

Shoppes of Ocala

4701 SW College Road
Ocala, FL 34474
Lat 29.138, Long -82.199

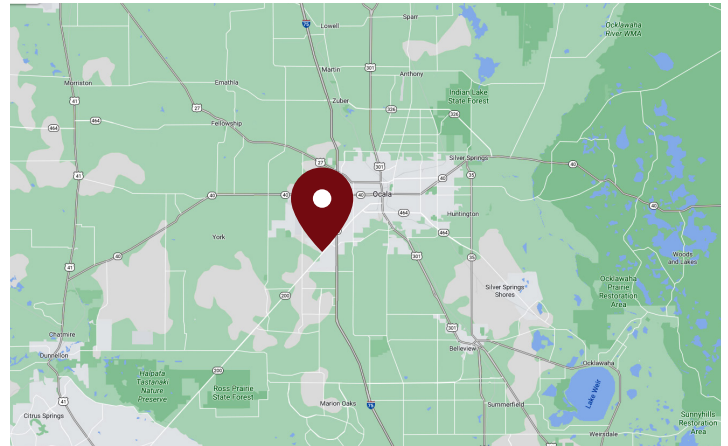
FOR LEASE



1,400 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Located 1.5 Miles West of Interstate 75 at the Signalized Intersection of SW College Road/State Road 200 & 48th Avenue
- Well Established National and Local Tenant Mix
- Shadow Anchored by Walgreens
- Adjacent to West Marion Community Hospital – 174-Bed Hospital with Inpatient Services and Full-Service Emergency Room
- Across from Market Street at Heath Brook, a 600,000 SF Open-Air Lifestyle Center Anchored by Dillard's, Dick's Sporting Goods, Marshall's, Home Goods and Epic Theaters
- Pylon Signage Available
- Traffic Count: 42,000 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	6,167	20,334	60,331
Daytime Population	6,607	30,205	78,817
Total Households	2,683	8,736	21,336
Avg. HH Income	\$88,743	\$74,275	\$67,577

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Sandra Woodworth

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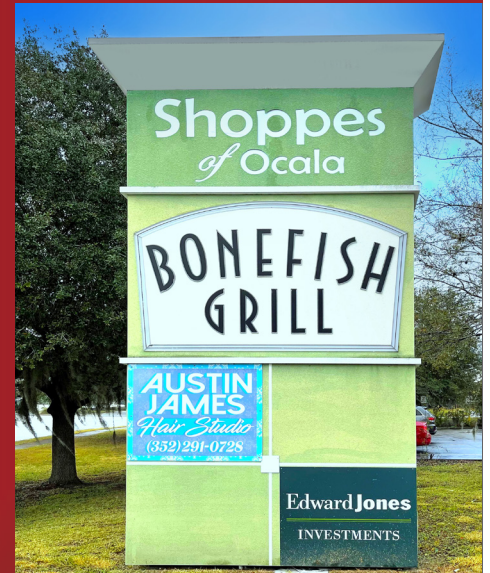
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SITE PLAN

Suite	Tenant	Size
A1	Bonefish Grill	5,200
A2	Ideal Image	1,762
A3	First International Title	1,400
A4	Edward Jones	1,400
A5	AVAILABLE	1,400
A6	Prana RX	1,400
A7	Austin James Hair Studio	1,400

TOTAL 13,962



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Crossman & Company

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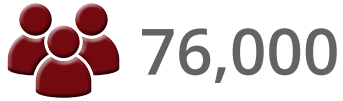
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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Saturday	33,817
Friday	30,762
Sunday	23,094

OF VISITS

TOP 3 HOURS

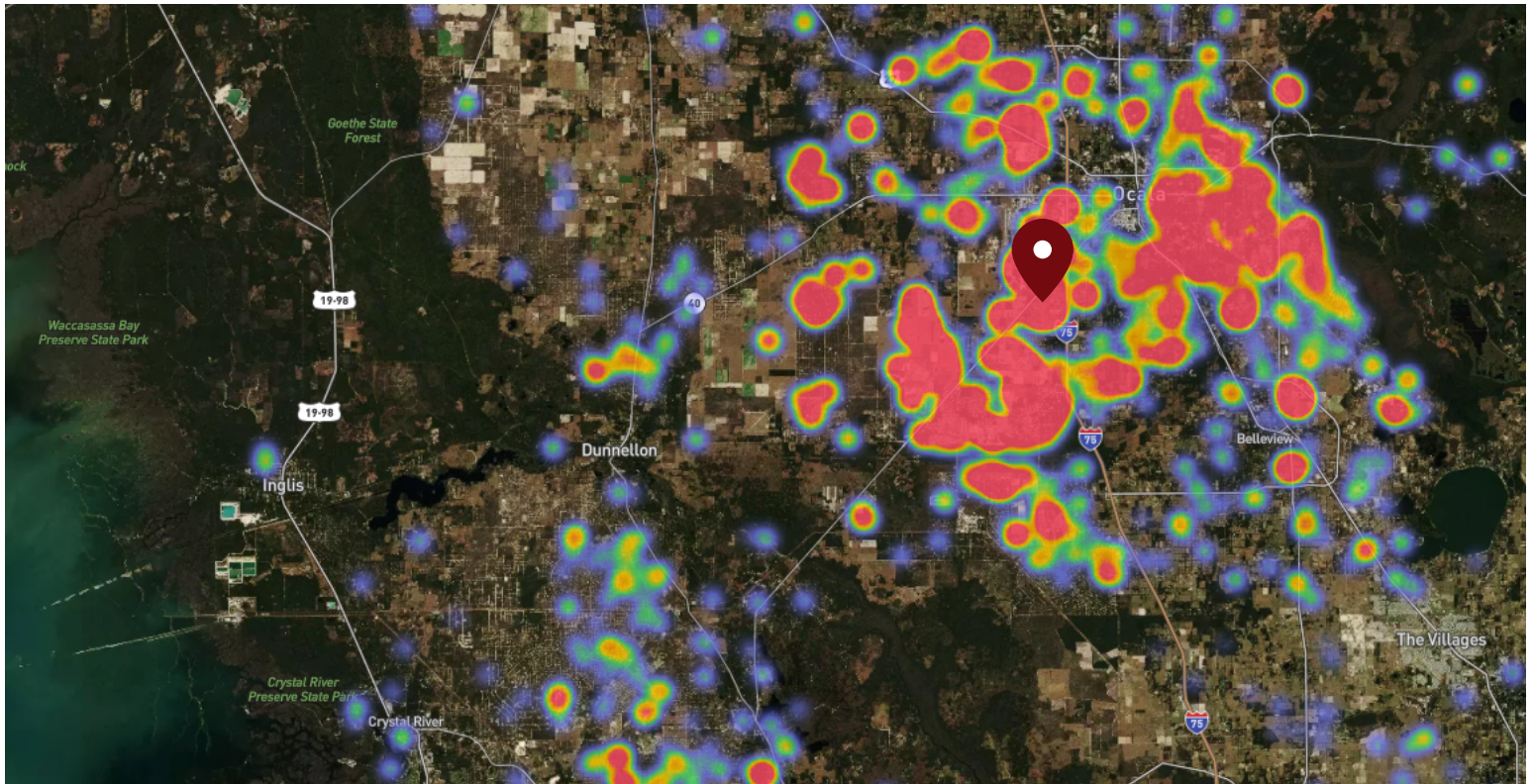


6-7 PM	72,027
7-8 PM	70,356
5-6 PM	57,043

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) Dec 1, 2019 - Nov 30, 2020

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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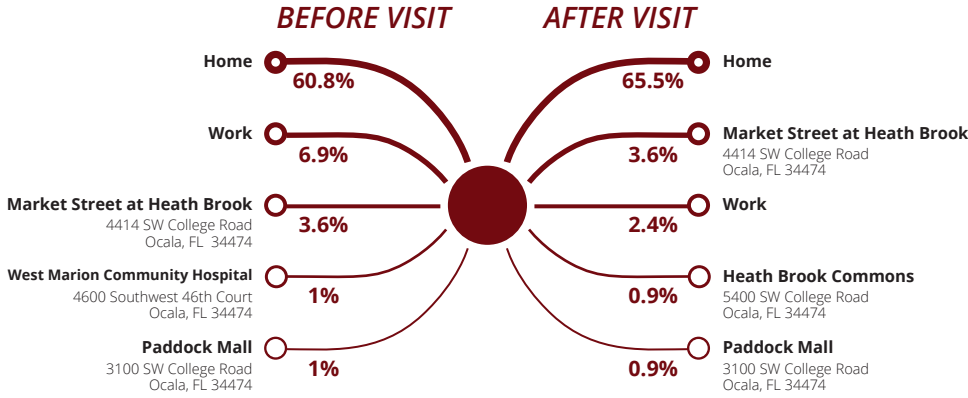


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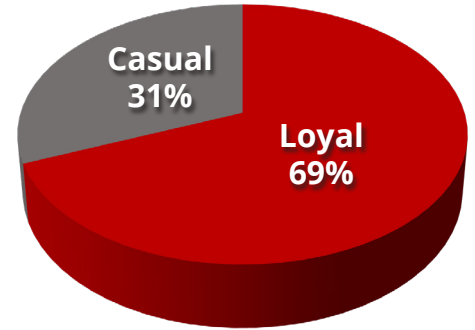
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CUSTOMER JOURNEY - TOP 5 PLACES

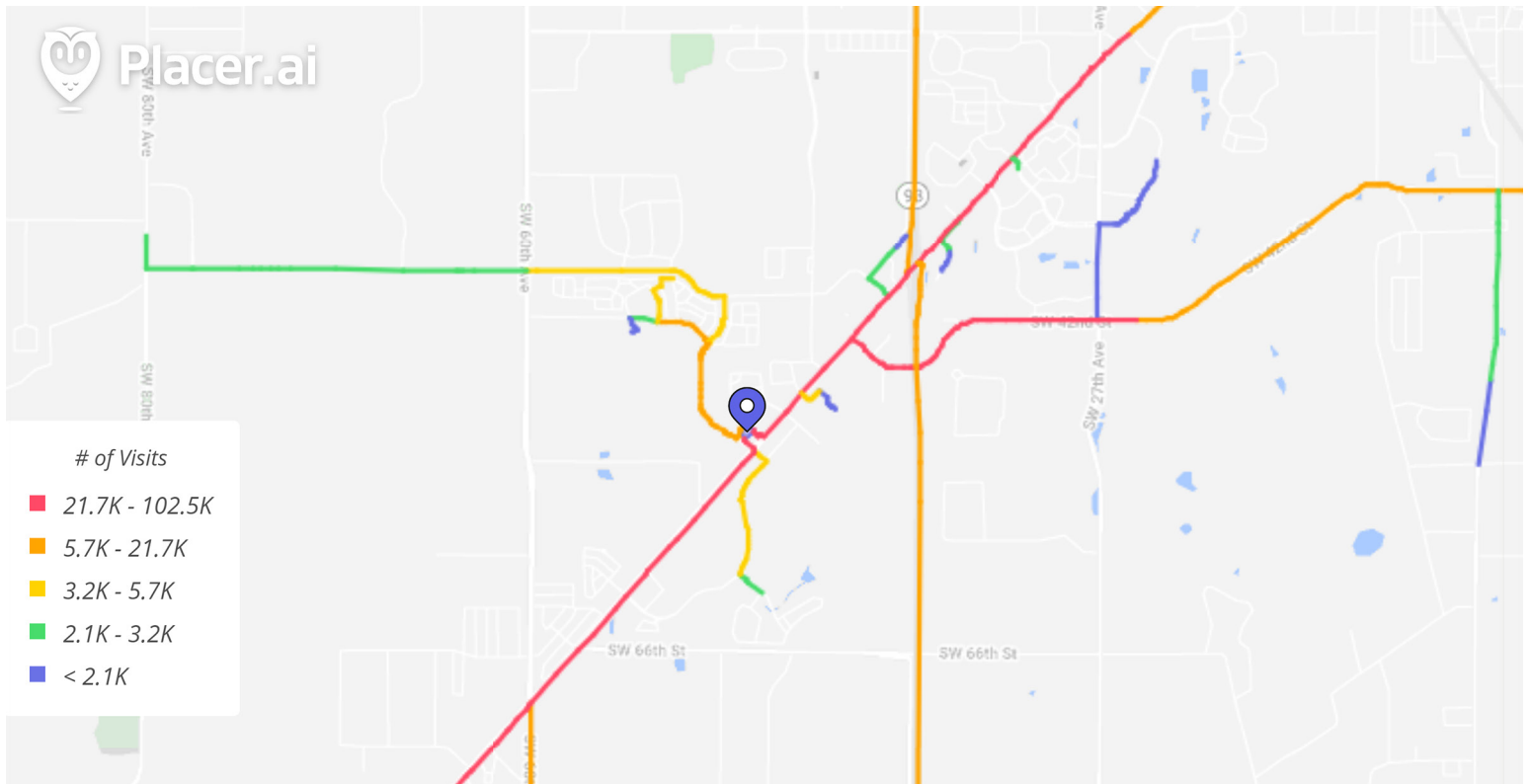


CUSTOMER LOYALTY



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CUSTOMER JOURNEY



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