

RETAIL FOR LEASE

# Hillside Shopping Center

2549 - 2707 E Silver Springs Blvd, Ocala, FL 34470



BEAU BROKER  
REAL ESTATE GROUP



## PROPERTY HIGHLIGHTS

- Join Heart of Florida, Big Lots, Taylor College, Jeremiah's Ice, and Papa John's
- Suite as small as 900 sq/ft all the way up to 9,000 sq/ft
- Located at the intersection of Silver Springs Blvd and NE 25th Avenue
- Great demographics, ample parking, and over 42,000 cars driving by per day

## OFFERING SUMMARY

|                  |                     |
|------------------|---------------------|
| Lease Rate:      | \$17.00 SF/yr (NNN) |
| Number of Units: | 10                  |
| Available SF:    | 900 - 8,990 SF      |
| Lot Size:        | 7.07 Acres          |
| Building Size:   | 170,393 SF          |

| DEMOGRAPHICS      | 3 MILES  | 5 MILES  | 7 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 21,641   | 40,286   | 54,824   |
| Total Population  | 47,637   | 93,169   | 125,988  |
| Average HH Income | \$60,786 | \$62,082 | \$61,975 |

## Beau Broker

Managing Broker

352.208.9945 x3

Beau@beaubroker.com

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7 E SILVER SPRINGS BLVD. SUITE 104 | OCALA, FL 34470 | BEAUBROKER.COM

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## Available

| Suite | Tenant       | Size (SF) |
|-------|--------------|-----------|
| 2511  | Tire Kingdom | 6,000     |
| 2515  | Shell        | 3,500     |
| 2549  | AVAILABLE    | 16,235    |
| 2553  | VACANT       | 65,884    |
| 2627  | AVAILABLE    | 5,050     |
| 2633  | AVAILABLE    | 2,000     |
| 2637  | Fiery Chef   | 2,000     |
| 2645  | AVAILABLE    | 2,000     |
| 2647  | AVAILABLE    | 8,990     |

| Suite | Tenant                | Size (SF) |
|-------|-----------------------|-----------|
| 2653  | Big Lots              | 31,827    |
| 2665  | Big Lots Furniture    | 8,205     |
| 2669  | Dental Discovery      | 2,000     |
| 2671  | Cosmo Professional    | 2,000     |
| 2673  | AVAILABLE             | 1,610     |
| 2683  | AVAILABLE             | 1,074     |
| 2685  | AVAILABLE             | 1,362     |
| 2687  | CARRIBBEAN RESTAURANT | 1,548     |
| 2691  | AVAILABLE             | 900       |

| Suite | Tenant             | Size (SF) |
|-------|--------------------|-----------|
| 2693  | Awakening Seed     | 900       |
| 2695  | AVAILABLE          | 900       |
| 2697  | Total Wireless     | 900       |
| 2699  | Eva Nails          | 900       |
| 2701  | Pest Control       | 900       |
| 2703  | China 1            | 900       |
| 2705  | Papa Johns         | 1,800     |
| 2707  | Brusters Ice Cream | 1,008     |



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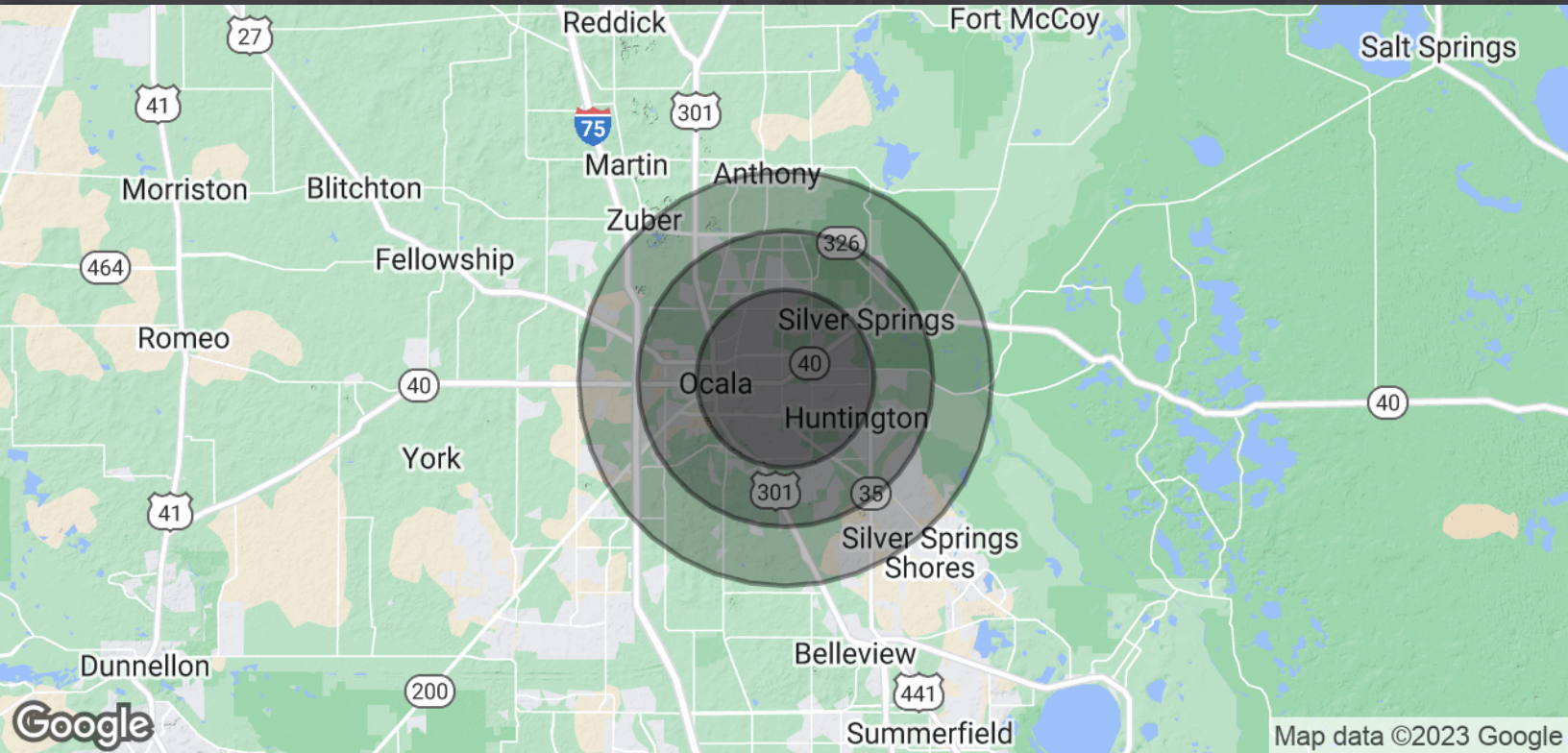
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| POPULATION           | 3 MILES | 5 MILES | 7 MILES |
|----------------------|---------|---------|---------|
| Total Population     | 47,637  | 93,169  | 125,988 |
| Average Age          | 41.1    | 40.0    | 40.7    |
| Average Age (Male)   | 37.9    | 37.4    | 38.0    |
| Average Age (Female) | 42.9    | 41.1    | 42.0    |

| HOUSEHOLDS & INCOME | 3 MILES   | 5 MILES   | 7 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 21,641    | 40,286    | 54,824    |
| # of Persons per HH | 2.2       | 2.3       | 2.3       |
| Average HH Income   | \$60,786  | \$62,082  | \$61,975  |
| Average House Value | \$150,126 | \$145,741 | \$152,152 |

\* Demographic data derived from 2020 ACS - US Census

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