



For Lease

Marion Crossing

2101-2147 SW Highway 484
Ocala, FL 34473

Demographics

3 Miles (2025)



17,161
POPULATION



\$94,484
AVG HH
INCOME



6,607
HOUSEHOLDS



44.0
MEDIAN AGE



14,906
DAYTIME
POPULATION

Property Highlights:

- Retail spaces available for lease:
Suite 2121 - 2,500 SF; Suite 2125 - 1,300 SF; Suite 2133 - 1,800 SF and Suite 2139-41 - 8,800 SF
- Strong highway visibility along I-75, with an AADT of 140,500+
- Located within half a mile away from the I-75 entrance and exit
- Right-in/right-out access on SW Hwy 484
- Trailhead Logistics Park is located behind the shopping center, with one building containing 940,000 SF and 3 more proposed buildings totaling another ±3 million SF



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Property Site Plan



Demographics

(ESRI 2025)

	POPULATION	HOUSEHOLDS	AVERAGE HH INCOME	MEDIAN AGE
	1 MI. 677	1 MI. 249	1 MI. \$83,363	1 MI. 38.8
	3 MI. 17,161	3 MI. 6,60	3 MI. \$94,484	3 MI. 44.0
	5 MI. 47,595	5 MI. 18,780	5 MI. \$90,999	5 MI. 46.4



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Property Tenant Roster



#	Tenant Name	SIZE
2101	Low Vision Aids	300 SF
2103	Holiday Builders	900 SF
2105-07	Mi Tierra Mexican	4,800 SF
2109	I Roll Up Smoke Shop	2,700 SF
2111	Nail Salon	2,100 SF
2113	Braxton Homes	1,800 SF

#	Tenant Name	SIZE
2115	CD Staffing	1,800 SF
2117	AIM ImmunoTech, Inc.	3,600 SF
2119	The Place (Event Center)	3,500 SF
2121	Available	2,500 SF
2123	Born Again Doctor	2,500 SF
2125	Available	1,300 SF

#	Tenant Name	SIZE
2127-31	Dollar Tree	11,537 SF
2133	Available	1,800 SF
2135-37	Alphabet Land Learning	3,380 SF
2139-41	Available	8,800 SF
2143-47	Alphabet Land Learning	6,700 SF



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