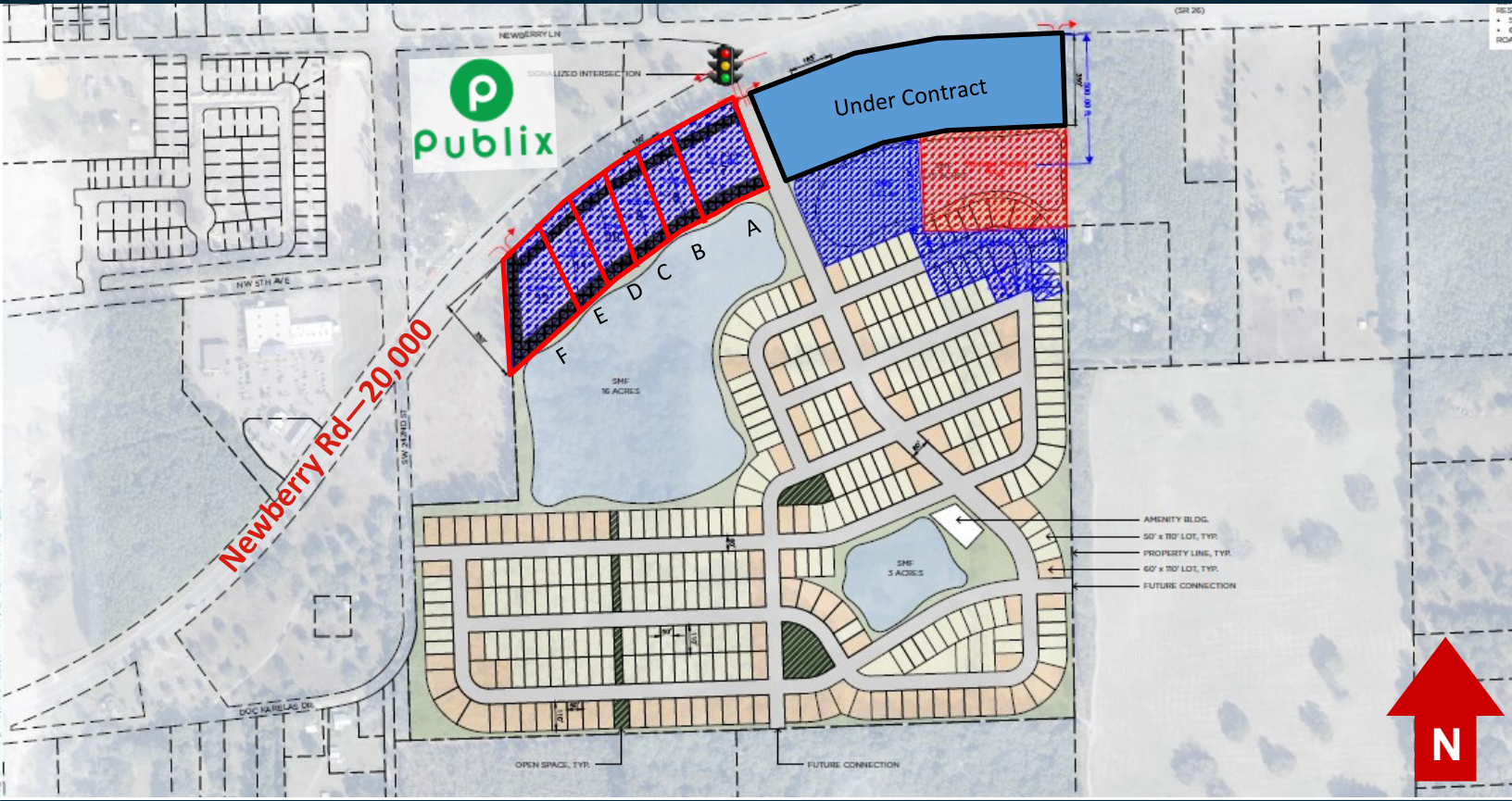




BUILD-TO-SUIT/GROUND LEASE

+/- 1.2 AC TO 2.5 AC

SEQ NEWBERRY RD & CR 235, NEWBERRY, FL

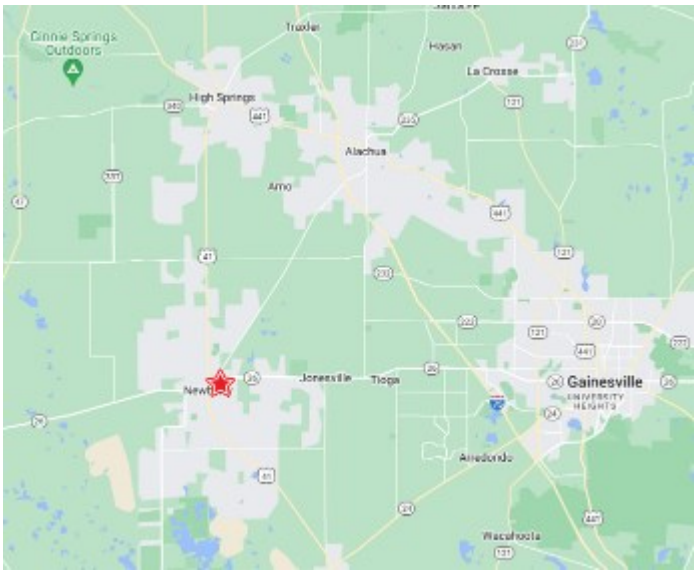


Property Highlights

- ◆ 5 separate lots ranging from 1.2 acres to 2.5 acres
- ◆ Proposed Publix across the street on northside of Newberry Road
- ◆ Approximately 20,000 VPD
- ◆ Best visibility & access off of Newberry Road
- ◆ Full access at the lighted intersection and RI/RO on the east side directly into site and cross access with entire development
- ◆ Site is on the going to Gainesville side of the road
- ◆ Major housing growth area within the Newberry city lines (See next page)

	1 Mile	2 Miles	3 Miles
Population	7,639	34,690	90,972
Average HH Income:	\$128,112	\$105,311	\$86,631
Daytime Population:	4,133	17,059	46,919

Nearby Retailers



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BUILD-TO-SUIT/GROUND LEASE

NEWBERRY RD & CR 235, NEWBERRY, FL

OUTPARCELS

PROPOSED HOUSING GROWTH



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