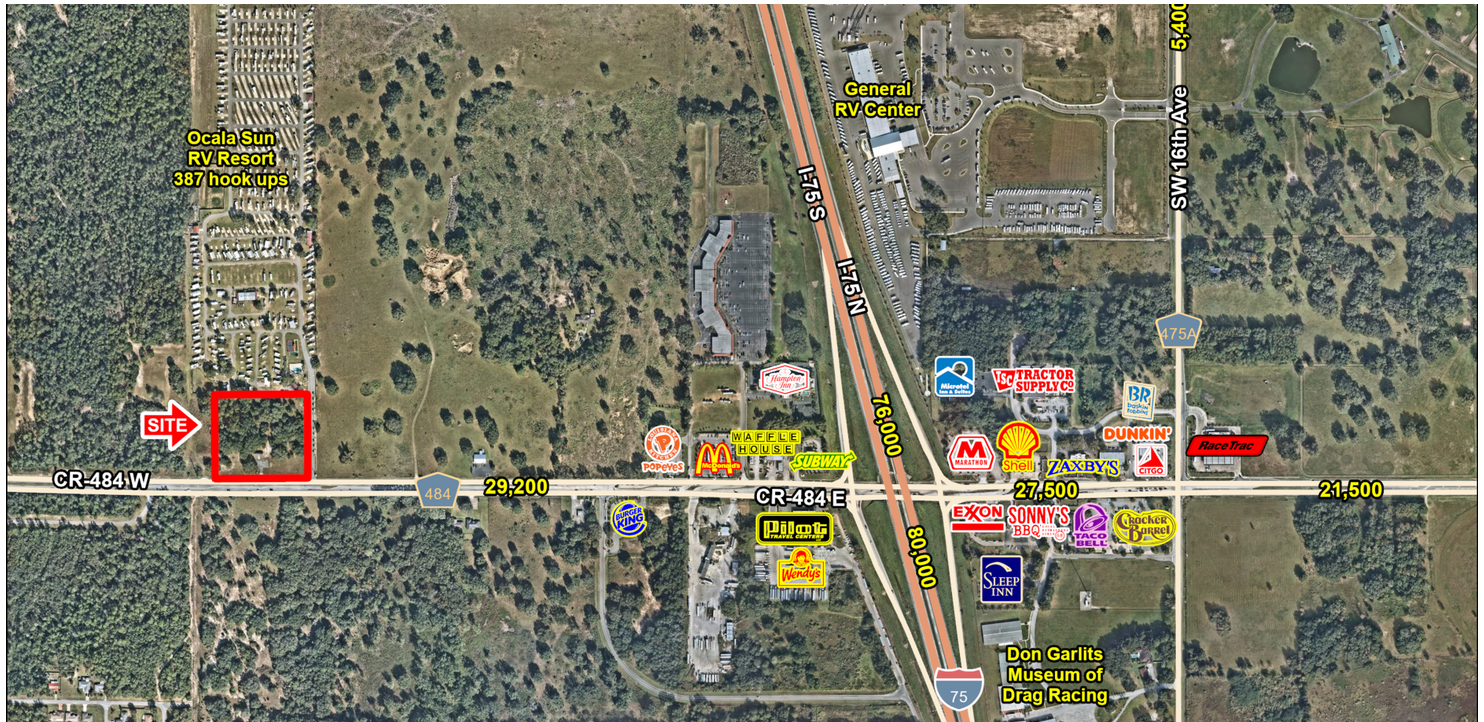


MARION OAKS STATION

SW County Highway 484, Ocala, FL 34473

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Located west of I-75 on SW County Highway 484 in Ocala, FL.

PROPERTY HIGHLIGHTS

- Located within unincorporated Marion Oaks Community which has a current population of 15,000.
- Located on under-served retail corridor.
- New 1000+ acre Florida Crossroads Commerce Park - a new commercial hub will be located 3 miles west of I-75 on CR 484. It is estimated that it will employ 7,000 people when completed. Dollar Tree will be first tenant with their 1.7 million SF distribution facility and 700 employees. This 3-mile stretch of CR 484 is poised to become the next State Road 200 corridor.
- Easy access to I-75 with excellent visibility.
- Traffic Counts: CR 484 (W of I-75): 27,500 AADT; CR 484 (E of I-75): 29,200 AADT; I-75 (N of CR 484): 76,000 AADT; I-75 (S of CR 484): 80,000 AADT

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
2019 Total Population	15,233	37,971	65,489
2019 # of Households	5,423	14,455	26,764
2019 Avg. HH Income (\$)	60,543	63,851	63,358



EXCLUSIVE AGENT(S)

KELLY PULIGNANO • kelly.pulignano@tscg.com • 904.565.2635

STEPHANIE MCCULLOUGH • stephanie.mccullough@tscg.com • 904.565.2635



MARION OAKS STATION

SW County Highway 484, Ocala, FL 34473

SITE PLAN



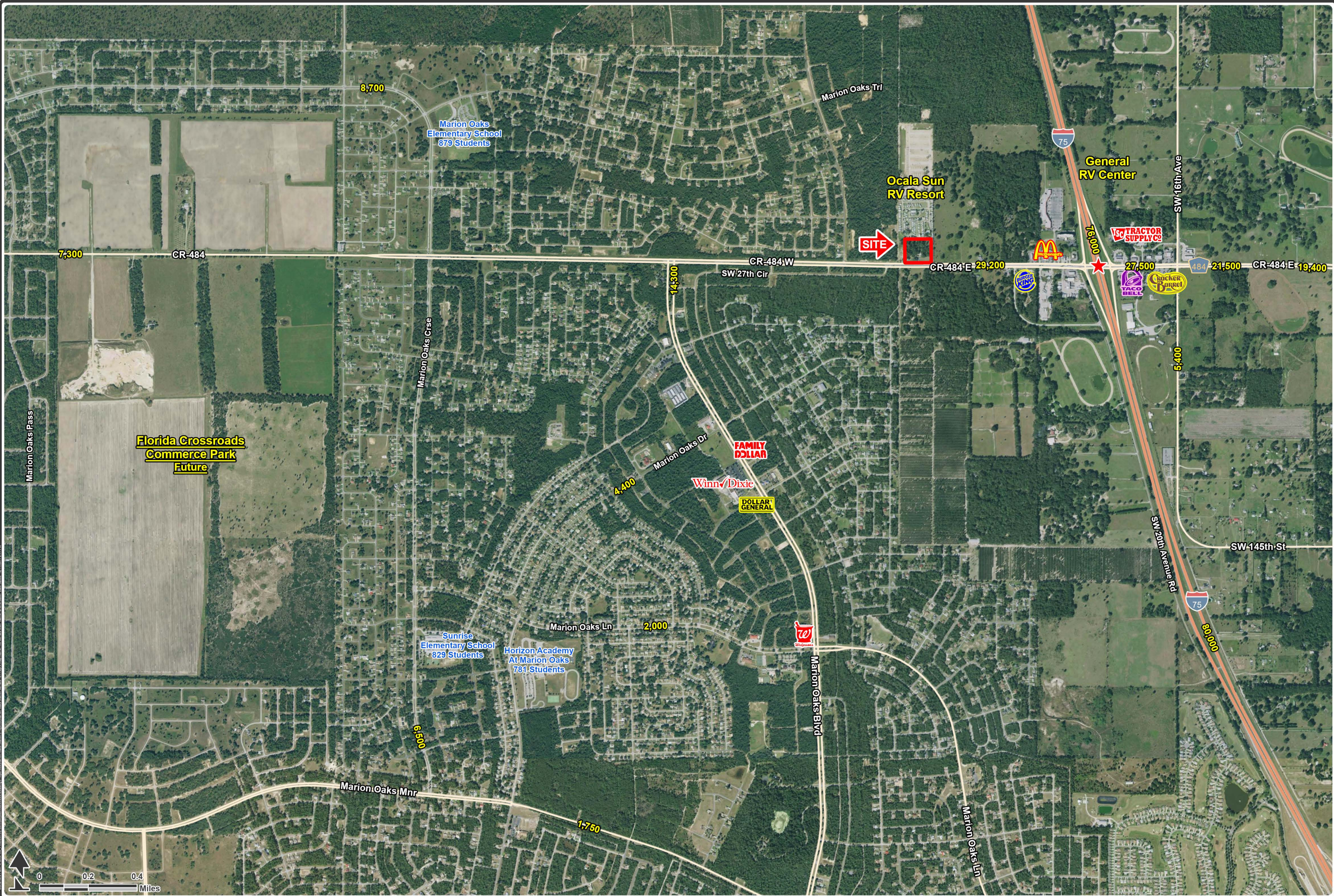
SUITE	TENANT NAME	SPACE SIZE
Grocery Building	Available	16,919 SF
Retail #1	Available	9,500 SF
Retail #2	Available	7,225 SF

EXCLUSIVE AGENT(S)

KELLY PULIGNANO • kelly.pulignano@tscg.com • 904.565.2635

STEPHANIE MCCULLOUGH • stephanie.mccullough@tscg.com • 904.565.2635





Marion Oaks Station

SW County Road 484