

# PRIME RETAIL SPACE ADJACENT TO KOHL'S

Ocala, FL 34474 | 4465 SW 40th Ave | SW 43 St Rd & College Rd | #1211



- GLA: 252,526
- Jr. Anchor space available next to Kohl's
- Located off College Rd and 43th St, parallel to I-75
- Well positioned in a regional trade area that captures the entire Ocala MSA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	TRAFFIC COUNTS	
2018 TOTAL POPULATION	2,032	22,160	59,747	College Rd/SR 200 N	41,500 VPD
2018 DAYTIME POPULATION	4,661	37,895	92,023	SW 43th St	17,990 VPD
2018 AVERAGE HH INCOME	74,634	68,266	65,689		
2018 MEDIAN HH INCOME	50,561	43,967	42,733		

AVAILABLE SF:  
24,800 SF

FRONTAGE:  
APPROX 98' 0"

ZONING:  
COMMERCIAL

RATES:  
CALL FOR DETAILS

## AREA ANCHORS



FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT(S):  
GAVIN WALSH • gavin.walsh@tscg.com • 407.788.0543



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TSCG

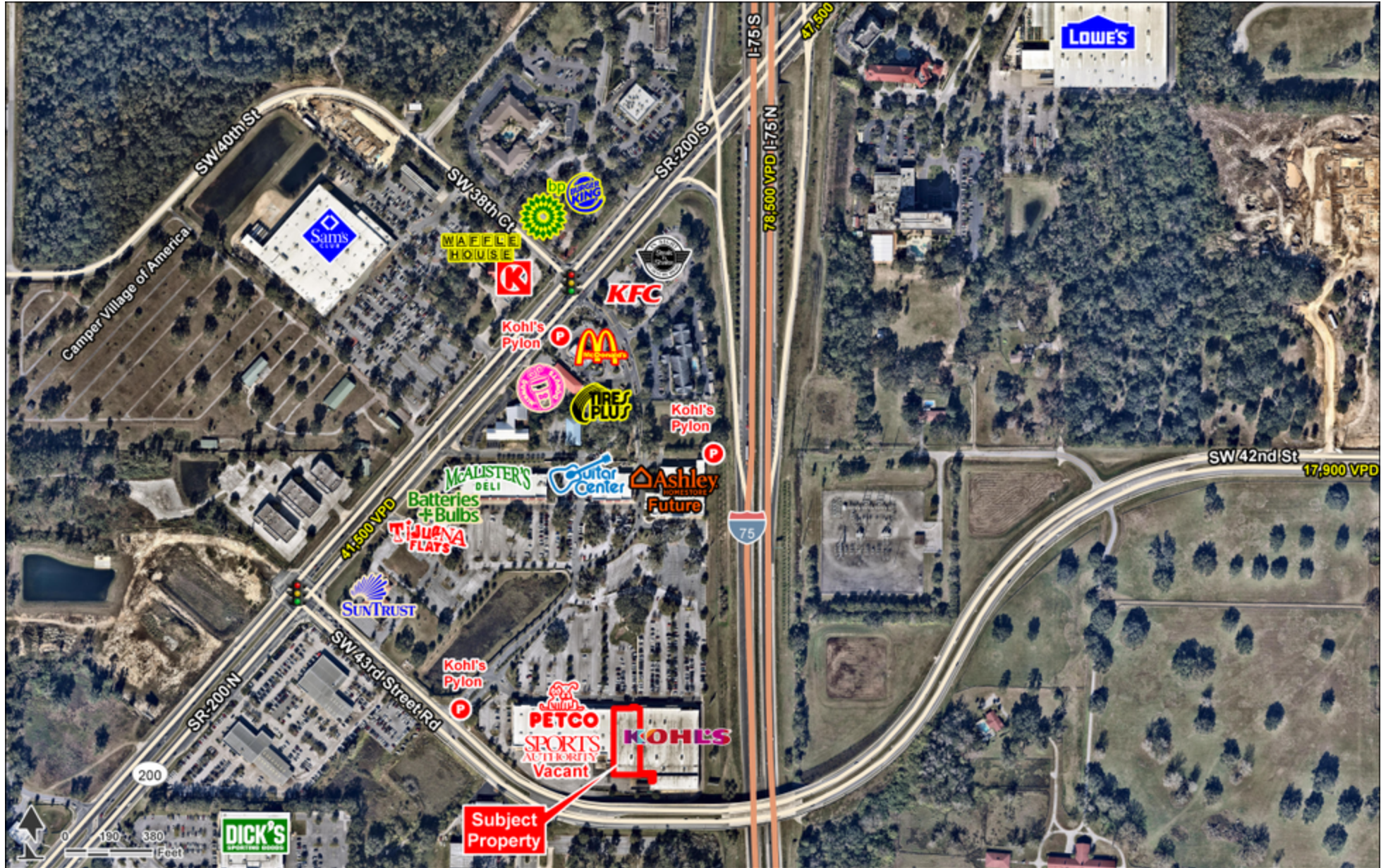
Stan Johnson Co.  
 THE NET LEASE AUTHORITY®

CHAINLINKS  
 RETAIL ADVISORS

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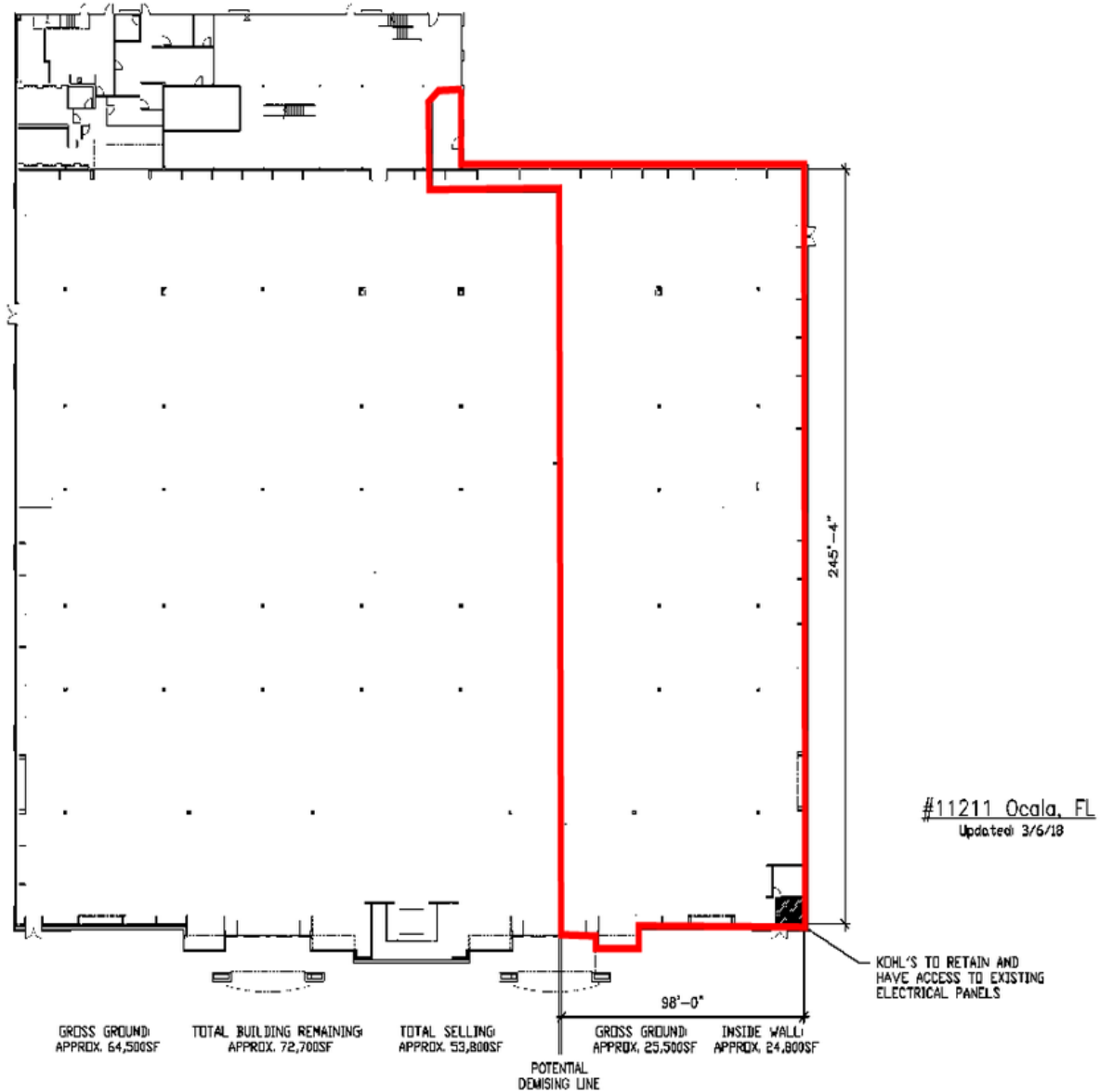
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