



Retail Land Outparcel Available for Lease

- Join several national retailers with this commercial opportunity in a major retail corridor on SW College Road, just east of I-75 in Ocala, Florida.
- Within a one-mile radius of The Paddock Mall, The Home Depot, Lowe's Home Improvement, TJ Maxx, Best Buy, Walmart and Regal Cinemas. Directly across the street from Red Lobster, Olive Garden, Panda Express, Chick-fil-A, Red Robin and Outback Steakhouse.
- Rare opportunity to develop in the most densely populated retail node in the entire county.

For further information

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nick.robinson@avisonyoung.com



0.90 acres available for
ground lease or BTS &
ability to acquire more land



Ample and convenient
parking on site



Call for pricing

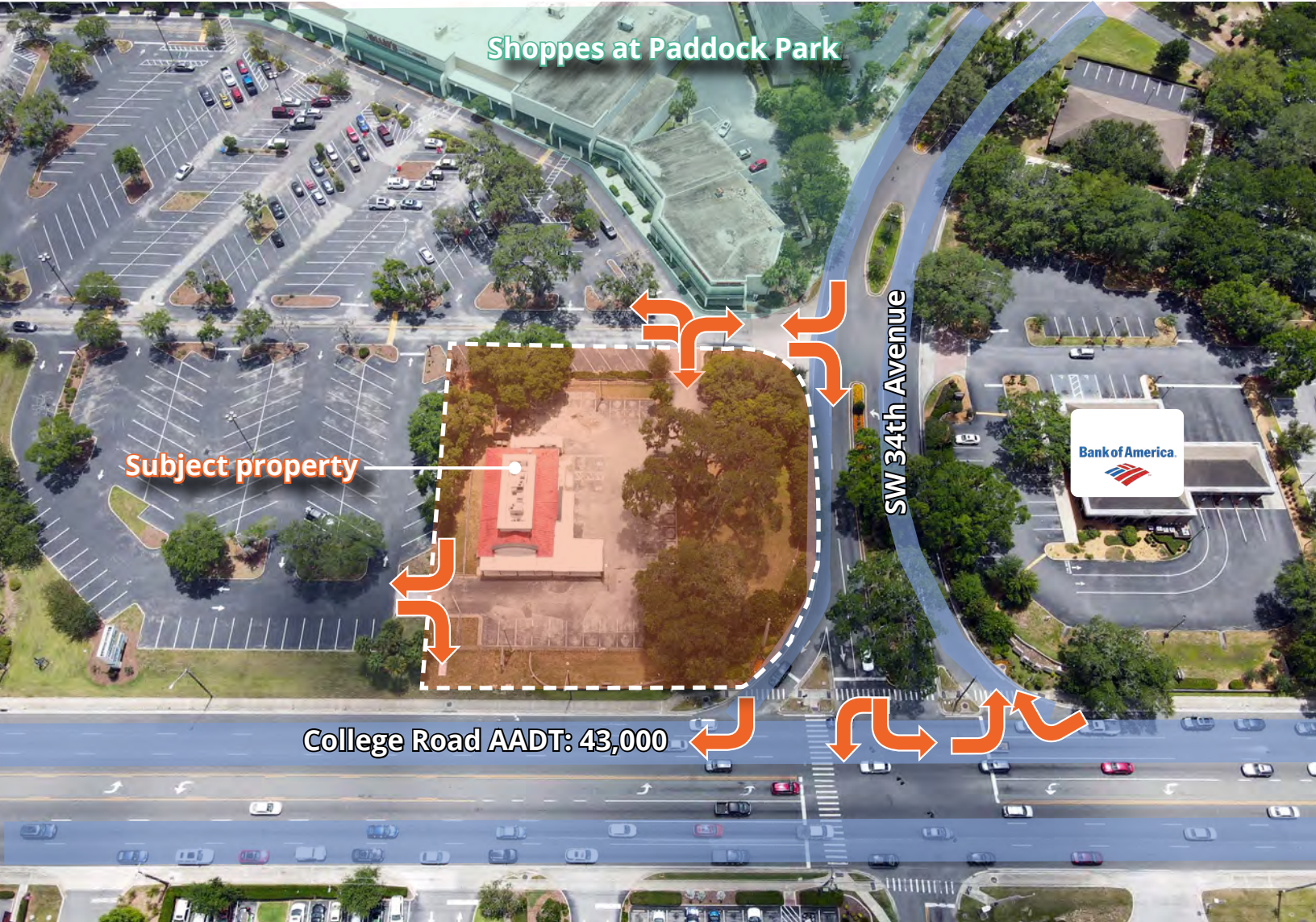


B2A zoning



APN # 2372-001-002

Property overview



Shopping

Numerous national and local shops within a 3 mile radius



Dining

Over 35 dining options within a 3 mile radius



Hotels

Various hotels within a 3 mile radius



Hospital

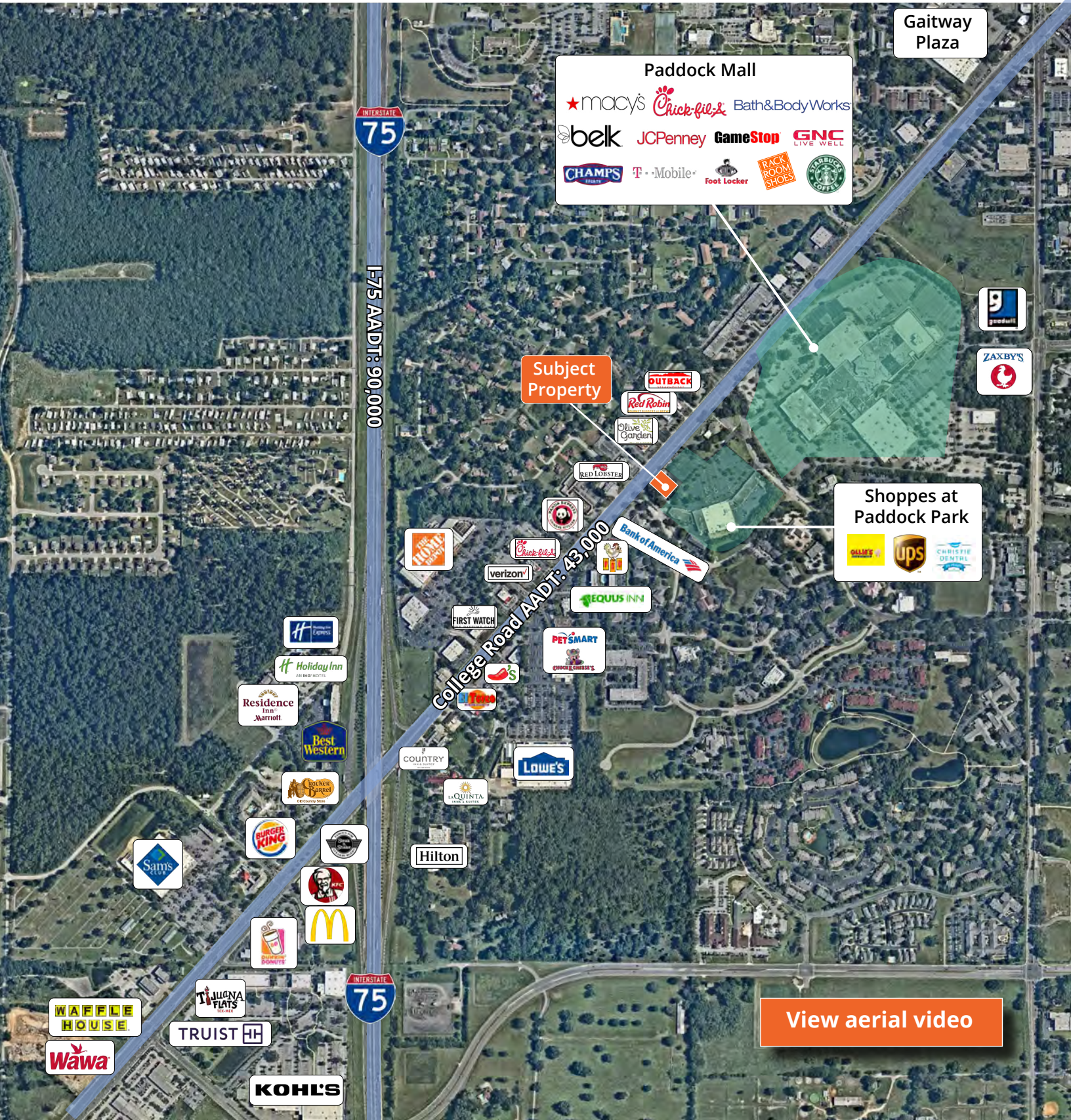
4 hospitals within close proximity to subject property



Gas

Abundant gas/convenience stores within 3 mile radius

Aerial map



Paddock Mall

★ macy's Chick-fil-A Bath & Body Works

belk JCPenney GameStop GNC LIVE WELL

CHAMPS T-Mobile Foot Locker RACK ROOM SHOES STARBUCKS COFFEE

Subject Property

Shoppes at Paddock Park

Walgreens UPS CHRIS FIE DENTAL

Gaitway Plaza

INTERSTATE 75

I-75 AADT: 90,000

College Road AADT: 43,000

[View aerial video](#)

Waffle House

Wawa

TRUIST

KOHL'S

SAM'S CLUB

Residence Inn Marriott

Best Western

Country of Origin

Burger King

KFC

McDonald's

Waffle House

TRUIST

KOHL'S

KOHL'S

KOHL'S

THE PLAZA

First Watch

Chick-fil-A

Chick-fil-A

Country of Origin

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OUTBACK

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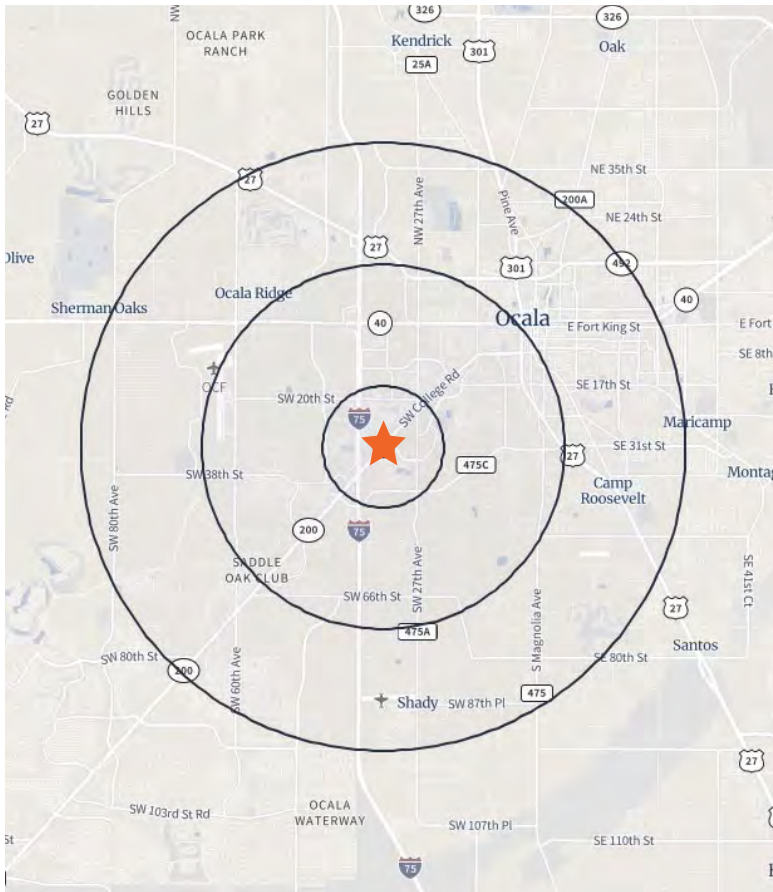
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Demographics



Population: Over 70,000 people within a five mile radius.



Density: Over 28,000 households within a five mile radius.



Income: Average household income of \$91,411 within a five mile radius.



Home Value: Median home value of \$353,003 within a five mile radius.



Employment: Employment population of over 68,726 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
Total population	4,453	28,733	70,710
Median age	39.1	38.7	45.1
Median age (Male)	37.9	37.1	42.6
Median age (Female)	40.4	40.5	47.5
Households & Income	1 Miles	3 Miles	5 Miles
Total households	1,865	11,249	28,787
# of persons per HH	2.12	2.33	2.34
Average HH income	\$85,331	\$87,412	\$91,411
Average house value	\$302,810	\$335,315	\$353,003
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	794	2,627	5,615
Total employees	13,250	40,834	68,726

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

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