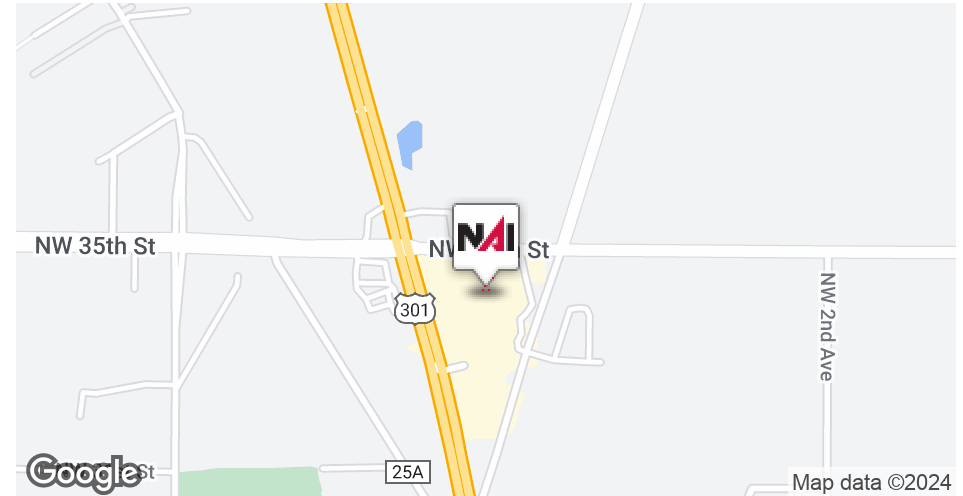


FOR LEASE OR SALE
NEGOTIABLE



Property Highlights

- +/- 14,000sf inline retail pad for lease, or .38 acre for sale - zoned B4
- Extremely active Ocala intersection on US 301/441/N. Pine, 2.5 miles north of downtown Ocala
- At intersection leading to Amazon, Chewy, FedEx, AutoZone
- Harveys Supermarket anchored 57,000sf center
- Co-tenants include H&R Block, Hungry Howie's, Wok N' Stuff II, Liquor Store
- Combined traffic count 34,500 cars per day, N Pine Ave & NW 35th St (FDOT 2022)

Demographics	3 Miles	5 Miles	10 Miles
Total Households	9,950	26,822	60,822
Total Population	26,473	68,889	157,621
Average HH Income	\$38,363	\$47,928	\$56,377



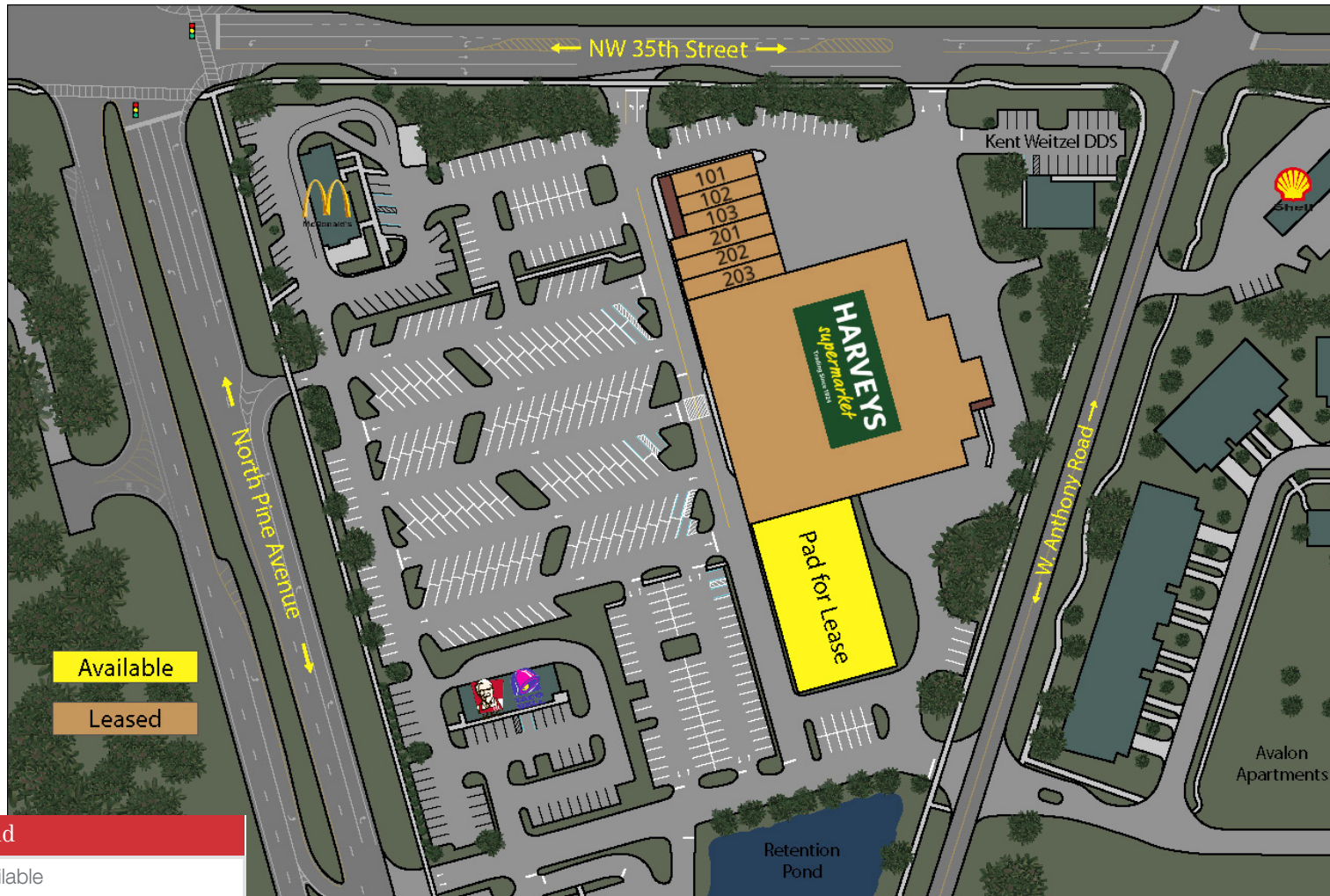
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Lease Information

Lease Type:	NNN
Total Space:	13,999 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

Available Spaces

	Suite	Tenant	Size	Type	Rate	Description
■	101	I Roll Up & Smoke & Vape, Inc.	1,600 SF	NNN	-	Leased
■	102	Liquor Store	1,600 SF	NNN	-	Leased
■	103	Liquor Store	1,600 SF	NNN	-	Leased
■	201	H&R Block	1,600 SF	NNN	-	Leased
■	202	Wok N' Stuff I	1,600 SF	NNN	-	Leased
■	203	Hungry Howie's Pizza	1,600 SF	NNN	-	Leased

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