



Medical Office Space For Lease

- 2,018 SF fully built-out medical office space that includes six exam rooms, a large reception area, physician offices, a lab area, and kitchen/break room.
- Tioga Town Center is an award-winning, 23-acre, mixed-use lifestyle center featuring over 30 businesses, 184 luxury apartment homes, and a community playground. Restaurants include Local Provisions, Blue Highway Pizzeria, Rock N Roll Sushi, World of Beer, Cilantro Taco, Dave's Deli, Patticakes, and Big Island Bowls.
- Tioga Town Center features direct frontage on Newberry Road; one of Alachua County's main arteries that feeds a three-county region's major employment hub. Located just three miles west of I-75, Tioga is easily accessed, pedestrian friendly and features ample parking.
- This property is located in the heart of a highly affluent residential population, with an average household income of \$142,229 within a 5 minute drive.

**Get more
information**

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Property summary

Tioga Town Center
Newberry, Florida



Prestigious
Award-winning mixed-use
development



Traffic Count (SR 26)
27,000



Parking
Ample & convenient parking with
electric car chargers available



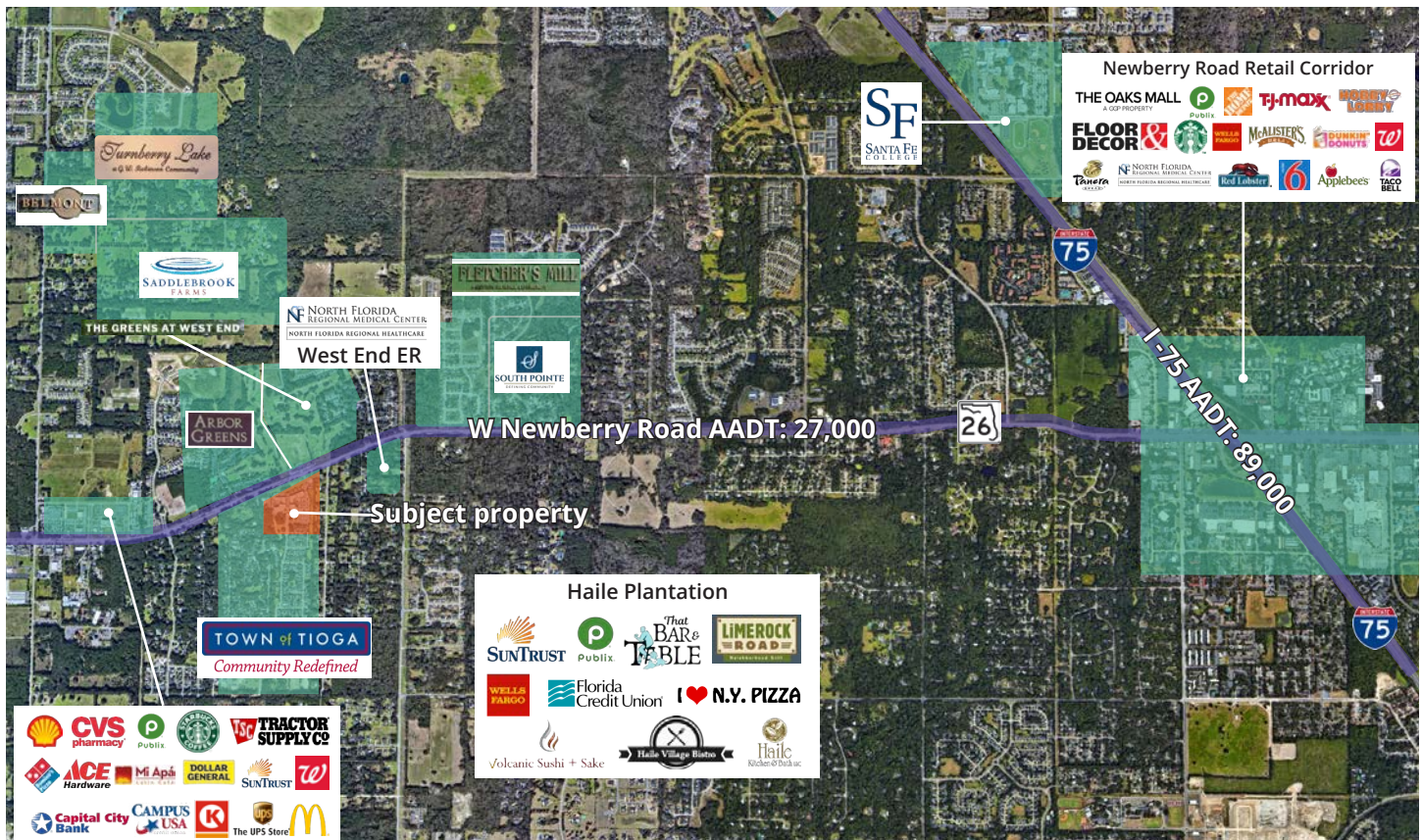
Walkable Urban Lifestyle
Over 30 businesses and 184 Luxury
apartments in a walkable urban
setting

Property address 133 SW 130th Way, Bldg 8, Suite I

Available sf 2,018 SF

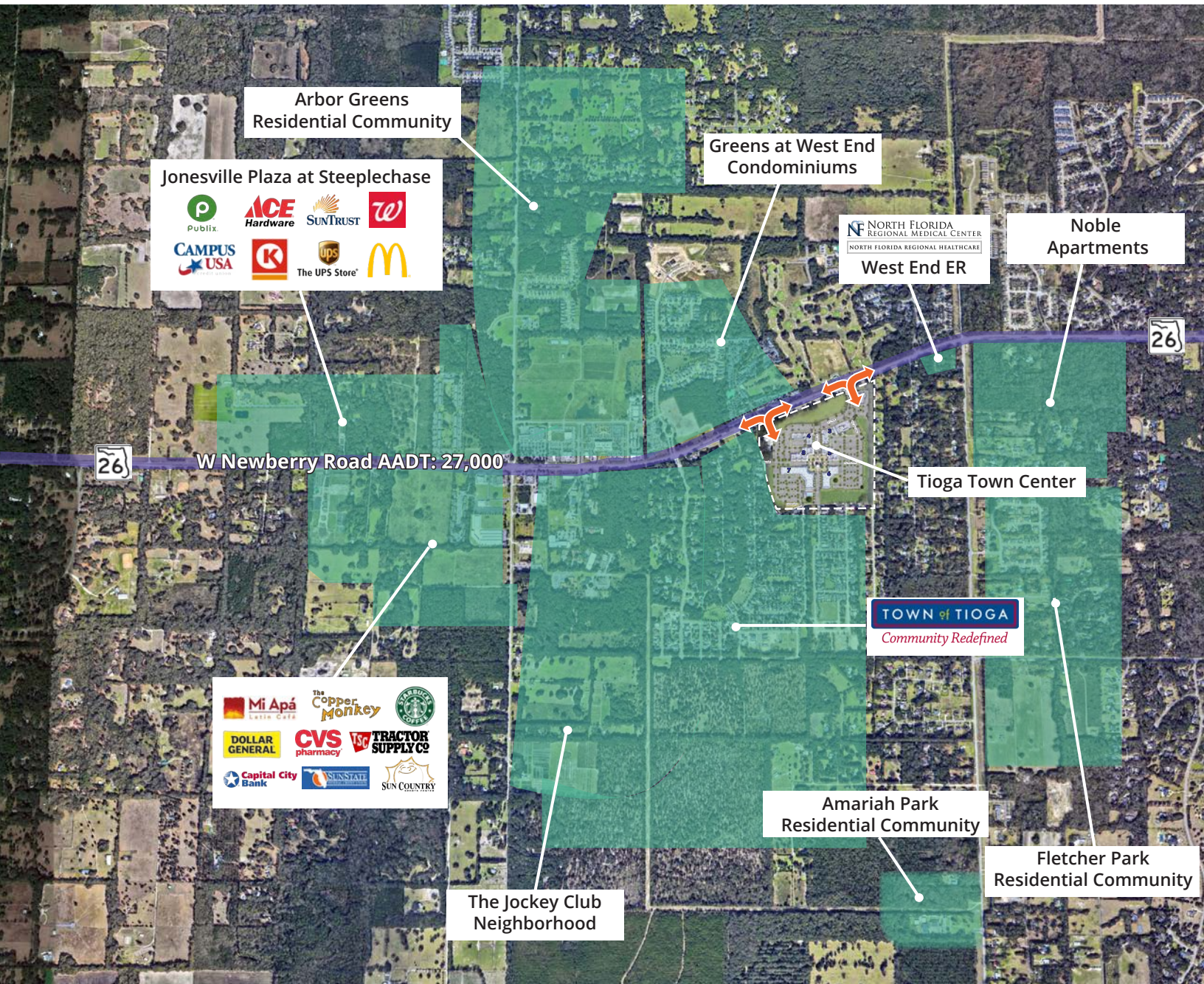
Space type Medical

Rate Negotiable



Aerial map

Tioga Town Center
Newberry, Florida



Site Plan

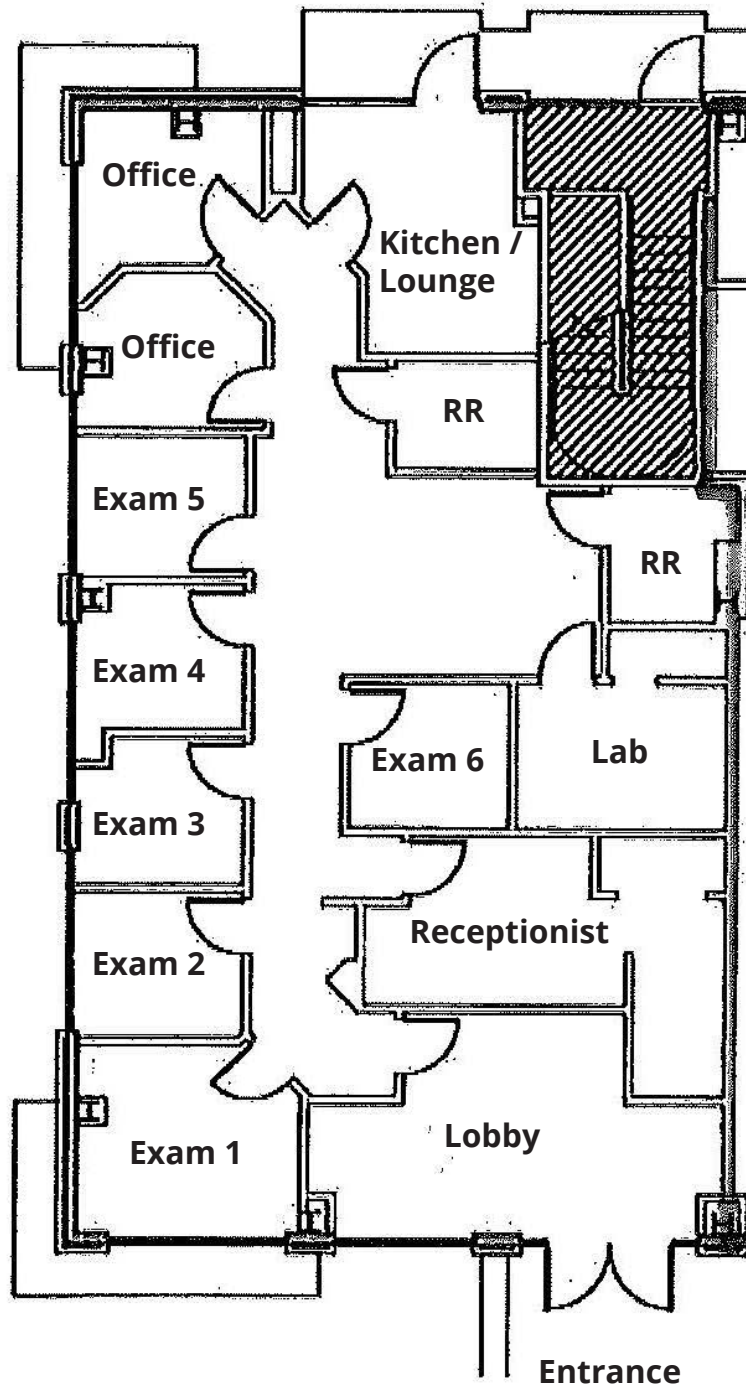
Tioga Town Center
Newberry, Florida

Building 8, Medical space
2,018 SF



Floor plan

Tioga Town Center
Newberry, Florida



Interior photos

Tioga Town Center
Newberry, Florida



**If you would like to discuss this further,
please get in touch.**

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Visit us online

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