

JR ANCHOR OPPORTUNITY

OAKWOOD COMMONS

6250 NW 23rd Street • Gainesville, FL 32653



DEMOGRAPHICS

POPULATION

- 3 Miles: 38,650
- 5 Miles: 102,123
- 10 Miles: 223,712

HOUSEHOLD INCOME

- 3 Miles: \$92,326
- 5 Miles: \$83,207
- 10 Miles: \$83,904

IMPORTANT FACTS

- 25,000 vehicles per day
- 125,000 people within 15 minute drive
- Maximum 7,500 new homes to be developed within 5 miles of the shopping center.

PROPERTY FEATURES

Family oriented destination with 35,000 sf indoor entertainment center

Tremendous regional draw

232,466 population in 94,604 households within 25 minutes drive time

Shadow-anchored by Walmart Supercenter and excellent visibility along US Hwy 441

66,000 sf shopping center plus future anchor development opportunity

ANCHOR TENANTS

Walmart Supercenter, Dollar Tree

PRIME LOCATION



AMERICAN COMMERCIAL REALTY
300 Avenue of the Champions, Suite 140
Palm Beach Gardens, FL 33418

LEASING CONTACT
leasing@amcomrealty.com
(561) 775-1300
amcomrealty.com

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UNIT	TENNANT	SQF	UNIT	TENNANT	SQF	UNIT	TENNANT	SQF
1	CONVENIENCE STORE	1,200	9-10	COSMOPROF	2,400	21	KIRSPLASH	3,250
2	AVAILABLE	900	11	AVAILABLE	1,200	OP-1	MOD WASH	.83AC
3	ASAIA NAILS	900	12	AVAILABLE	8,580	OP2	DOLLAR TREE	
4	CHINA EXPRESS	1,800	13-14	BEAUTY EXPLOSION	2,100	OP3	DUNKIN DONUTS	
5	AVAILABLE	900	15-16	AVAILABLE	1,800	OP4	EXPANSION LAND	+/- 0.65AC
6	AVAILABLE	1,200	17	C. G. DOG GROOMER	1,500			
7	DEFY EXTREME AIR SPORTS	35,800	18-20	QUALITY GLASS GOODS	2,750			

