

LOCAL SPACE  
FOR LEASE

1,011 - 5,503 SF



## PROPERTY HIGHLIGHTS

- Space available for lease ranging from 1,000 SF to 5,500 SF in one of the most iconic retail and office landmarks of North Central Florida.
- The Oaks Mall is situated less than half of a mile from I-75's Newberry Road exit, one of Gainesville's busiest intersections, and these available spaces are centrally positioned within the mall corridor, close to the UF Health The Oaks specialty practices, consisting of ophthalmology, otolaryngology (ear, nose and throat) and audiology.
- Available spaces offer tremendous flexibility in layout and configuration, with the added potential to capture both Mall traffic and UF Health traffic.

## CONTACT

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**GAVIN JOHNSON**  
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**KEN MEARS**  
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352.505.9597

# The Oaks Mall

6419 W Newberry Road, Gainesville, FL 32605



For Lease

## AERIAL HIGHLIGHTS

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### HIGHLIGHTS



**Description:** Office, Medical, Local Retail and Entertainment Space Available.



**Total Footprint:** 924,679 SF



**Units:** Multiple Spaces for Lease



**Location:** Gainesville, FL 32605

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PROPERTY AERIAL

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AVAILABLE SPACES

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ADDITIONAL PHOTOS

[BHGREcommercialTG.com](http://BHGREcommercialTG.com)



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AERIAL MAP

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# The Oaks Mall

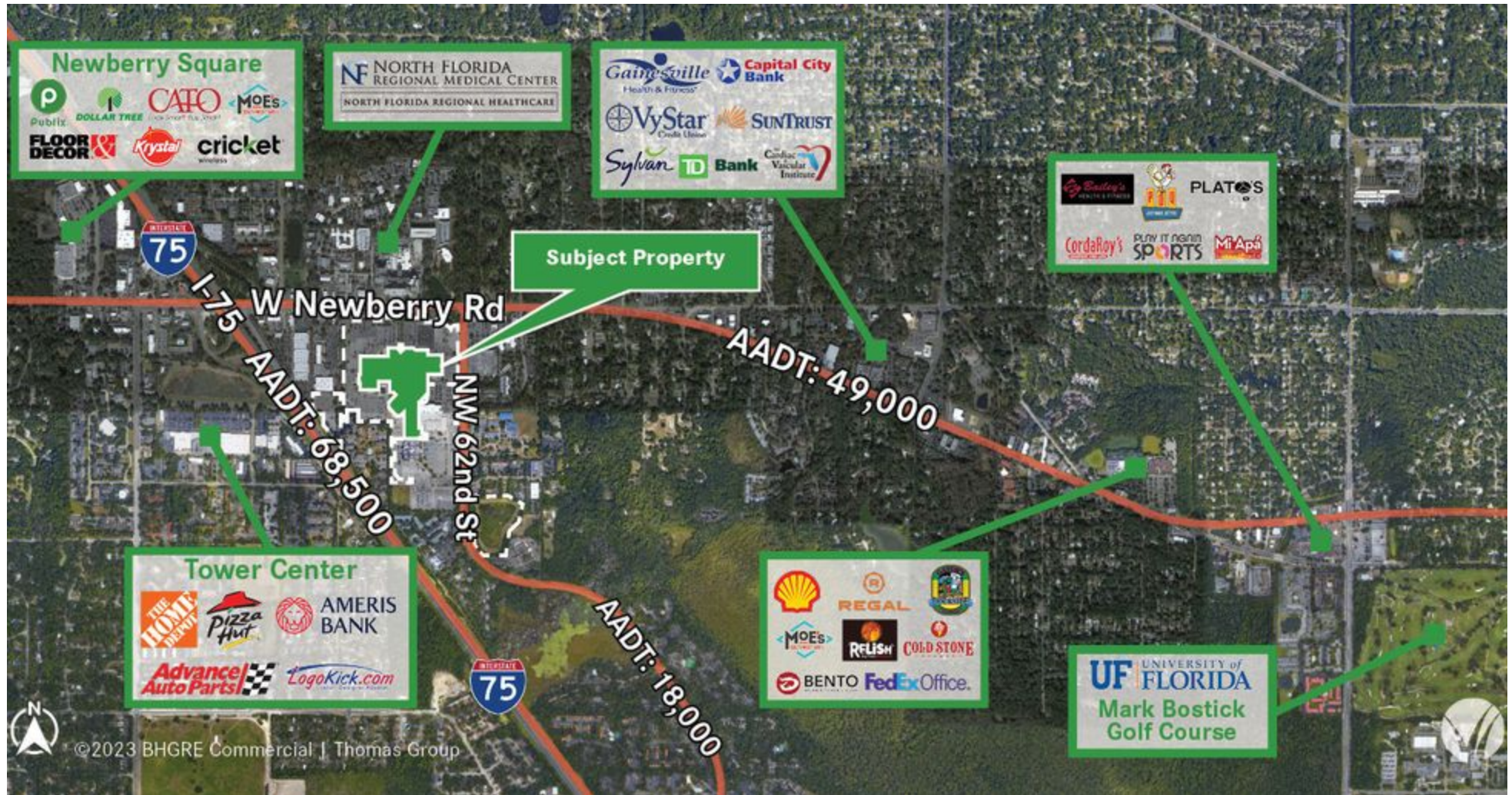
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ABOUT GAINESVILLE

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**TRAVEL WITHIN TWO HOURS**

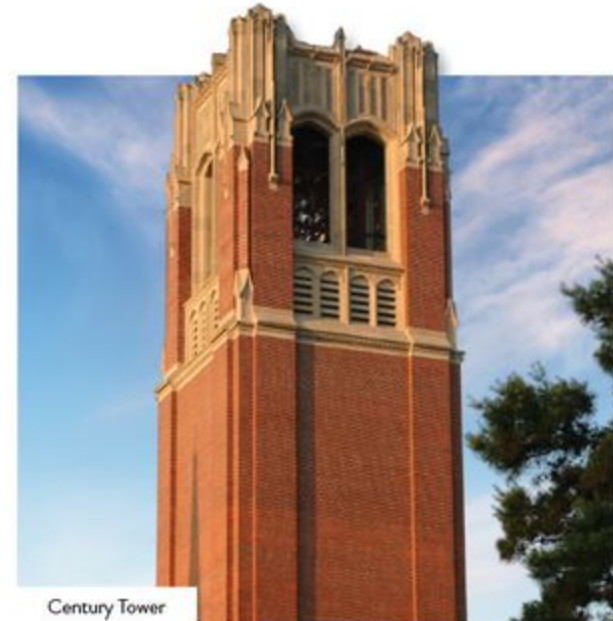
Jacksonville, Ocala, Lake City, Orlando, Tallahassee, Tampa, St. Augustine

**CLIMATE**

- Mild winters, warm summers
- 255-day growing season
- Average of 2,800 hours of sunshine annually
- January average high temperature: 65 F
- June average high temperature: 89 F
- Average rainfall is 35 inches per year.

**EDUCATION**

Home to The University of Florida and Santa Fe College. Scan the QR code to see public school ratings in the Alachua County area!



Century Tower



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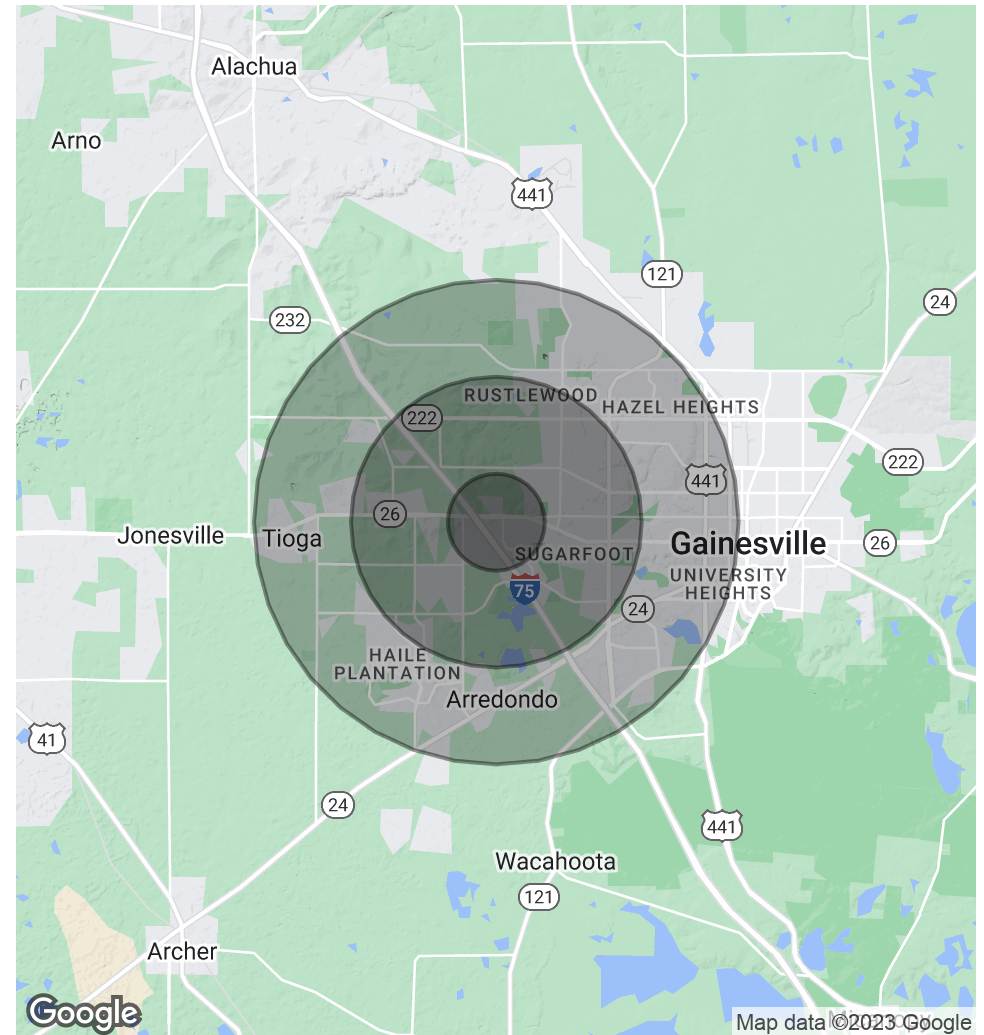
## DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,653	54,508	138,052
Average Age	29.1	33.1	31.5
Average Age (Male)	28.8	32.2	30.4
Average Age (Female)	29.6	34.2	32.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,671	24,239	55,607
# of Persons per HH	2.3	2.2	2.5
Average HH Income	\$47,703	\$60,637	\$62,080
Average House Value	\$152,043	\$238,977	\$241,296

\* Demographic data derived from 2020 ACS - US Census



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**BRIAN OEN**

President

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FL #BK3372787

## PROFESSIONAL BACKGROUND

Brian was raised in the Orlando area and later moved to Gainesville for college. While in college, his entrepreneurial spirit led him to start a beer delivery business “Brew-Ha’s.” He was then approached to join the nation’s largest independent real estate title search company where he spend 10 years, eventually becoming VP and Director of Operations, overseeing 150+ employees. Throughout that time, he also became skilled and successful at investing in real estate, learning how to evaluate any property or area for top performance.

When his wife became pregnant with twins, he decided to take action to help other determined professionals grow their entire real estate portfolio and wealth using the expertise, experience and success from his own investing. Today, Brian uses his exclusive 360 approach to help his clients with their real estate assets. He has a genuine interest and determination to help his clients take action to grow their wealth through real estate. He’s also the founder of Gainesville’s Real Estate Investors Association, and current Chair for the GACAR Commercial Council. When Brian isn’t taking action to help his clients reach their goals, he and his family stay active camping, boating, golfing, skiing, or at the beach.

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GAVIN JOHNSON

Vice President

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#### PROFESSIONAL BACKGROUND

Gavin has over 10 years of commercial real estate experience, specializing in both landlord and tenant representation.

Gavin earned a degree in real estate from the Dr. P. Phillips School of Real Estate at the University of Central Florida in Orlando and began his career with Crossman & Company, then the exclusive leasing company for Publix Real Estate throughout the southeastern United States.

He returned to Gainesville as a Director with Front Street Commercial Real Estate and later participated in the firms acquisition by Avison Young, one of the worlds largest commercial real estate companies.

Gavin is a seventh generation Alachua County native and holds the areas many unique characteristics in high regard. He serves on the board of the United Way of North Central Florida and sits on the Planning and Zoning board of the City of Newberry.

Gavin, his wife Gabby, and daughter Nora enjoy traveling and spending time at the beach.

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Vice President

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### PROFESSIONAL BACKGROUND

Prior to real estate, Ken encouraged, supported and guided companies through a new digital marketing opportunity at the time, "search engine optimization." While working with local and regional companies, specifically a local real estate company, he pursued his real estate license to better understand the real estate industry.

Nearly a decade later, Ken has focused his efforts in the commercial real estate industry while ensuring the highest professional standard possible. Whether that be difficult negotiations, unforeseen challenges with a closing or simply expecting the unexpected, Ken is prepared and trained to navigate each situation all the while maintaining direct communication with clear expectations. When asked what makes Ken stand out, a simple response is received: Accessibility. "The market waits for no one".

When he's not busy serving his clients, Ken enjoys spending time with his family (his wife Heather, and their three children), working on his golf game, and enjoying the outdoors.

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ABOUT US

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LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

COMMERCIAL  
SALES

LAND  
DEVELOPMENT

## OUR MISSION

To consistently serve our clients as a team of committed, trusted real estate professionals who operate with the highest standards of ethics and integrity.

## OUR VISION

To always prioritize our clients, community, and one another, while further elevating the markets we serve.

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