



### Property Highlights

- Join Walmart Supercenter, Beals, T-Mobile, Advanced Auto Parts, and Bob Evans in this very busy shopping center located in West Ocala.
- This shopping center offers great exposure at the corner of SR 200 & SW Hwy 484.
- This location offers great access and visibility to SR 200 and SW Hwy 484 with a combined traffic count of 28,000 AADT.
- Shopping center is located across from Advent Health at Timber Ridge.
- New multifamily and residential housing approved within a mile radius.

Demographics	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	1,509	11,888	20,867
<b>Total Population</b>	2,294	20,005	39,018
<b>Average HH Income</b>	\$41,615	\$51,131	\$53,945

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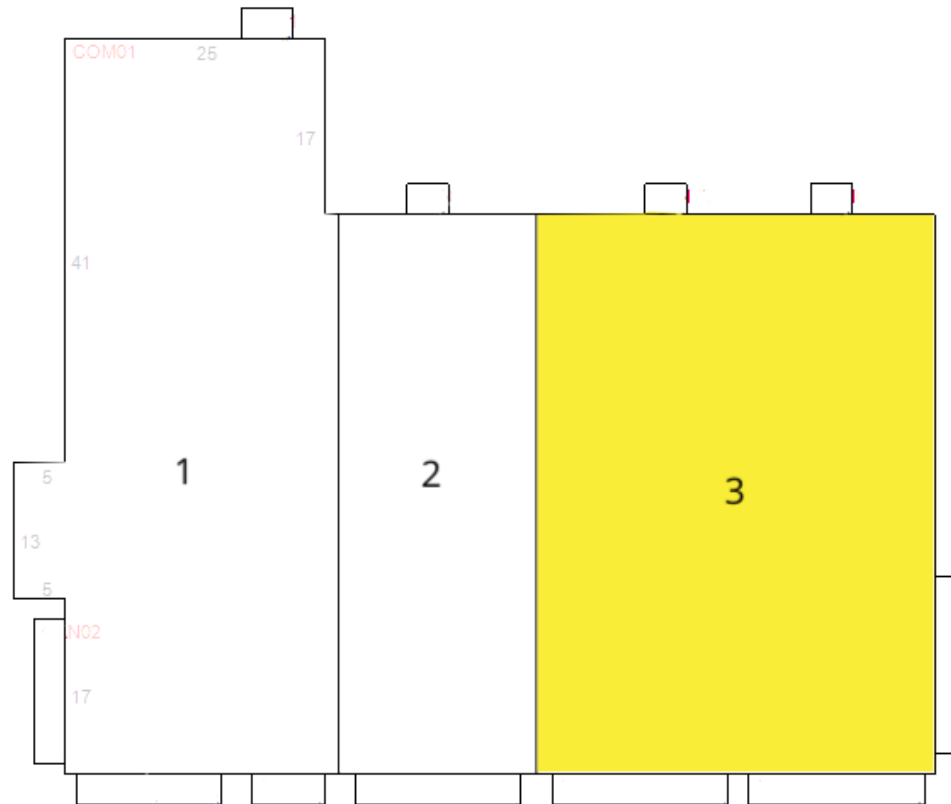
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New Plan

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Suite	Tenant Name	Size SF
1	Lee's Famous Recipe Chicken	2,000 SF
2	T-Mobile	1,000 SF
3	AVAILABLE	2,000 SF
-	-	-
-	-	-
Totals		5,000 SF

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