

RETAIL FOR LEASE

Shady Oaks Shopping Center

2401-2499 SW 27th Avenue, Ocala, FL 34471



BEAU BROKER
REAL ESTATE GROUP



PROPERTY HIGHLIGHTS

- - Premium location in Ocala's thriving retail corridor
- - Prime opportunity to join renowned national retailers
- - High visibility on state road 200
- - New façade renovation completed in 2021
- - Proximity to I-75 for easy accessibility
- - Ideal setting for Tuesday Morning location
- - Attractive and modernized exterior
- - Parking availability for tenants and customers
- - Ample signage and branding potential
- - Flexible leasing options to suit various businesses
- - Well-maintained and landscaped property
- - Dedicated and responsive property management
- - Strategic advertising and promotional prospects

Beau Broker

Managing Broker

352.208.9945 x3

Beau@beaubroker.com

OFFERING SUMMARY

| | |
|------------------|-----------------------------|
| Lease Rate: | \$18.00 - 22.00 SF/yr (NNN) |
| Number of Units: | 9 |
| Available SF: | 2,560 - 60,000 SF |
| Lot Size: | 25.5 Acres |
| Building Size: | 249,000 SF |

| DEMOGRAPHICS | 3 MILES | 5 MILES | 7 MILES |
|-------------------|----------|----------|----------|
| Total Households | 12,935 | 33,266 | 56,649 |
| Total Population | 28,688 | 72,153 | 122,881 |
| Average HH Income | \$56,270 | \$62,810 | \$62,543 |

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

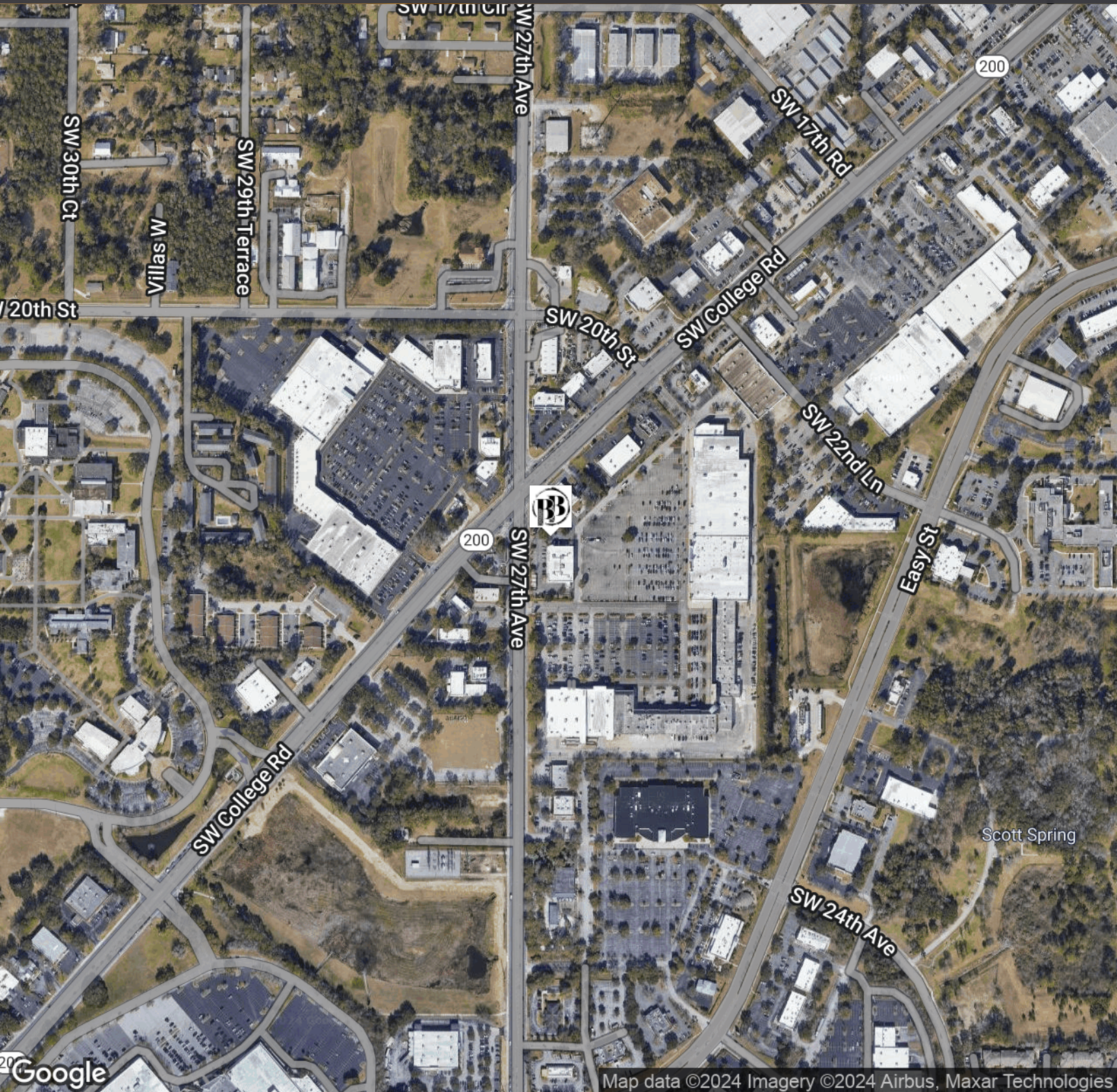
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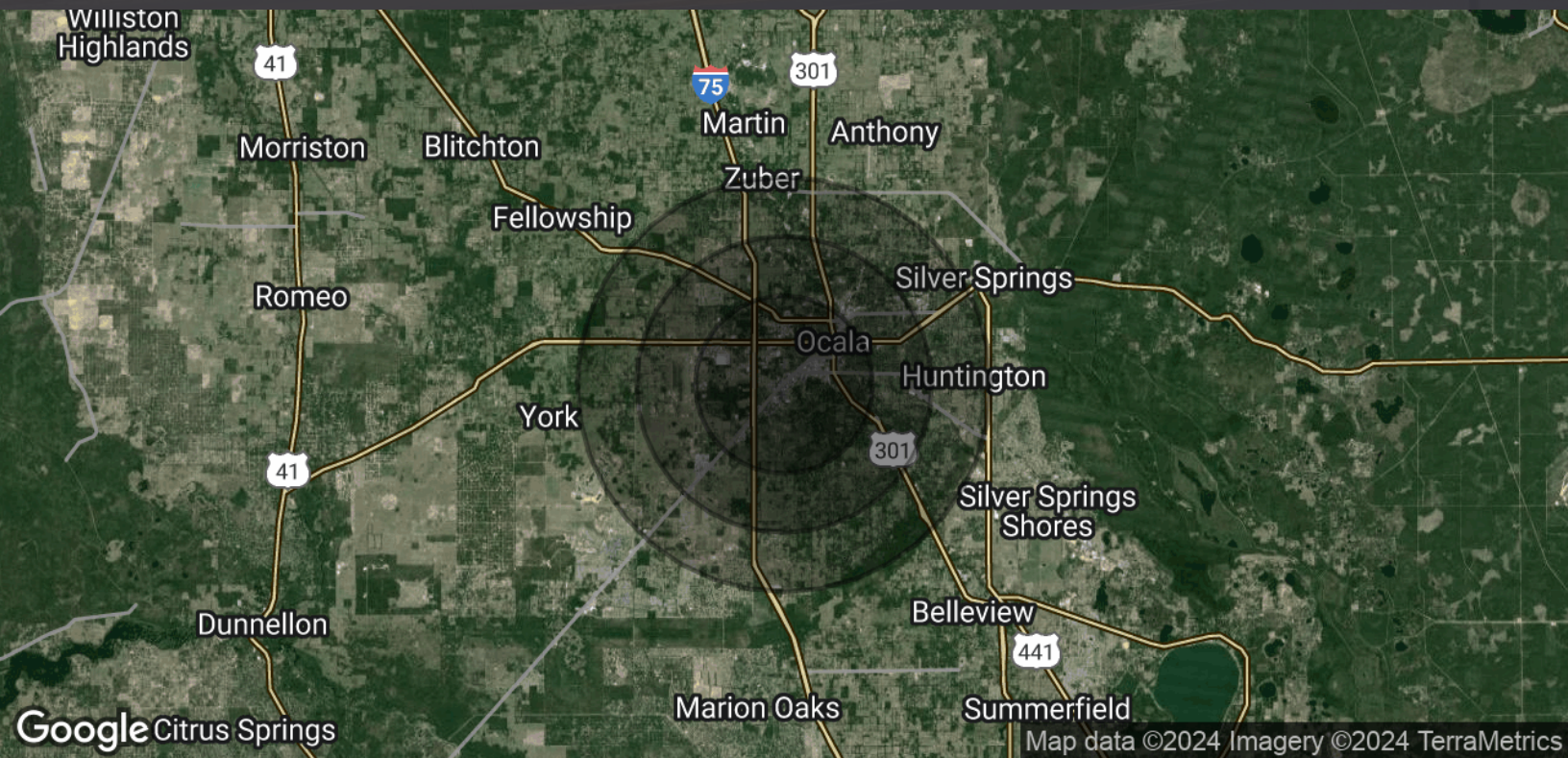
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| POPULATION | 3 MILES | 5 MILES | 7 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 28,688 | 72,153 | 122,881 |
| Average Age | 40.2 | 42.4 | 43.1 |
| Average Age (Male) | 38.8 | 40.4 | 40.6 |
| Average Age (Female) | 40.9 | 44.0 | 45.0 |
| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 7 MILES |
| Total Households | 12,935 | 33,266 | 56,649 |
| # of Persons per HH | 2.2 | 2.2 | 2.2 |
| Average HH Income | \$56,270 | \$62,810 | \$62,543 |
| Average House Value | \$123,781 | \$163,855 | \$171,922 |

* Demographic data derived from 2020 ACS - US Census

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