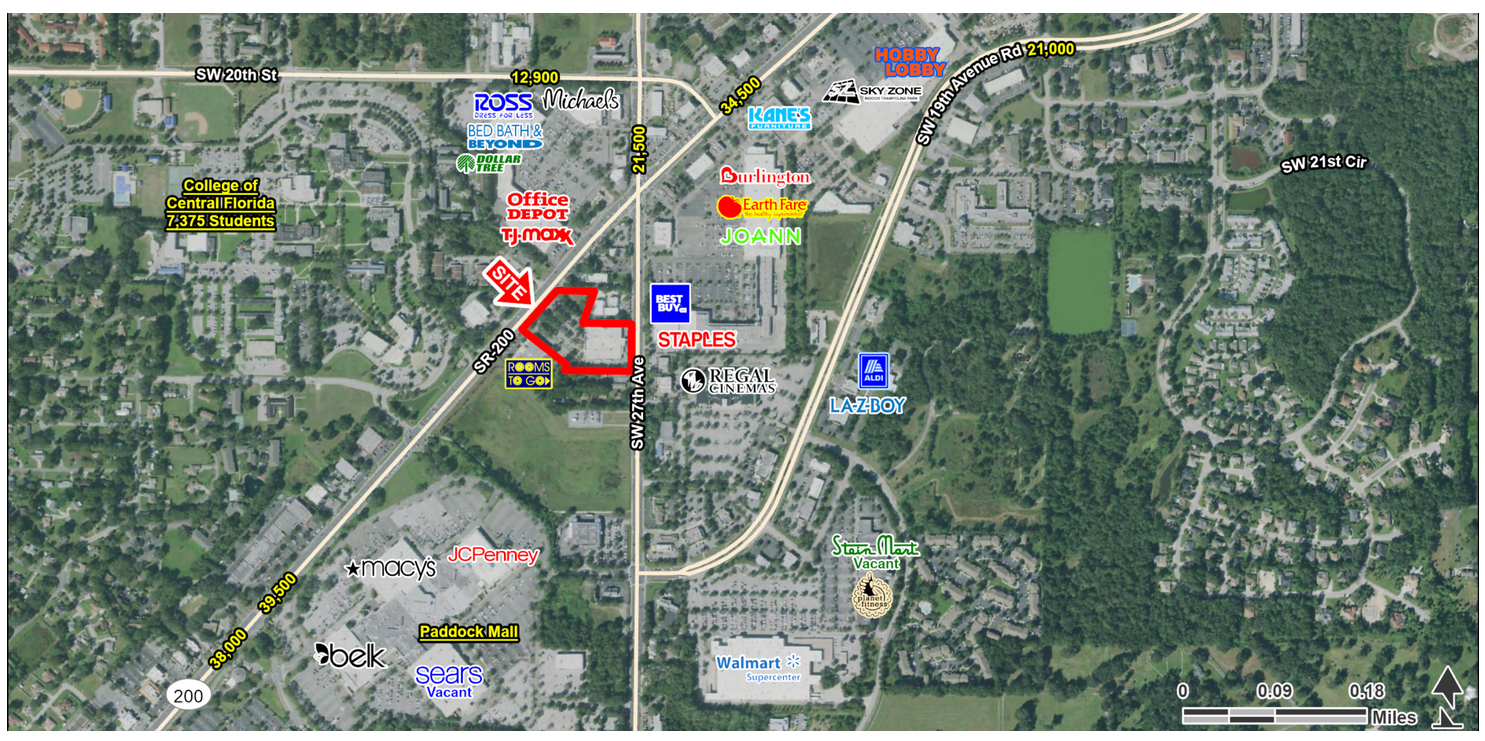


# FORMER OCALA TOYS R US

2800 SW College Rd, Ocala, FL 34474

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

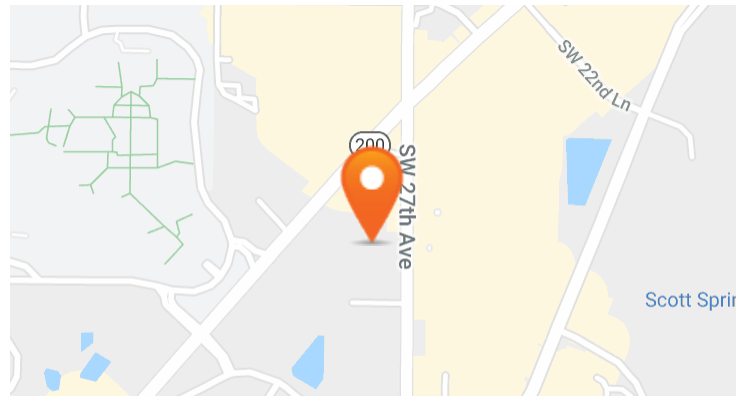
West of I-75 on SR200 (SW College Rd) and SW 27th Ave

## PROPERTY HIGHLIGHTS

- 5.16 acres divisible
- 202 feet of frontage on SR200
- Excellent access to both SW College Rd (SR200) and SW 27th Ave
- Area retailers include Target, Walmart Supercenter, Macy's, Dillard's, Kohl's, Dick's Sporting Goods, Dillard's, TJ Maxx, Texas Roadhouse, Outback, Red Lobster and Chick-fil-A
- Excellent accessibility to I-75 (76,000 VPD)
- Directly across the street from College of Central Florida and its 10,000 students
- Excellent visibility from SR200 & SW 27th Ave
- Traffic Counts (AADT): SW College Rd - 39,500 and SW 27th Ave - 21,500

## DEMOGRAPHICS

	1 MILE	5 MILES	7 MILES	10 MILES
Total Population	6,938	33,149	73,851	129,616
Daytime Population	16,616	69,223	115,945	159,505
Households	2,832	12,768	30,151	52,412
Average HH Income (\$)	55,539	63,602	66,437	66,319



## EXCLUSIVE AGENT(S)

GAVIN WALSH • gavin.walsh@tscg.com • 407.788.0543



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## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
1	Available	7,727 SF
2	Available	6,000 SF
3	Available	3,500 SF
4	Available	3,500 SF

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