



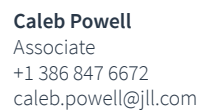
# For Lease

8602 SW Hwy 200

Ocala, Florida 34481



The map illustrates the proposed site location in Ocala, Florida, situated near the intersection of SW 60th Ave and SW 49th Avenue Rd. The site is highlighted with a red star and labeled "Site". Surrounding the site are various commercial and residential areas, including Stone Creek Golf Club (3,800 Homes), On Top of the World (Future Expansion, Population: 13,772, 8,700 Homes), Shoppes @ Ocala, Steeplechase Plaza, Triple Crown Plaza, Canopy Oak Center, and several shopping plazas like Berkshire Plaza and Market Street at Heath Brook. Numerous retail and commercial logos are displayed, including Lowe's, Walmart, Target, CVS, Dunkin', and many others. Major roads shown include SW 80th Ave, SW 60th Ave, SW 49th Avenue Rd, and SW Hwy 484. Highways 200 and 75 are also indicated. The map shows a mix of developed areas, green spaces, and water bodies.





# 1,200 - 4,992 SF Retail Space(s) Available For Lease

## Property highlights

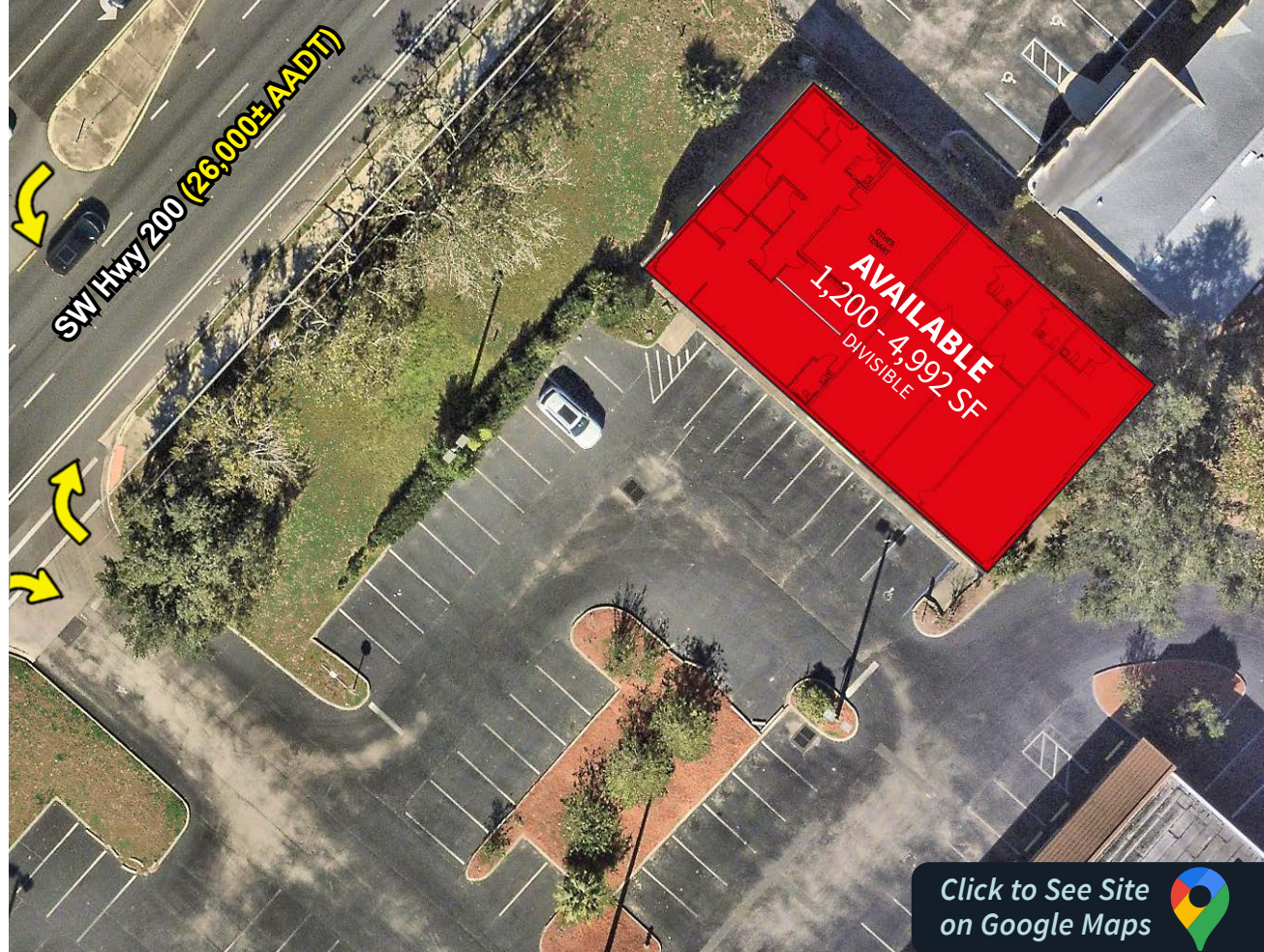
- Subject Site has multiple points of access into the Center, along with strong visibility from Hwy 200.
- Offering spaces at \$25/SF MG, new Sprouts grocer under construction directly North of Site.
- Located in Unincorporated Marion County, Zoned Community Business (B-2) Permitted Uses to include all permitted uses in B-1.
- Flexible combining/demising opportunities for the 1,200 - 4,992 SF.
- According to the U.S. Census Bureau, the Ocala metro area was the fastest-growing metro area in the U.S. between July 2023 and July 2024, with a 4% population increase, reaching 428,905 residents by July 2024.
- Ocala, the “Horse Capital of the World,” offers a strategic Central Florida location with robust infrastructure and growing industries (healthcare, logistics, manufacturing). Ocala has natural attractions, a thriving equestrian scene, and popular active adult communities like Top of the World.

## Contact



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## Demographics

(ESRI 2024)

POPULATION		
	1 MI.	6,535
	3 MI.	31,699
	5 MI.	61,247
HOUSEHOLDS		
	1 MI.	3,838
	3 MI.	17,047
	5 MI.	29,596

AVERAGE HH INCOME		
	1 MI.	\$65,880
	3 MI.	\$74,446
	5 MI.	\$80,792
MEDIAN AGE		
	1 MI.	72.8
	3 MI.	71.3
	5 MI.	66.4