



retail SPECIALISTS




1.4 ACRES LEASE/BUILD TO SUIT

3209 SW COLLEGE ROAD, OCALA, FLORIDA



PADDOCK MALL

- 1.41 Acres (61,420 SF) with 3,112 SF former Wendy's available for lease or build-to-suit opportunity
- Two points of access on State Road 200 with **45,000 VPD**
- Third access point at traffic signal on 32nd Street
- Rare site opportunity on the highly desirable Hwy 200 corridor

|  POPULATION |  AVG HH INCOME |  TRAFFIC |
|--|---|---|
| 67,182 | \$ 61,619 | 45,000 VPD |

*5 MILE RADIUS | SiteWise Pro



| | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|------------------------------|---------------|---------------|---------------|
| POPULATION | 4,938 | 29,067 | 67,182 |
| GROWTH (2010-2019) | 8.48% | 7.54% | 6.93% |
| GROWTH (PROJECTED 2019-2024) | 5.12% | 5.05% | 4.85% |
| AVERAGE HH INCOME | \$58,767 | \$58,962 | \$61,619 |
| MEDIAN NN INCOME | \$43,904 | \$38,265 | \$40,014 |