



Retail, Medical & Office Spaces For Lease

- Current availabilities include a **1,700 SF end-cap retail** or office space; **2,018 SF fully built-out medical office space**; **1,760 SF second-floor medical or 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

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Property summary

Space type	Retail, medical, and office
Building type	Existing & first generation spaces
Rate	Triple net lease rates negotiable
Available sf	1,000 sf - 3,500 sf



Prestigious
Award-winning mixed-use
development



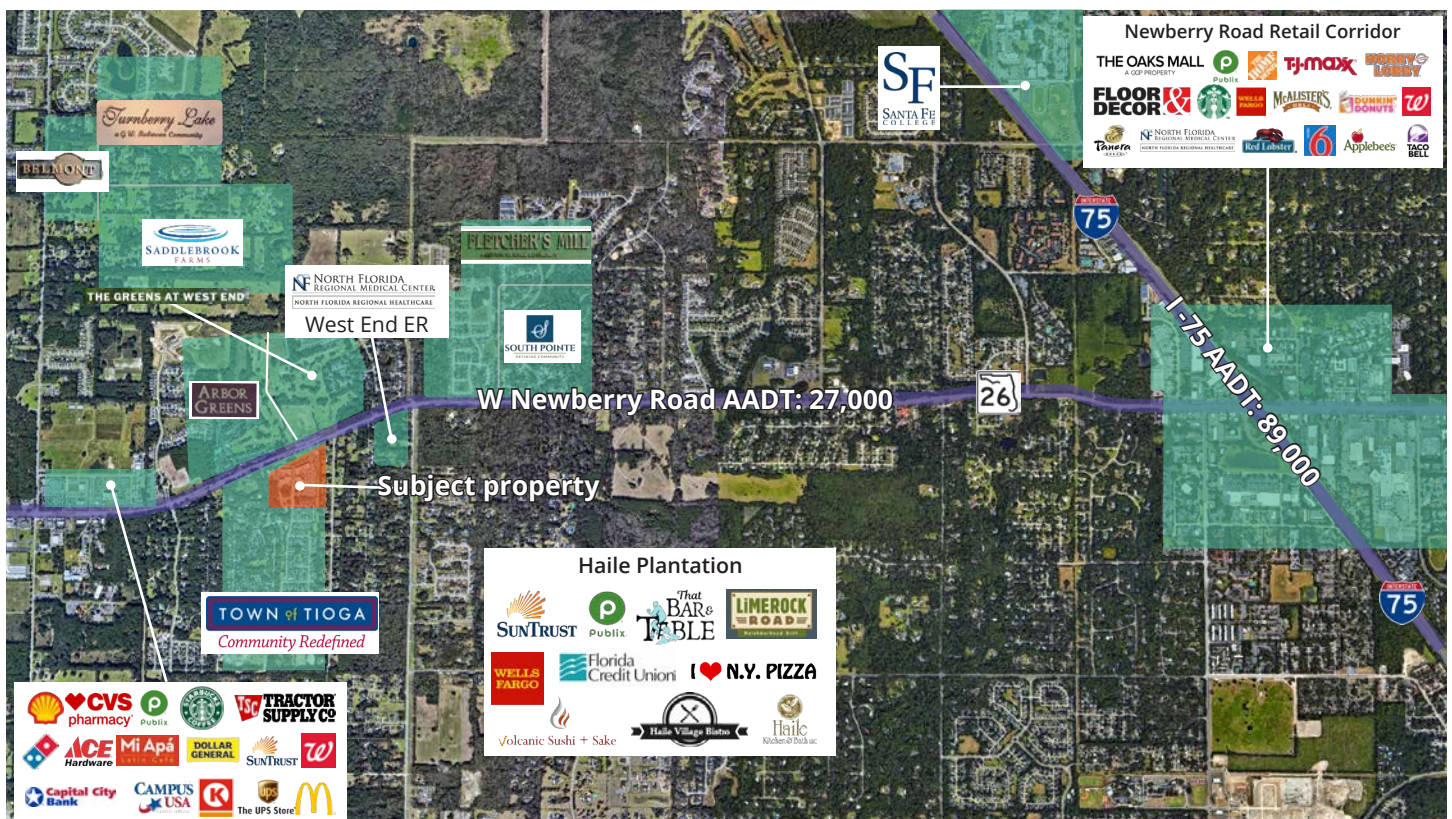
Traffic Count (SR 26)
27,000



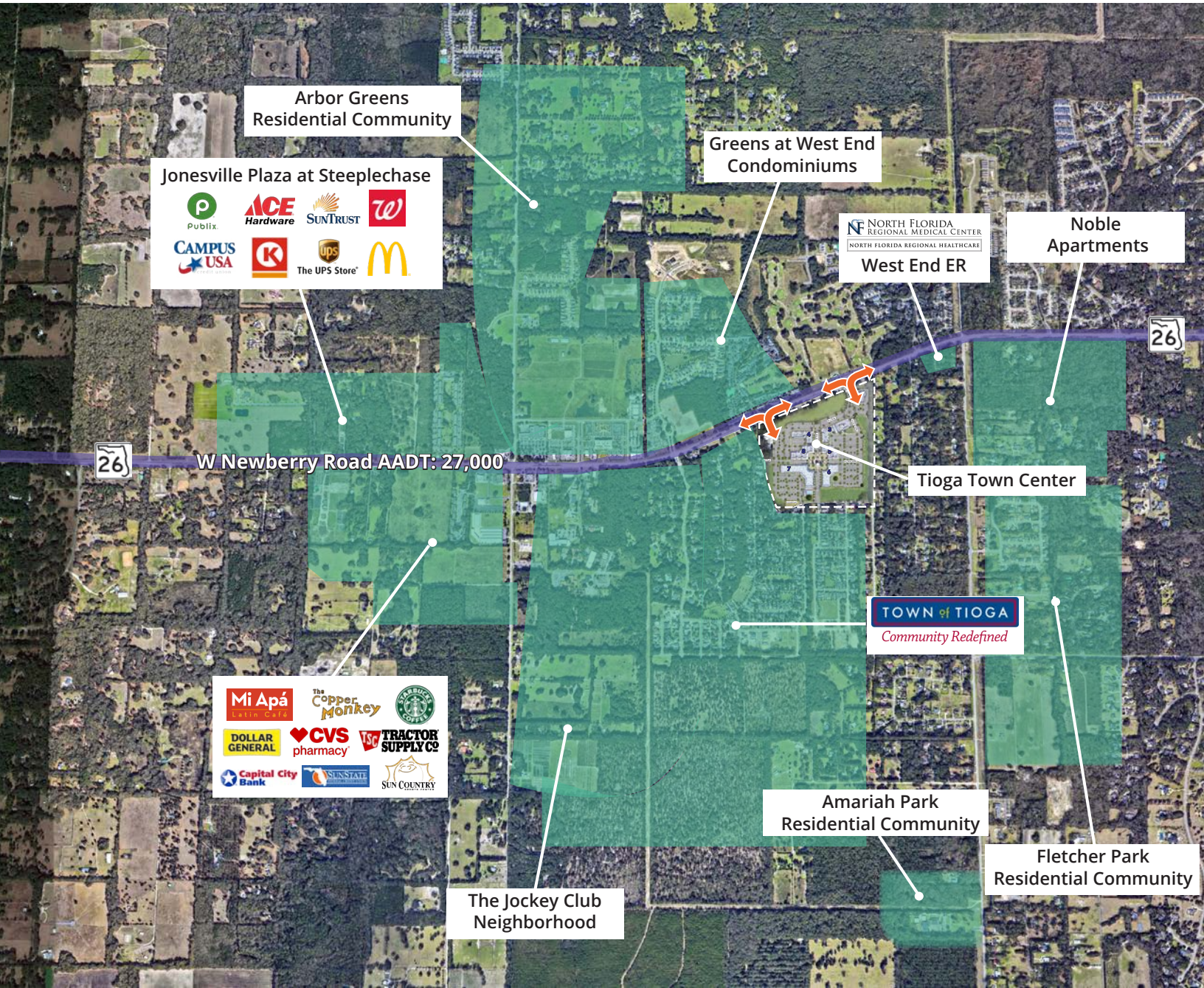
Parking
Ample & convenient parking with
electric car chargers available



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



Aerial map

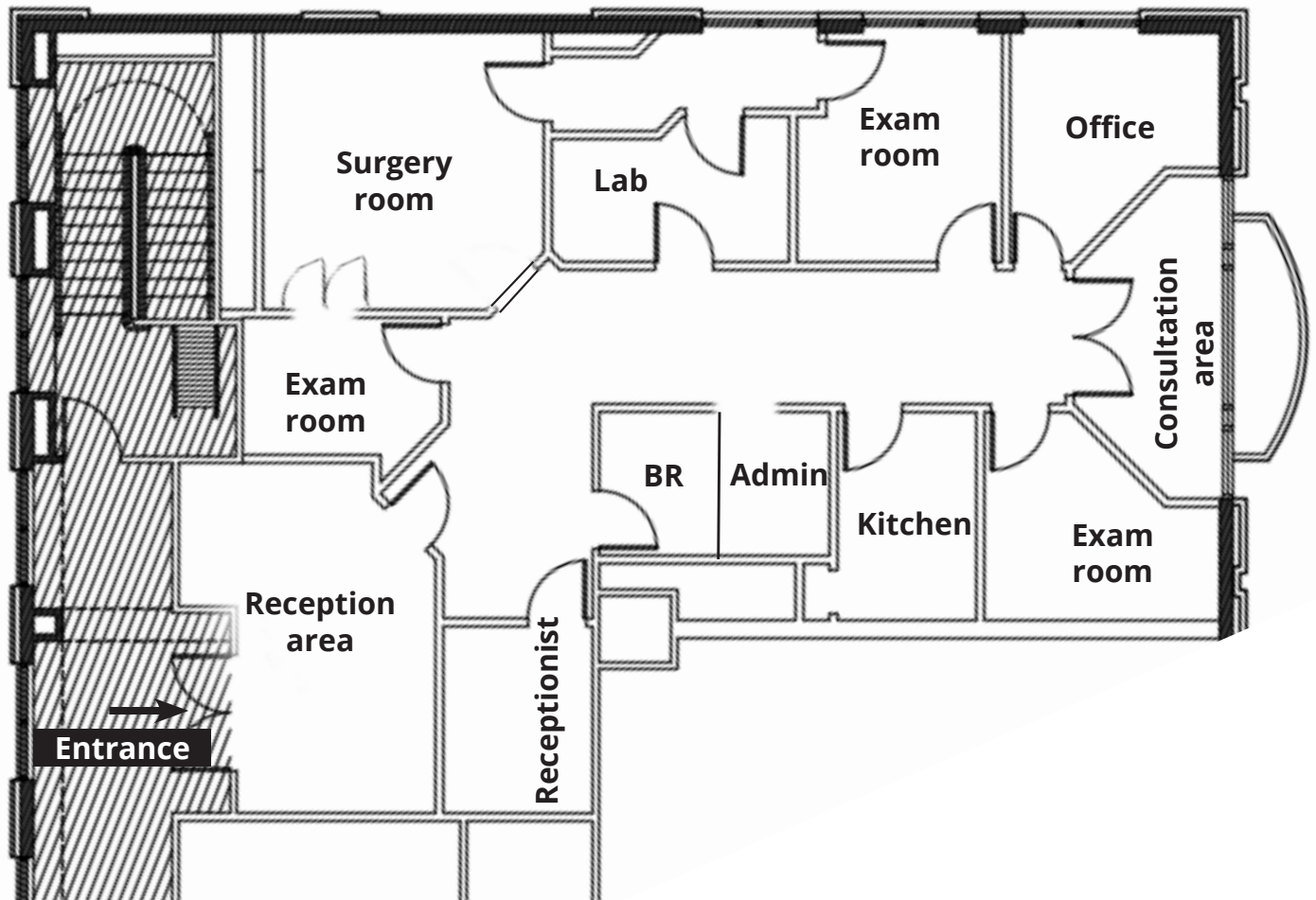


Availability



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	AVAILABLE	1,760
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	Fairway Bays Golf	2,410
7	3 - 5	AVAILABLE	1,000 - 3,500
7	4	Engel & Volkers	
7	6	Roots Salon	
8	A	Big Island Bowls	
8	B, C	UF Health Pediatrics	
8	D	AVAILABLE MEDICAL/OFFICE	1,700
8	H	Momentum Dance	
8	I	AVAILABLE MEDICAL SPACE	2,018

Floor plan | Bldg 3, Suite 219



Availability

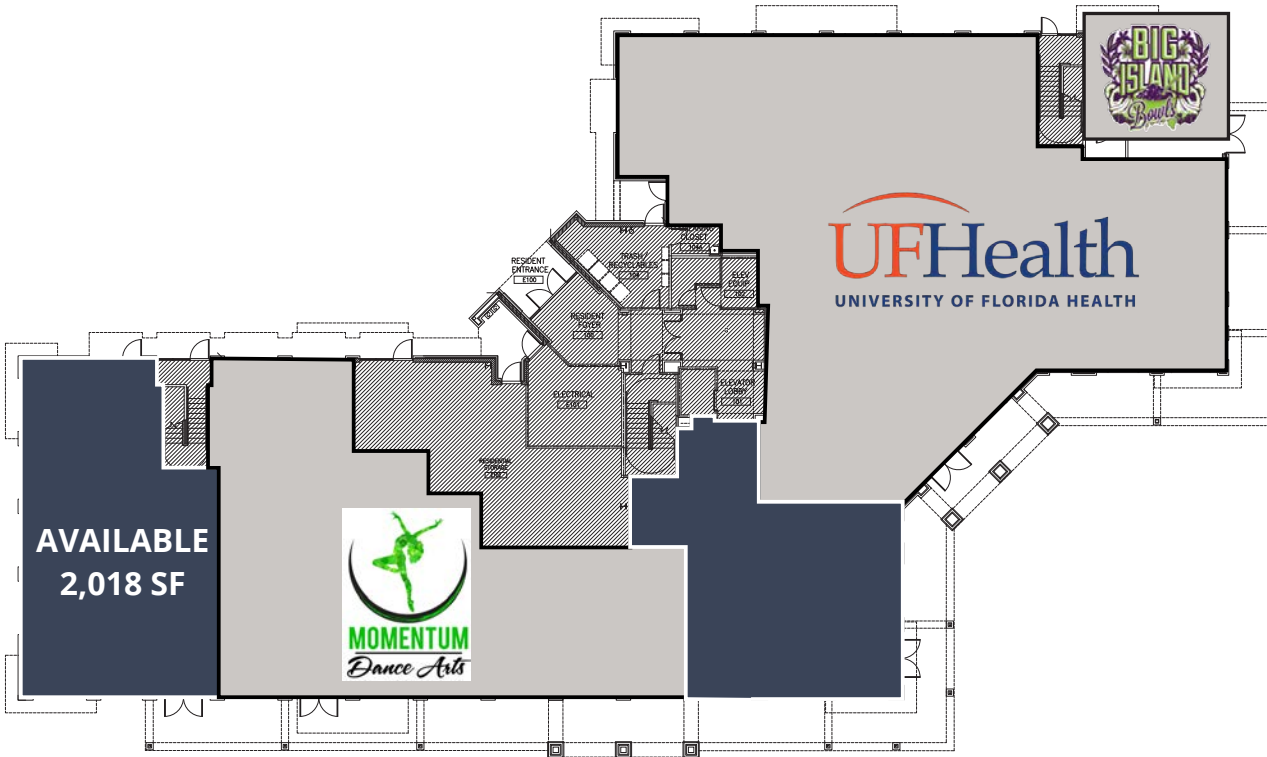
Building 7 Floor 1
1,000 sf - 3,500 sf



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

Availability

Building 8, Medical space
2,018 sf



Availability

Building 8, Suite D
1,700 sf



About Tioga



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.

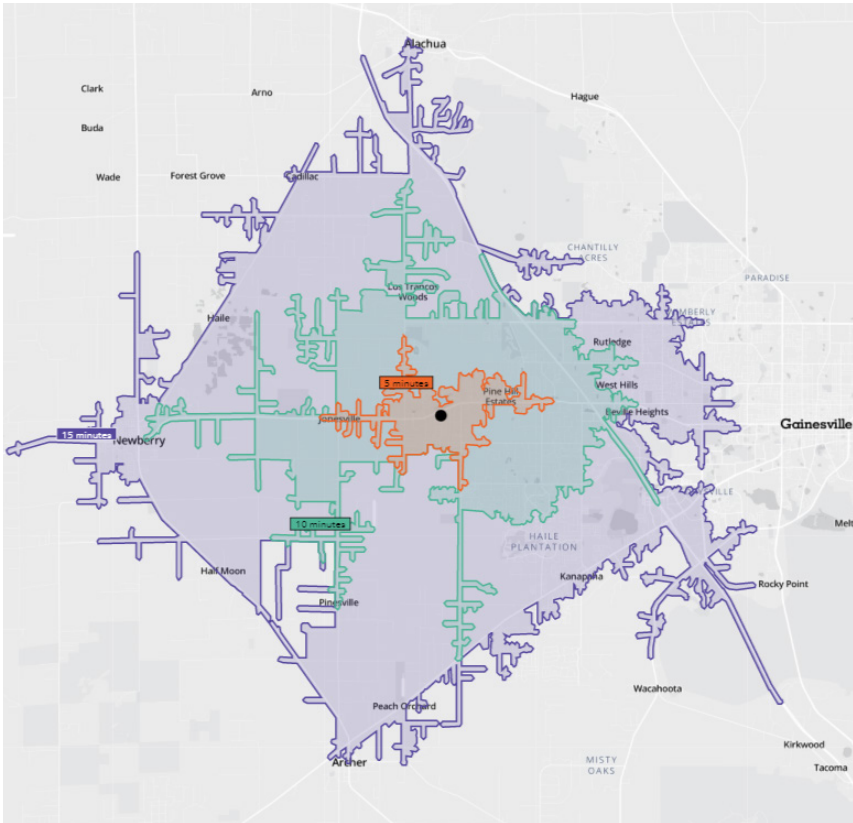
Additional photos



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.**

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