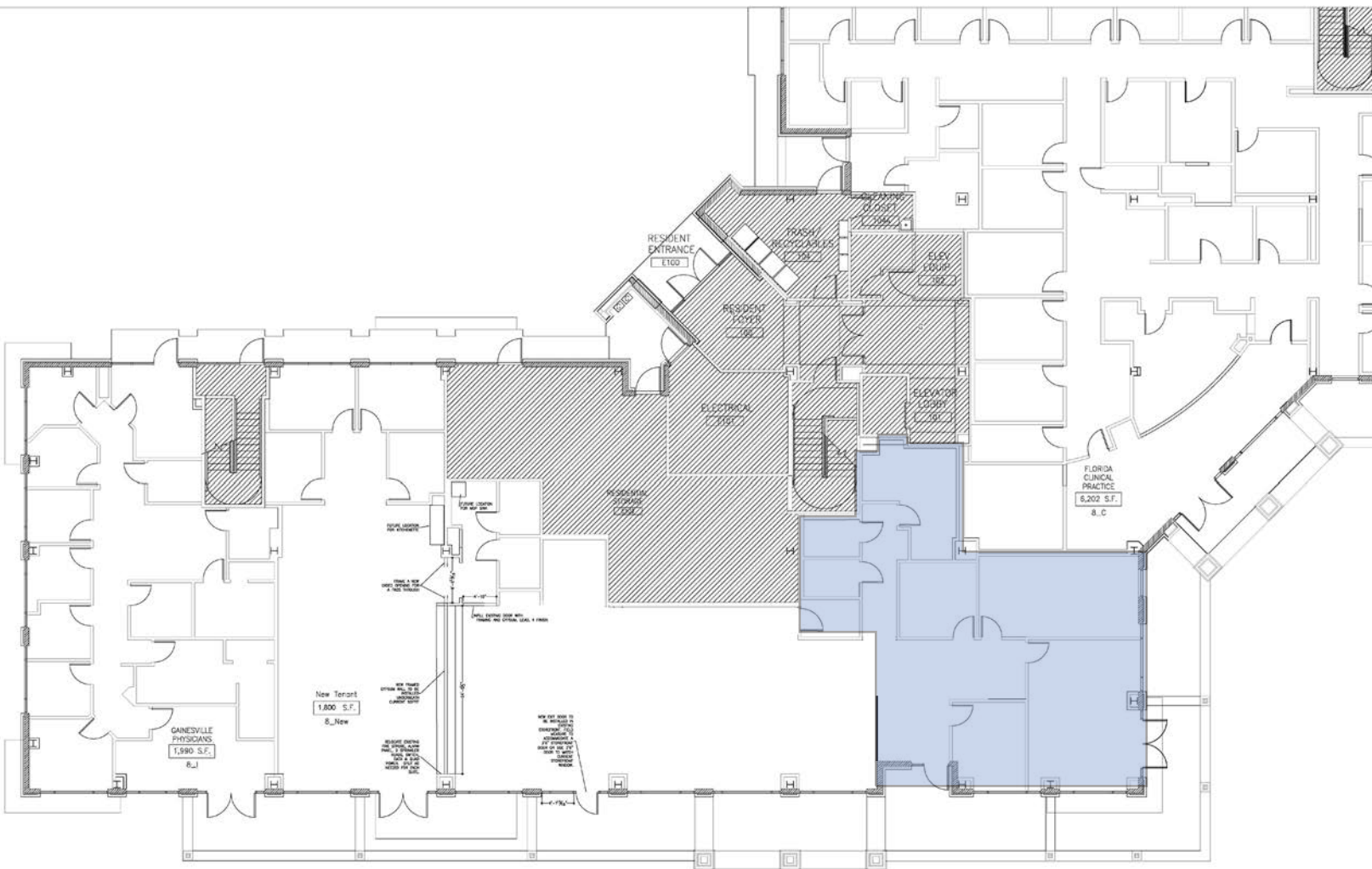
Building 8, Suite D 1,700 SF



Floor plan

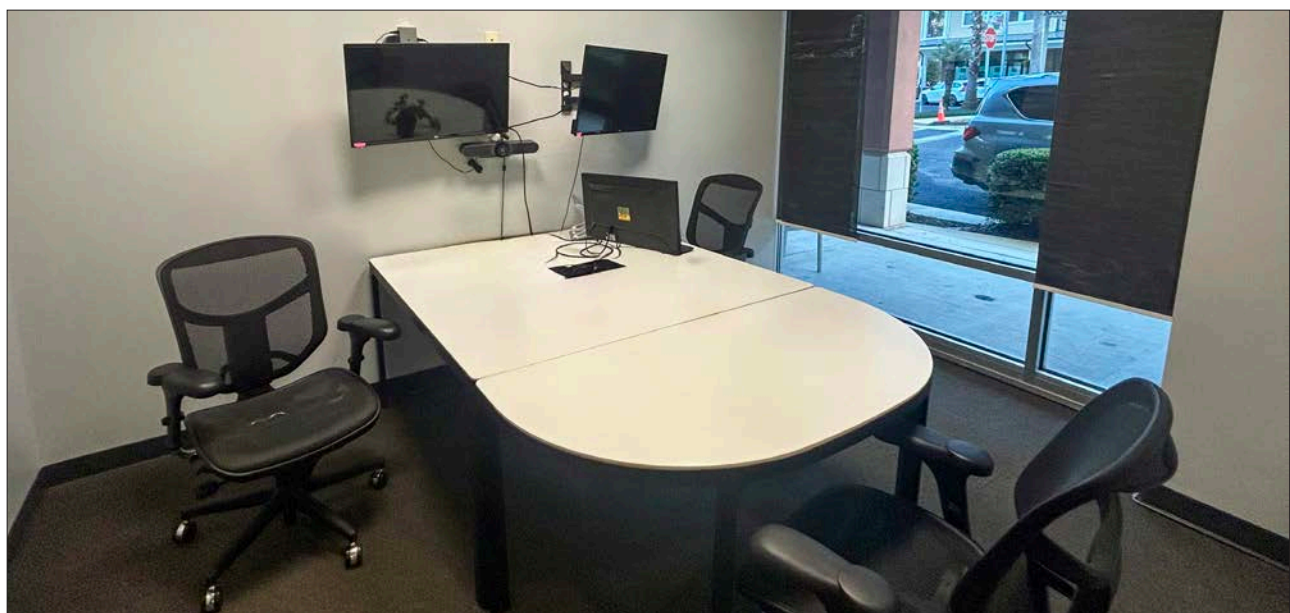
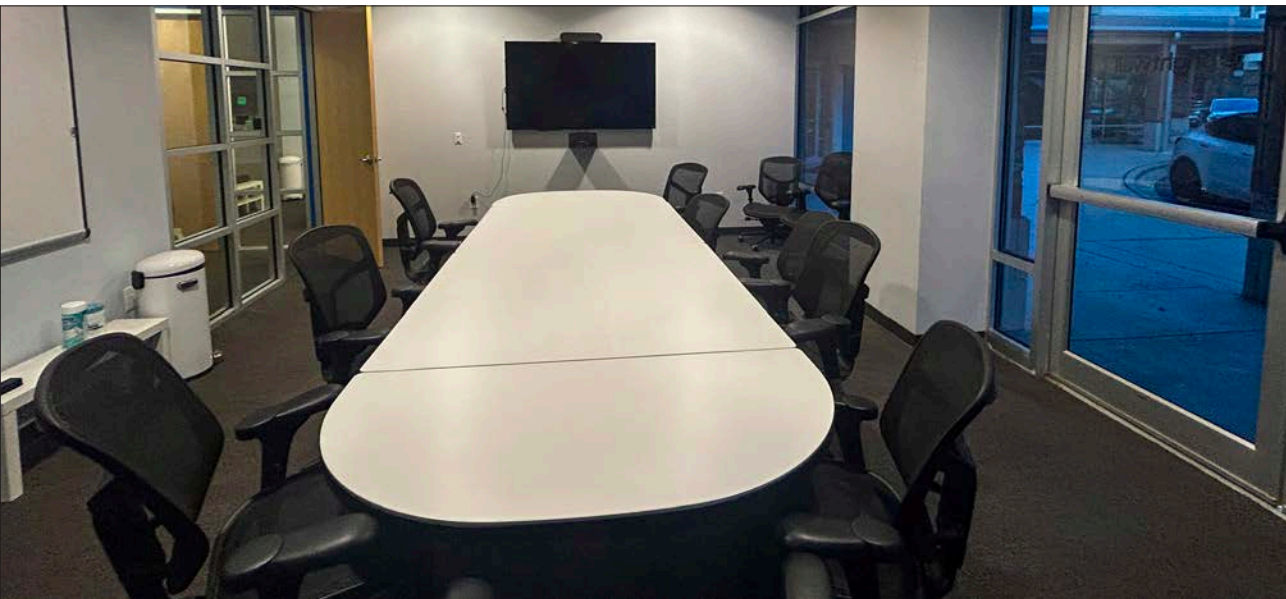
Tioga Town Center
Newberry, Florida

1,700 SF



Interior photos

Tioga Town Center
Newberry, Florida



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

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