

25125 W Newberry Rd

| Newberry, FL 32669

FOR
LEASE



Aimee Oelrich

352.514.0482

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Faith Oelrich

508.685.5874

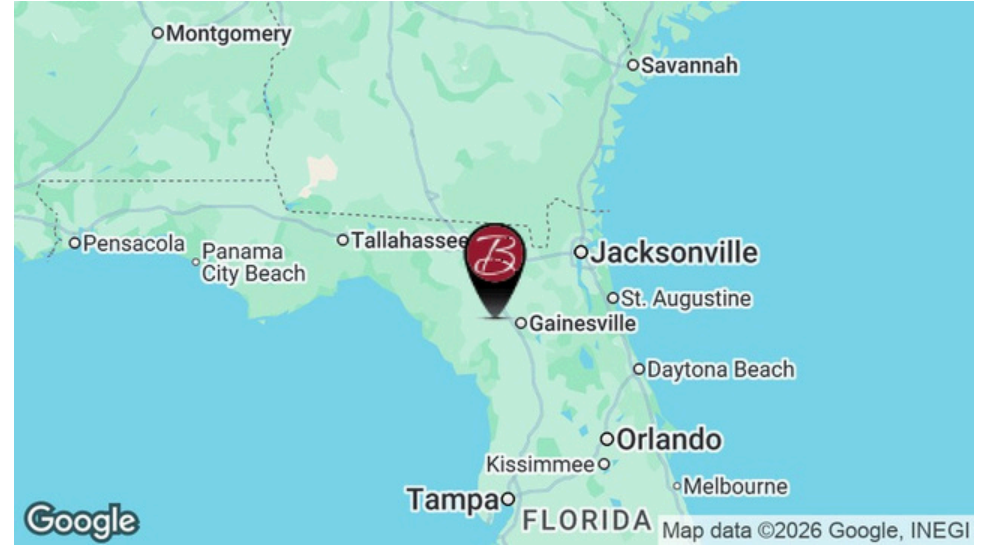
faith@bosshardtrealty.com



BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION



OFFERING SUMMARY

Lease Rate:	\$2,500.00 /Month (NNN)
Building Size:	2,080 SF
Available SF:	2,080 SF
Lot Size:	8,401 SF
Number of Units:	1
Year Built:	1957
Zoning:	CG

PROPERTY OVERVIEW

The property offers the potential for lighted signage frontage and features ample on-site parking, making it both convenient and highly visible for clients and customers. Located just miles from I-75 & minutes from the new Publix shopping center- this space combines accessibility with a prime location. making it ideal for professional, medical, or service-oriented use.. With its prime location, strong Newberry Rd. traffic exposure, flexible layout, & accessibility features, this office space presents an outstanding opportunity for businesses looking to establish or expand their presence in Newberry.

PROPERTY HIGHLIGHTS

- Location, Location, Location
- Minutes from I-75 and New Publix Shopping Center
- 7 Private Offices, Reception Area, Conference Room, and Kitchenette
- Handicapped Accessible
- Ideal for Professional, medical, or Services-Oriented Use



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Additional Photos

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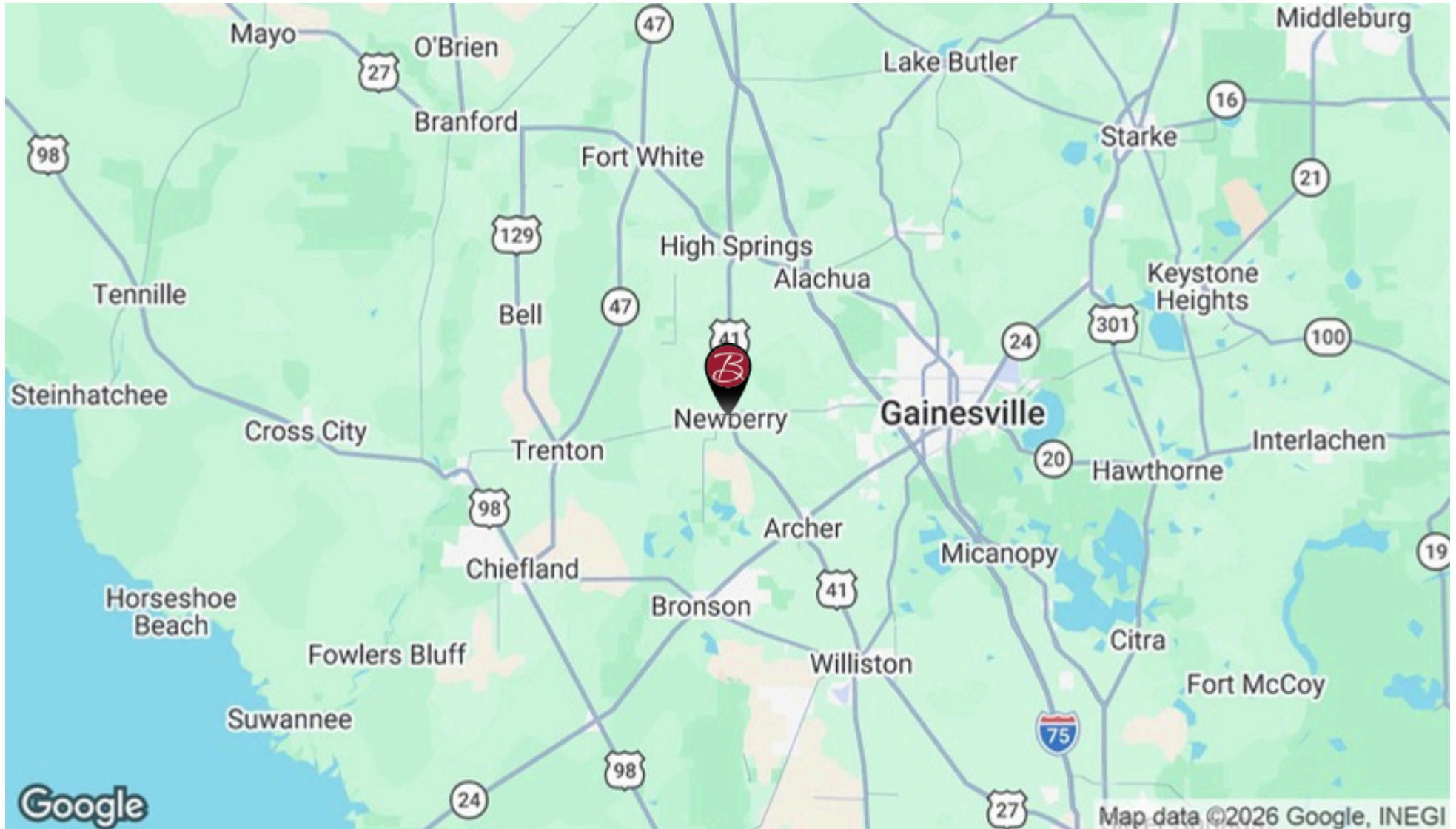
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Location Map

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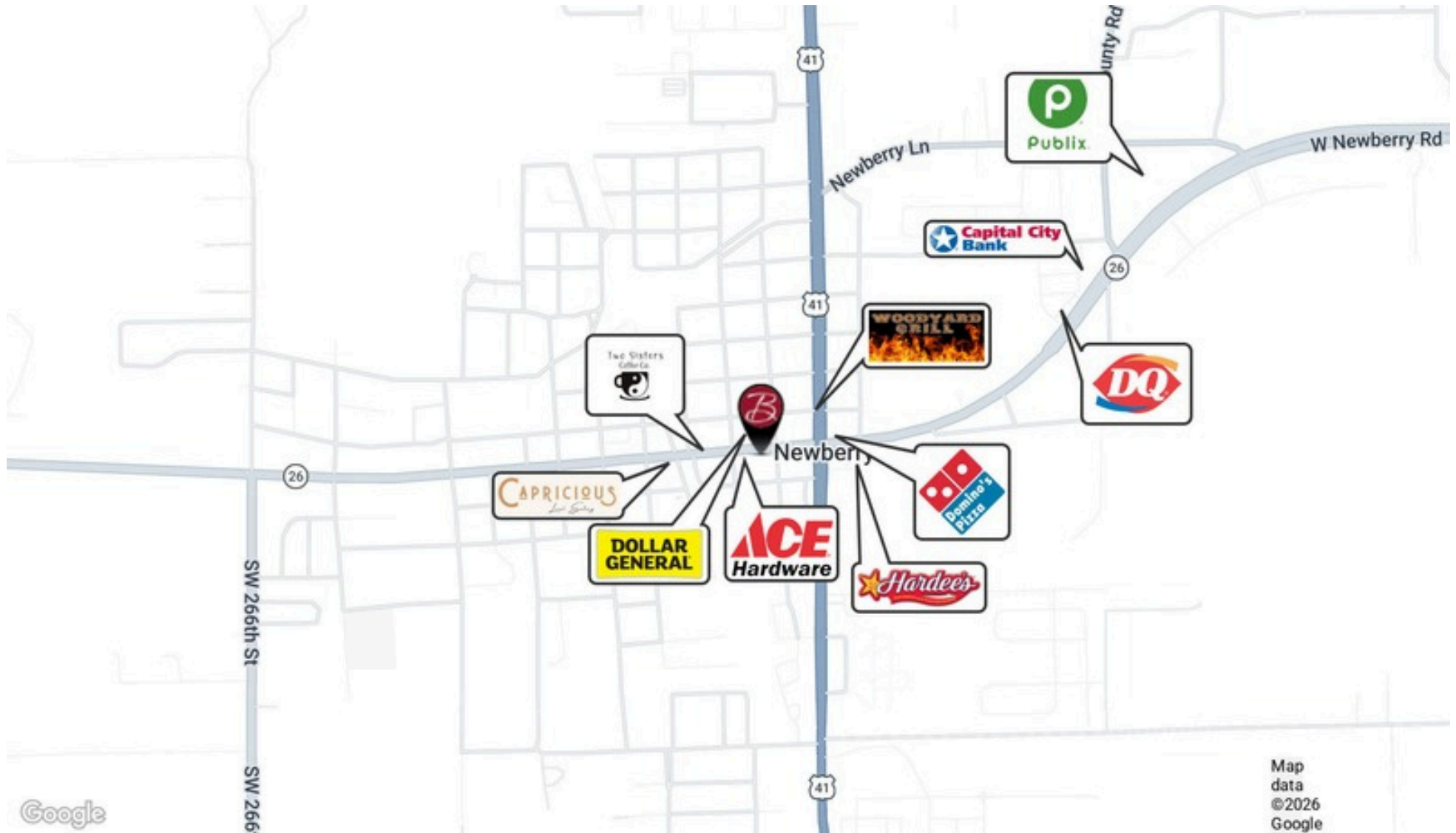


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25125 W Newberry Rd

Retailer Map

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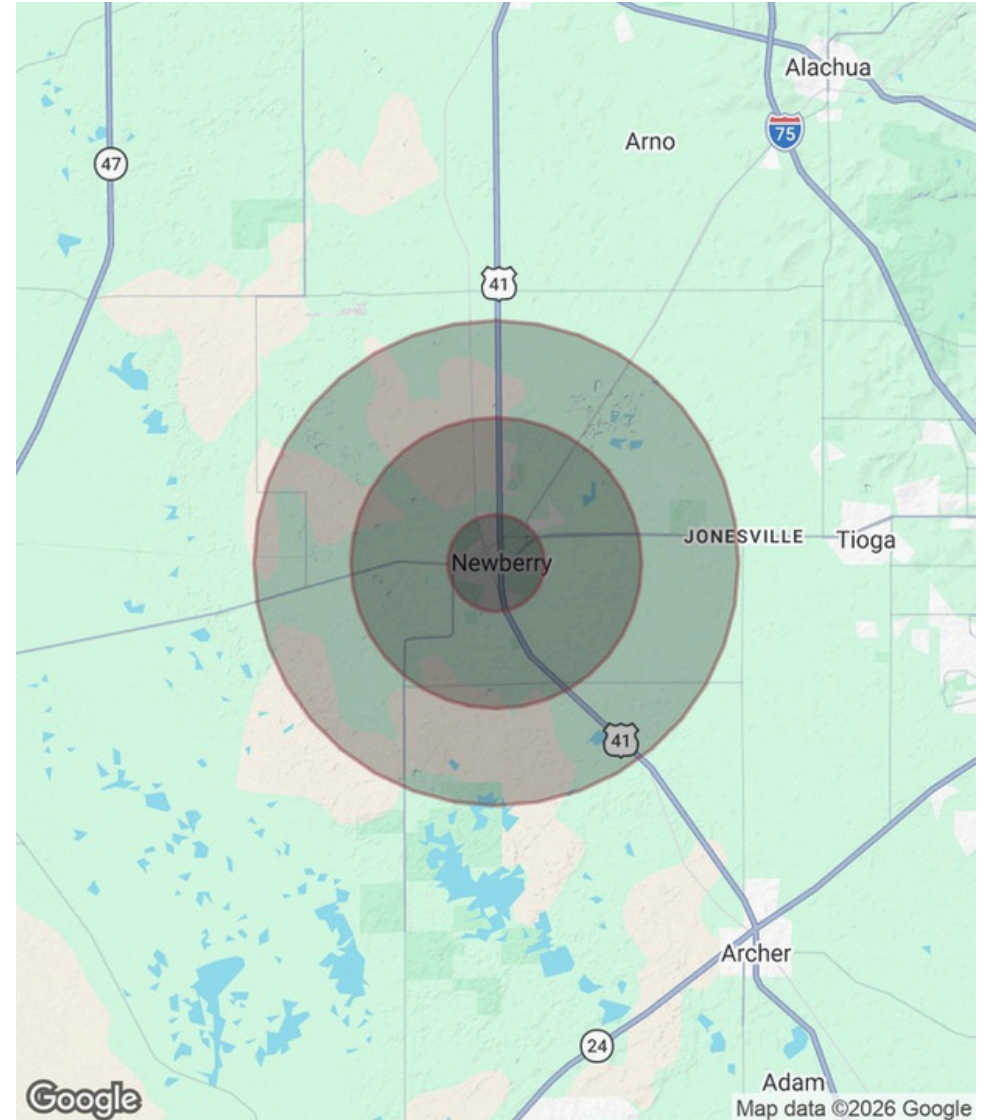
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,387	7,329	10,973
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	39	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,268	2,729	4,102
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$100,623	\$105,399	\$105,851
Average House Value	\$313,351	\$328,833	\$326,670

Demographic data derived from AlphaMap



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25125 W Newberry Rd

Advisor Bio 1

| Newberry, FL 32669



AIMEE OELRICH

aimeeoelrich@bosshardtrealty.com

Direct: **352.514.0482** |

PROFESSIONAL BACKGROUND

Aimee has been a dedicated real estate professional for more than two decades, establishing herself as a top agent and luxury specialist. Her deep commitment to North Central Florida and our communities is evident in everything she does. Born and raised in Alachua County, Aimee's deep knowledge of our area is a valuable asset she shares with her clients and customers.

Aimee is known for her commitment to excellence, ensuring every transaction is handled with the utmost professionalism and care. Her exceptional communication skills foster transparency and her passion for helping her customers realize their dreams continues to drive her success and joy in the profession. She has been a proud member of the President's Circle and Million-Dollar Club for the past 20 years and was named Bosshardt Realty's Top Listing Agent in 2023.

She and her husband, Ivan, have been married for nearly thirty years and have raised three children. Their children are now grown and returning to live and work in the area. Aimee's dedication to making our community thrive extends beyond her professional life; she is actively involved in local initiatives and volunteer work, continually giving back to the place she calls home.

Bosshardt Realty Services
5542NW43rd Street
Gainesville, FL 32653
352.371.6100



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FAITH OELRICH

faith@bosshardtrealty.com

Direct: **508.685.5874** :

PROFESSIONAL BACKGROUND

With a strong foundation in client care and over four years of real estate experience, Faith Oelrich brings a unique blend of professionalism, compassion, and local market knowledge to every transaction. After beginning her real estate career in the Greater Boston area, Faith relocated to Gainesville, Florida, where she has continued to grow her business as a Realtor® for the past year.

Faith is proud to be part of Bosshardt Realty, a trusted name in Gainesville real estate for over 38 years. Partnering with her mother-in-law, a seasoned agent with decades of experience, Faith combines tradition with innovation—offering clients both deep-rooted expertise and modern marketing strategies, including current, data-driven social media outreach and effective digital presence.

With a Bachelor's Degree and a background in nursing, Faith has a true passion for helping people. Her strong sense of empathy, attention to detail, and commitment to advocacy translate seamlessly into her real estate practice. Whether you're buying your first home, selling your property, or seeking expert guidance, Faith ensures every client feels heard, informed, and confident throughout the process.

Focused on teamwork, trust, and personalized service, Faith Oelrich is here to help you succeed in all aspects of real estate. She's proud to call Gainesville home and looks forward to helping you do the same.

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