

INVESTMENT OPPORTUNITY - RETAIL PROPERTY FOR SALE

4000 Newberry Road | Gainesville, FL 32607

6,225± SF | \$615,000

NW 39th Rd

5 SUITES
FULLY LEASED

NEWBERRY Rd

33,000± AADT

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PROPERTY OVERVIEW

4000 Newberry Road, Gainesville, FL 32607

Lee & Associates North Florida is pleased to present Plaza West, a fully-leased, five-suite retail investment opportunity at 4000 W Newberry Road in Gainesville, FL. This 6,225 SF strip retail center sits on 0.46 acres directly on W Newberry Road (SR 26), one of Gainesville's busiest corridors, carrying approximately 33,000 vehicles per day.

The property is 100% occupied, and all leases have recently been renewed, giving an investor a stabilized, in-place income stream with a diverse tenant mix – restaurant, retail, church, and personal service. Offered at \$615,000, the pricing presents an attractive basis for value-oriented investors seeking durable cash flow in a high-traffic, high-visibility corridor.

Zoned MU-1 by the City of Gainesville, the site supports a wide range of commercial uses. Located minutes from the I-75 interchange and the University of Florida, Plaza West combines full occupancy, recently renewed leases, and a strong long-term location – a rare pairing for an asset at this price point.

TENANT LIST

- Suite A&B - Philippine Express Bistro and Shop
- Suite C - Faith Christian Church
- Suite D1 - Heeere Fishy Fishy
- Suite D2 - Blood, Sweat & Tears Artist Company

Net Operating Income (NOI) - \$61,668

6,225± SF

\$615,000

FIVE-SUITE RETAIL INVESTMENT OPPORTUNITY



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COMPLETE HIGHLIGHTS

4000 Newberry Road, Gainesville, FL 32607



PROPERTY HIGHLIGHTS

- 100% occupied – five-suite retail strip center with fully stabilized income
- All leases recently renewed – reduced turnover risk, stable in-place cash flow
- Attractive basis for value-oriented investors at \$615,000
- Signalized access via NW 39th Road
- High-traffic exposure – 33,000 AADT along W Newberry Rd (SR 26)
- Flexible zoning – MU-1 (City of Gainesville) supports retail, restaurant, service, and institutional uses
- Diverse, resilient tenant mix – restaurant, retail, church, and service tenants spread the risk across use types
- Strategic location – minutes from I-75 interchange and the University of Florida
- 0.46-acre site with 24 parking spaces

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LOCATION MAP

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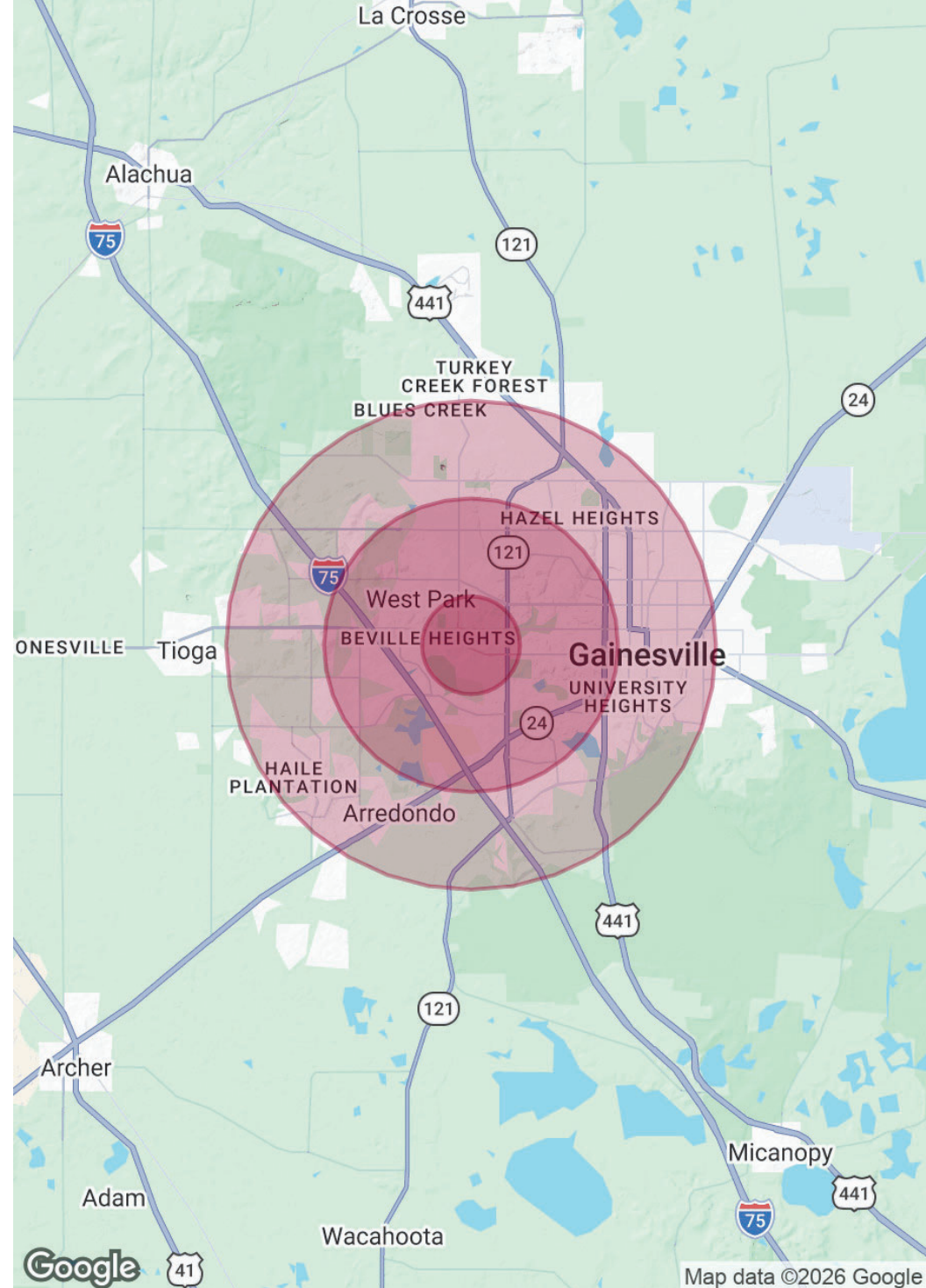
DEMOGRAPHICS MAP & REPORT

4000 Newberry Road, Gainesville, FL 32607

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,595	94,093	178,761
Average Age	39.0	31.4	33.7
Average Age (Male)	37.3	31.2	33.2
Average Age (Female)	42.6	32.4	34.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,639	37,801	74,089
# of Persons per HH	2.1	2.5	2.4
Average HH Income	\$102,202	\$74,670	\$84,007
Average House Value	\$262,993	\$273,537	\$292,222

2023 American Community Survey (ACS)



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