

# Medical Office Space For Lease



**1,760 SF AVAILABLE**

- **1,760 SF fully built-out medical space** featuring an attractive reception area, three exam rooms, a surgery room, lab, consultation area, private corner office and kitchen.
- **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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avisonyoung.com



# Property summary

Tioga Town Center, Bldg 3, Suite 219  
Newberry, Florida



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



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

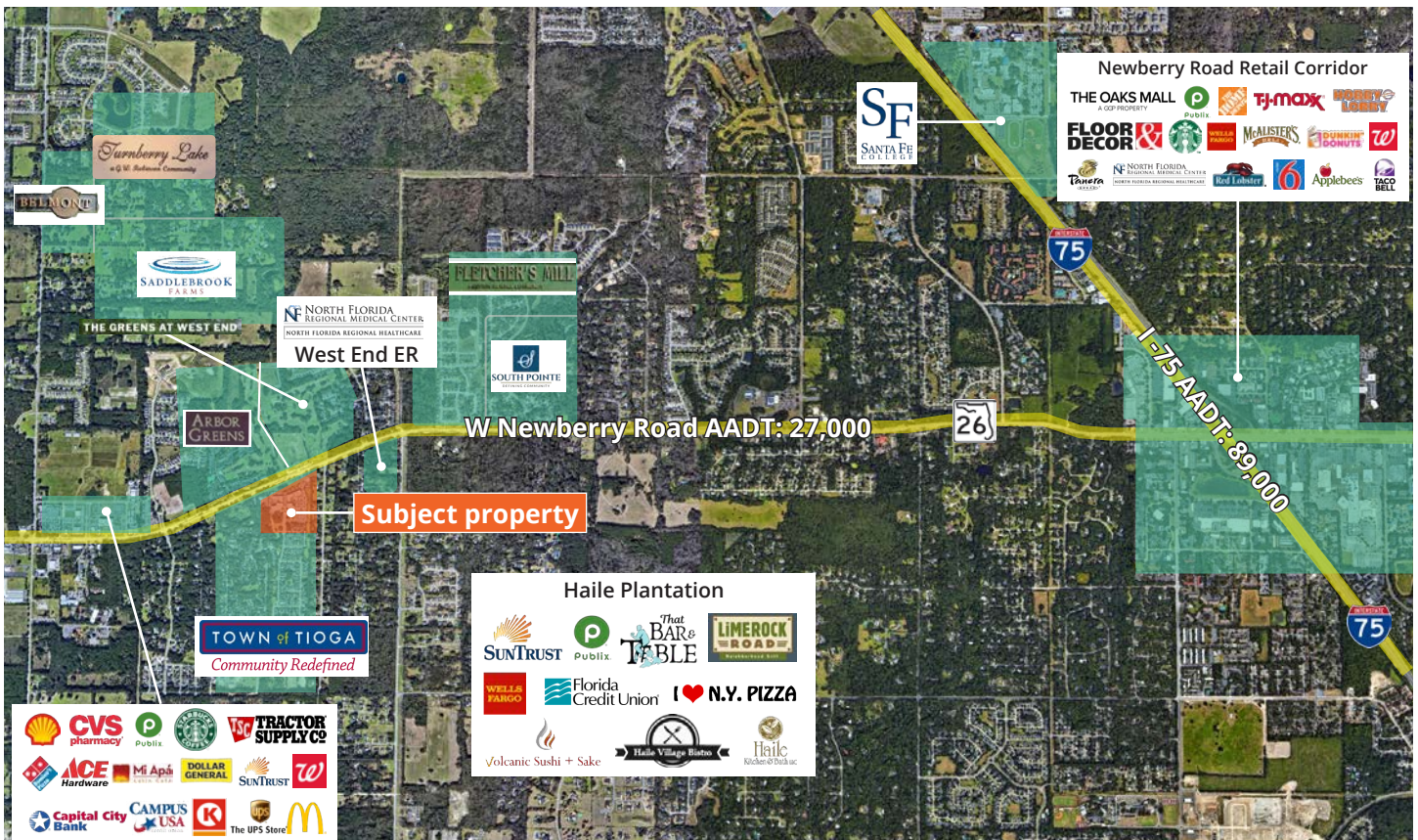


**Parking**  
Ample & convenient parking with electric car chargers available



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

<b>Property address</b>	12921 SW 1st Road, Bldg 3, Suite 219
<b>Available sf</b>	1,760 SF
<b>Space type</b>	Medical
<b>Rate</b>	Negotiable





# Aerial map

Tioga Town Center, Bldg 3, Suite 219  
Newberry, Florida



Arbor Greens Residential Community

Jonesville Plaza at Steeplechase



Greens at West End Condominiums

NORTH FLORIDA REGIONAL MEDICAL CENTER  
NORTH FLORIDA REGIONAL HEALTHCARE

West End ER

Noble Apartments

W Newberry Road AADT: 27,000

Tioga Town Center

TOWN of TIOGA  
Community Redefined



Amariah Park Residential Community

Fletcher Park Residential Community

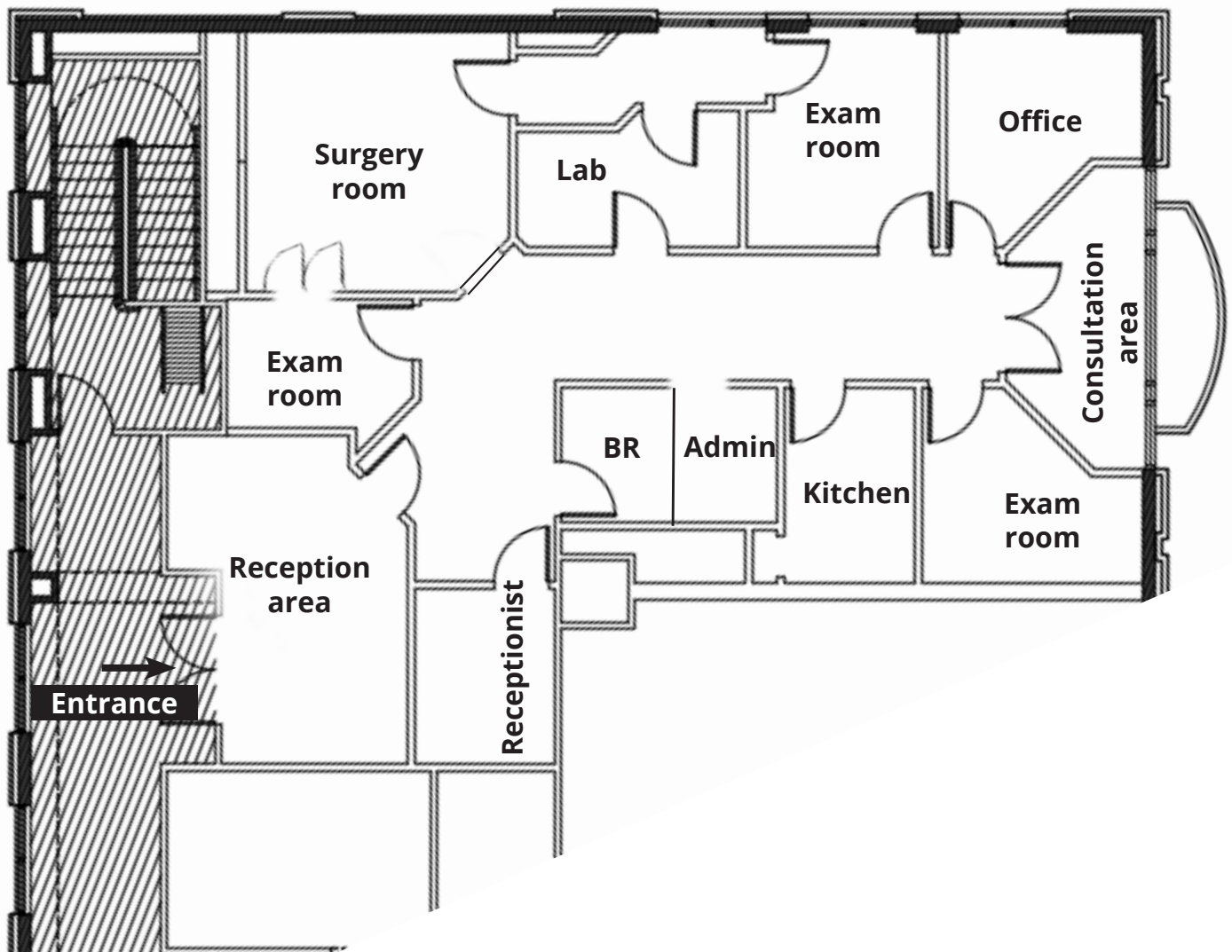
The Jockey Club Neighborhood



# Floor plan

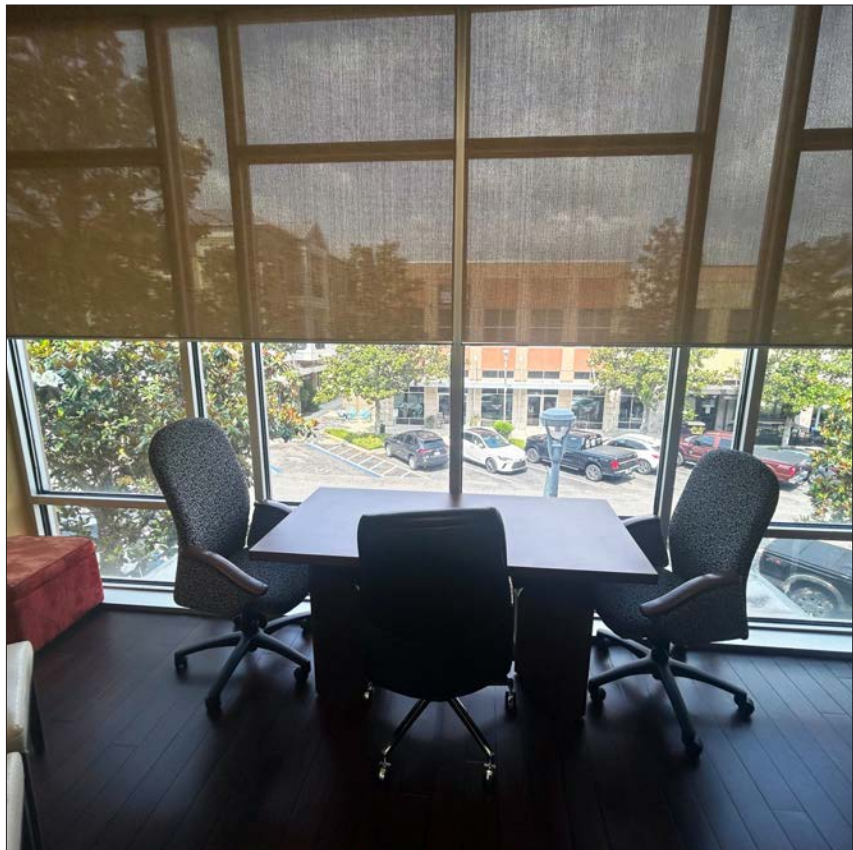
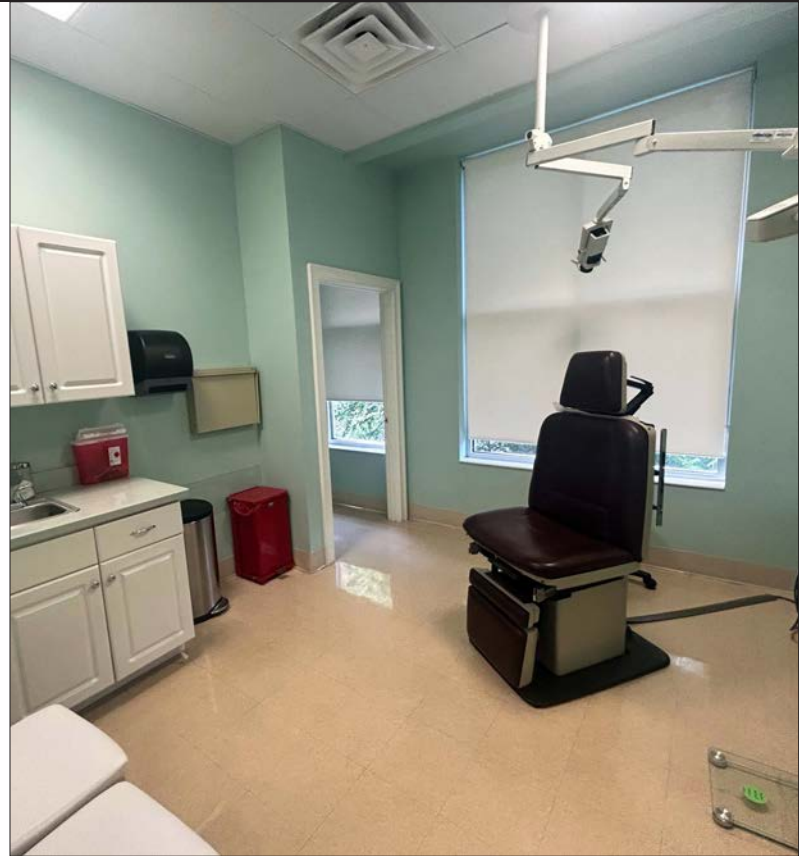
Tioga Town Center, Bldg 3, Suite 219  
Newberry, Florida

Suite 219  
1,760 SF



# Photos

Tioga Town Center, Bldg 3, Suite 219  
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**If you would like to discuss this further,  
please get in touch.**

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**Visit us online**

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

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