



NEWBERRY

RETAIL DEVELOPMENT



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Available

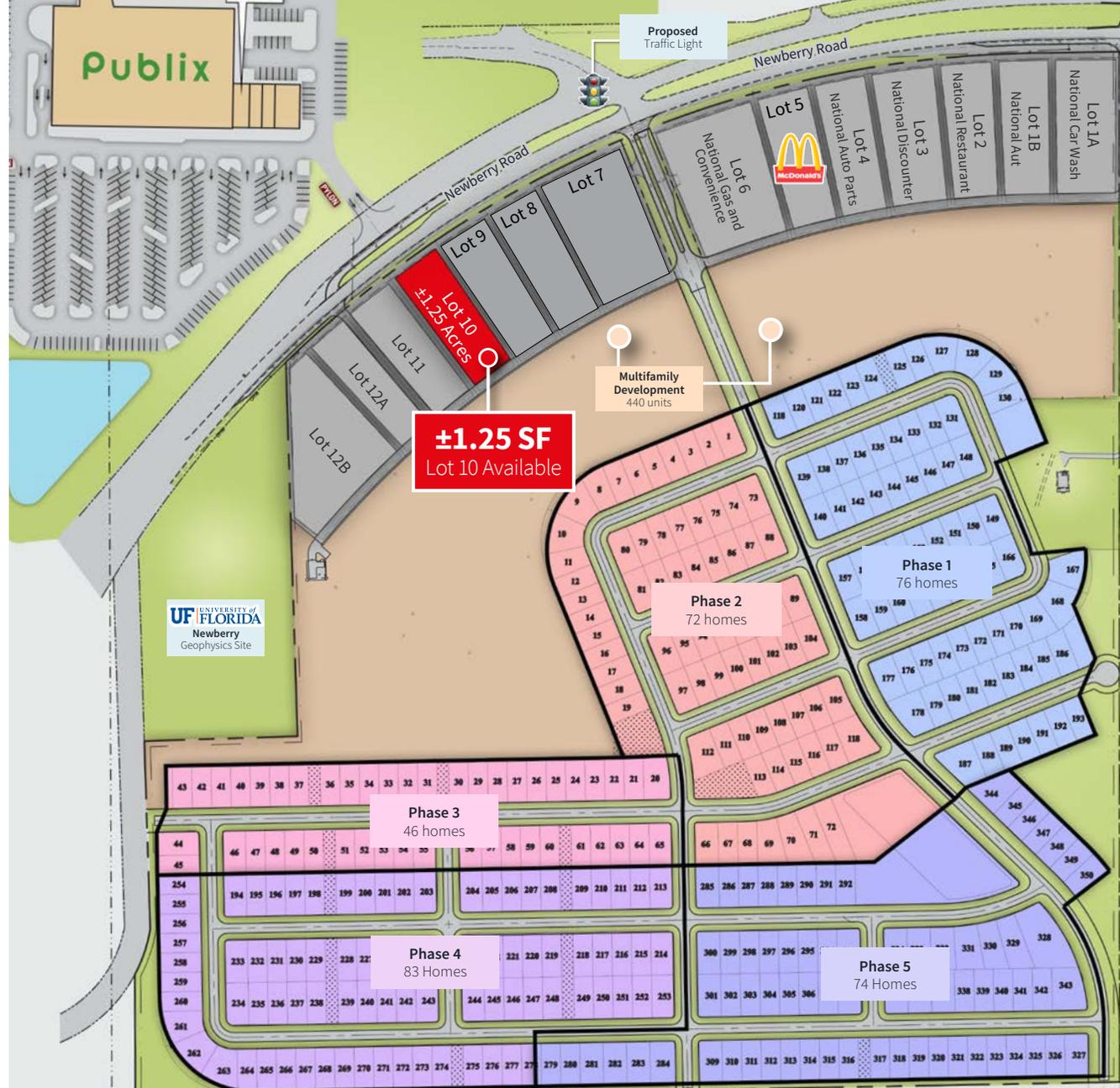
Lot 10 - ±1.25 Acres
W Newberry Road • Newberry FL 32669

Available For Ground Lease
or Built-to-Suit:

Lot 10 - ±1.25 Acres

Property highlights

- Site offers 54,494 to 87,164 s.f. of brand-new retail space across four lots in the Highland Park Development, a component of the Newberry Rd market.
- Across the street from the newly built 62,700 s.f., Publix-anchored plaza.
- Lots comprise the retail section of the development; upon completion, there will be 440 multifamily units and 351 homes built directly behind the property.
- Visibility on a proposed signalized intersection; the light would be added to accommodate the immediate area's population influx.
- Neighboring lots are to be occupied by national users, including Wawa, Slim Chickens, Firestone Complete Auto Care, O'Reilly Auto Parts and the Dollar Tree
- Signed lots indicate a strong line-up of highly-recognized tenants that will continue to drive reliable traffic.
- Affluent communities surround the site with average household incomes of over \$116,850.
- Newberry is witnessing significant growth through its development boom of new housing, creating an estimated 6,306 new multifamily units and homes in a one-mile radius of the site.



Jared Ettinger
Senior Vice President
M +1 407 453 1213
jared.ettinger@jll.com



Caleb Powell
Associate
M +1 386 847 6672
caleb.powell@jll.com

Market Area

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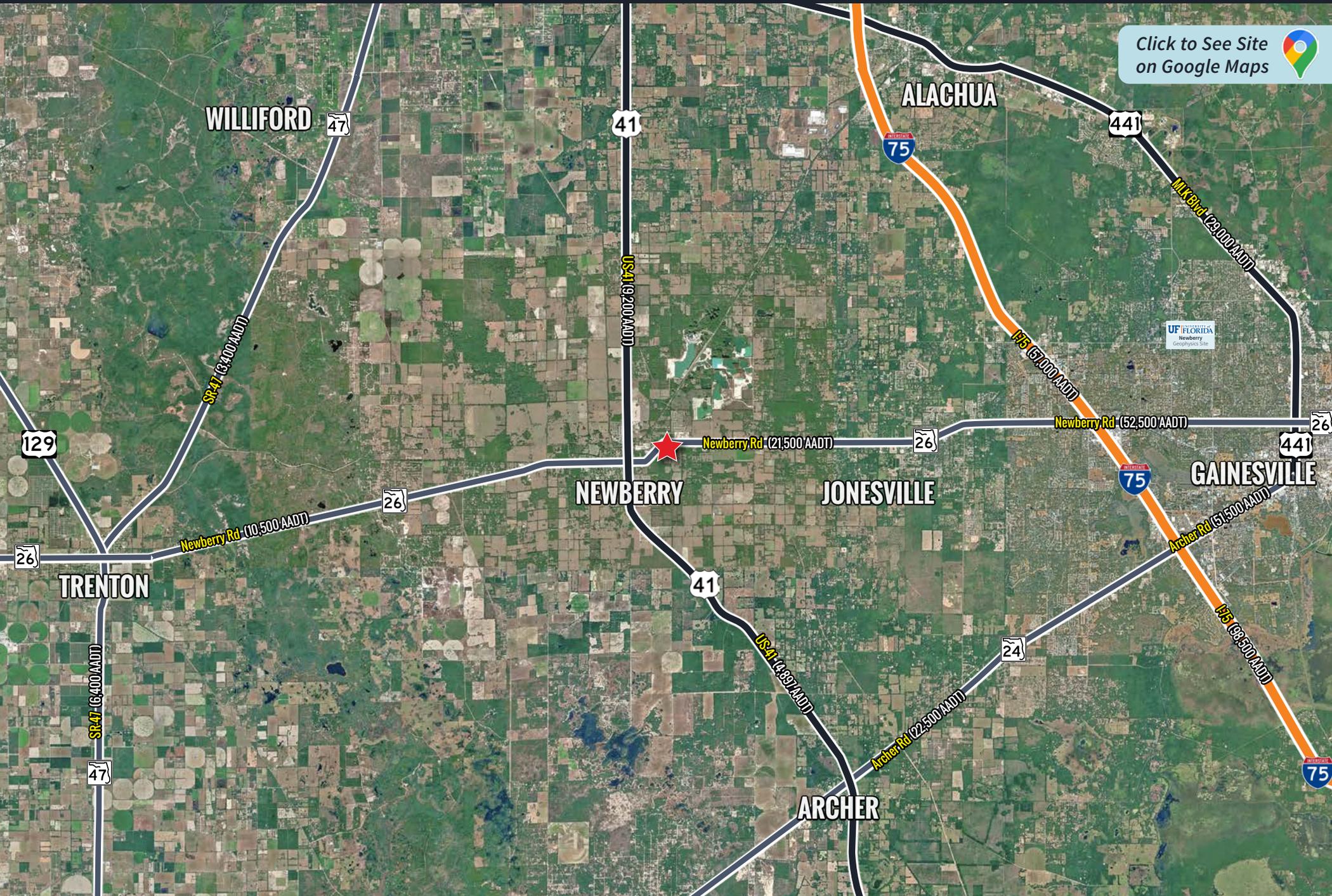
Map Legend

- Subject
- Point of Interest
- Educational Institution
- Development



Trade Area

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UF FLORIDA
Newberry
Geophysics Site

Demographics: 1-3-5-7 Mile Radius



SAVVY SUBURBANITE: Dual-income households in well-established and newly-developed areas

Median Age: 45.1
Median HH Income: \$108,700
LifeMode Group: Affluent Estates

Socioeconomic Traits: *Savvy Suburbanites* work in professional fields such as management and finance, living comfortably in upper income tiers. They gravitate toward new and highly-reputed communities, and invest heavily in their homes and landscaping.



FLOURISHING FAMILIES: Affluent, married professionals raising large families in the fastest-growing suburban developments

Median Age: 39.0
Median HH Income: \$111,751
LifeMode Group: Family Prosperity

Socioeconomic Traits: *Flourishing Families* demonstrates successful married professionals who've chosen spacious suburban life in booming developments to raise large families. They're security-focused planners who drive SUVs and pickup trucks while prioritizing insurance and retirement planning, balancing online shopping for household needs with family activities like board games, reading and domestic traveling.



ROOM TO ROAM: Often self-employed homeowners, DINKs (dual income, no kids) in the suburbs of MSAs

Median Age: 46.5
Median HH Income: \$99,689
LifeMode Group: Affluent Estates

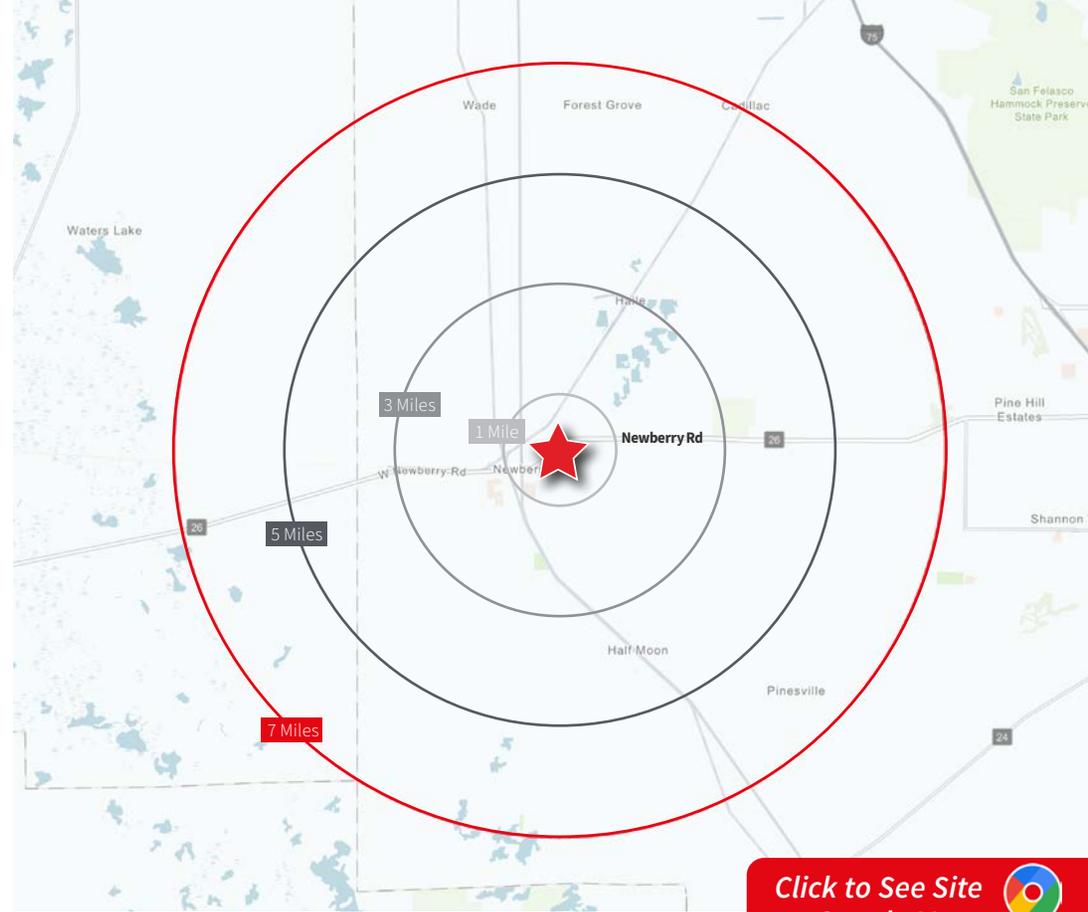
Socioeconomic Traits: *Room to Roam* is often a married home without children and have the freedom to travel given their self-employment. They enjoy cooking, baking, reading, gardening and walking their dogs, and are sustainability conscious.



SOUTHERN SATELLITES: Family-oriented commuters enjoying outdoor lifestyles on metro peripheries

Median Age: 41.5
Median HH Income: \$72,167
LifeMode Group: Countryscapes

Socioeconomic Traits: *Southern Satellites* represent families who've found the sweet spot between metro access and affordable living on suburban outskirts. They're outdoor enthusiasts who balance long commutes with camping, fishing and hunting while shopping at discount stores for essentials, dining at chain restaurants and following college football and auto racing in communities that are comprised of both younger families and established retirees.



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Demographics (ESRI 2025)

TOTAL POPULATION

	1 MI.	2,110
	3 MI.	8,321
	5 MI.	12,119
	7 MI.	24,526

AVERAGE HOUSEHOLD INCOME

	1 MI.	\$116,850
	3 MI.	\$105,585
	5 MI.	\$109,237
	7 MI.	\$131,298

TOTAL HOUSEHOLDS

	1 MI.	685
	3 MI.	3,025
	5 MI.	4,462
	7 MI.	9,455

MEDIAN AGE

	1 MI.	38.6
	3 MI.	39.2
	5 MI.	39.9
	7 MI.	41.7



SEE A BRIGHTER WAY



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Senior Vice President
M +1 407 453 1213
jared.ettinger@jll.com



Caleb Powell
Associate
M +1 386 847 6672
caleb.powell@jll.com

jll.com/retail

250 S Orange Avenue, 700P | Orlando, Florida 32801