

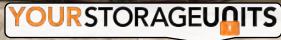


Gainesville MSA

±2.0 AC | CA Zoning | Ground Lease



**Highland Park**  
Approved for 350 homes



26

W Newberry Rd - 20,000 VPD

★  
± 2.0 AC

Newberry Ln

**The Curve**  
± 45 AC mixed-use  
project in planning phase

\*Advanced Auto in development  
\*\*Your Storage, Chipotle & Heartland in planning



## Property Overview

- ✦ **Ground Rent.** ±\$225,000/yr
- ✦ **Parcel Size.** ±2.0 AC
- ✦ **Prominent Visibility at Signalized Intersection.** NWC of W Newberry Rd & Newberry Ln
- ✦ **Access (proposed).** RI/RO on W. Newberry Rd (SR 26); FI/FO on Newberry Ln
- ✦ **Delivery.** As-Is
- ✦ **Utilities.** To site
- ✦ **Parcel ID.** 01932-001-001 [Parcel Map](#)
- ✦ **Zoning.** CA (Commercial Automotive), Newberry [Code](#)
- ✦ **Adjacent Retailers.** Publix ('25) and coming soon: Wawa, Chipotle, McDonald's, Wendy's, Heartland & Advance Auto

## Location Overview

- ✦ **Strategic Location.**
  - ✦ Proximity to Gainesville and the Univ. of Florida
  - ✦ Located on W Newberry Rd (SR 26), a major regional connector across North Central Florida
  - ✦ Surrounded by multiple residential projects in the pre-construction and planning phases
- ✦ **Affluent & Stable Demographics.** Average HH Incomes >\$100K and high homeownership rate ~93%
- ✦ **Strong Population Growth.** Newberry has grown ~18% since '20. The rapid residential growth will continue and is driving demand for new retail and services.

2026	1Mile	3.0 Miles	5 Miles
<b>Population</b>	<b>3,390</b>	<b>8,237</b>	<b>12,347</b>
<b>Households</b>	<b>1,158</b>	<b>2,992</b>	<b>4,559</b>
<b>Avg. HH Inc.</b>	<b>\$114,479</b>	<b>\$105,671</b>	<b>\$109,481</b>
<b>Median Age</b>	<b>38.7</b>	<b>39.1</b>	<b>39.9</b>
<b>W Newberry Rd – Daily Traffic Count Estimate</b>	<b>20,000 VPD</b>		



**Publix**

**The Curve**  
± 45 AC mixed-use  
project in planning phase



± 2.0 AC

Newberry Ln



W Newberry Rd – 20,000 VPD



\*Wawa & Advanced Auto in development  
\*\*Chipotle & Heartland in planning

GROUND LEASE

# RetailNet

REAL ESTATE



Publix

★  
± 2.0 AC

**The Curve**  
± 45 AC mixed-use  
project in planning phase

Advance Auto Parts

HEARTLAND DENTAL

CHIPOTLE MEXICAN GRUBB

\*Advanced Auto in development  
\*\*Chipotle & Heartland in planning

GROUND LEASE  
**RetailNet**  
REAL ESTATE



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**YOUR STORAGE UNITS**

**Advance Auto Parts**

**Bravo**

**Publix**


**HEARTLAND MENTAL**

**CHIPOTLE MEXICAN GRILL**

**Wawa**

Newberry Rd - 20,000 VPD

26

  
± 2.0 AC

Newberry Ln

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GROUND LEASE

# RetailNet

REAL ESTATE



**Agri-Tech Park**  
± 170 AC research labs,  
offices, light industrial in  
planning phase

**The Curve**  
± 45 AC mixed-use  
project in planning phase

**Tanglewood**  
± 270 AC mixed-use project  
in dev/planning phase.  
± 742 residential units

**Highland Park**  
Approved for 350 homes



Newberry Rd – 20,000 VPD

Newberry Ln



± 2.0 AC

\*Wawa, Wendy's & Advanced Auto in development  
\*\*McDonald's, Chipotle & Heartland in planning

GROUND LEASE

**RetailNet**  
REAL ESTATE



Publix



± 2.0 AC

26

Newberry Rd – 20,000 VPD

Newberry Ln

**The Curve**  
± 45 AC mixed-use  
project in planning phase



\*Chipotle & Heartland in planning

GROUND LEASE

# RetailNet

REAL ESTATE

# GROUND LEASE TERMS

GROUND RENT \$225,000/yr

PARCEL ± 2.0 AC

OFFERS EVALUATED AS RECEIVED

## CONTACT

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GROUND LEASE

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