

FOR LEASE

Country Oaks Retail Center

9598 SW 114th St., Ocala, FL 34481

A photograph of the storefront for Bealls Florida. The building has a large, arched entrance with a yellow and white facade. The 'Bealls Florida' logo is prominently displayed in blue above the entrance. The entrance is flanked by two trees with yellow and orange leaves, suggesting an autumn setting. The sky is clear and blue.

Bealls
Florida

BIG BOX AVAILABLE (DEMISABLE ±8,000 SF TO ±62,245 SF)

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PROPERTY *Details*

- **Location:** 9598 SW 114th St. Ocala, FL 34481
- **Availability:** 62,245 SF (Demisable ±8,000 SF to ±62,245 SF)
- **National Co-Tenants:** Walmart Supercenter, Dollar Tree, Sherwin Williams, Workout Anytime
- **Traffic Count:** 32,500 AADT (SR-200)
- **Access:** Full access from lighted intersection on SR-200
- **Signage:** Pylon

PROPERTY *Highlights*

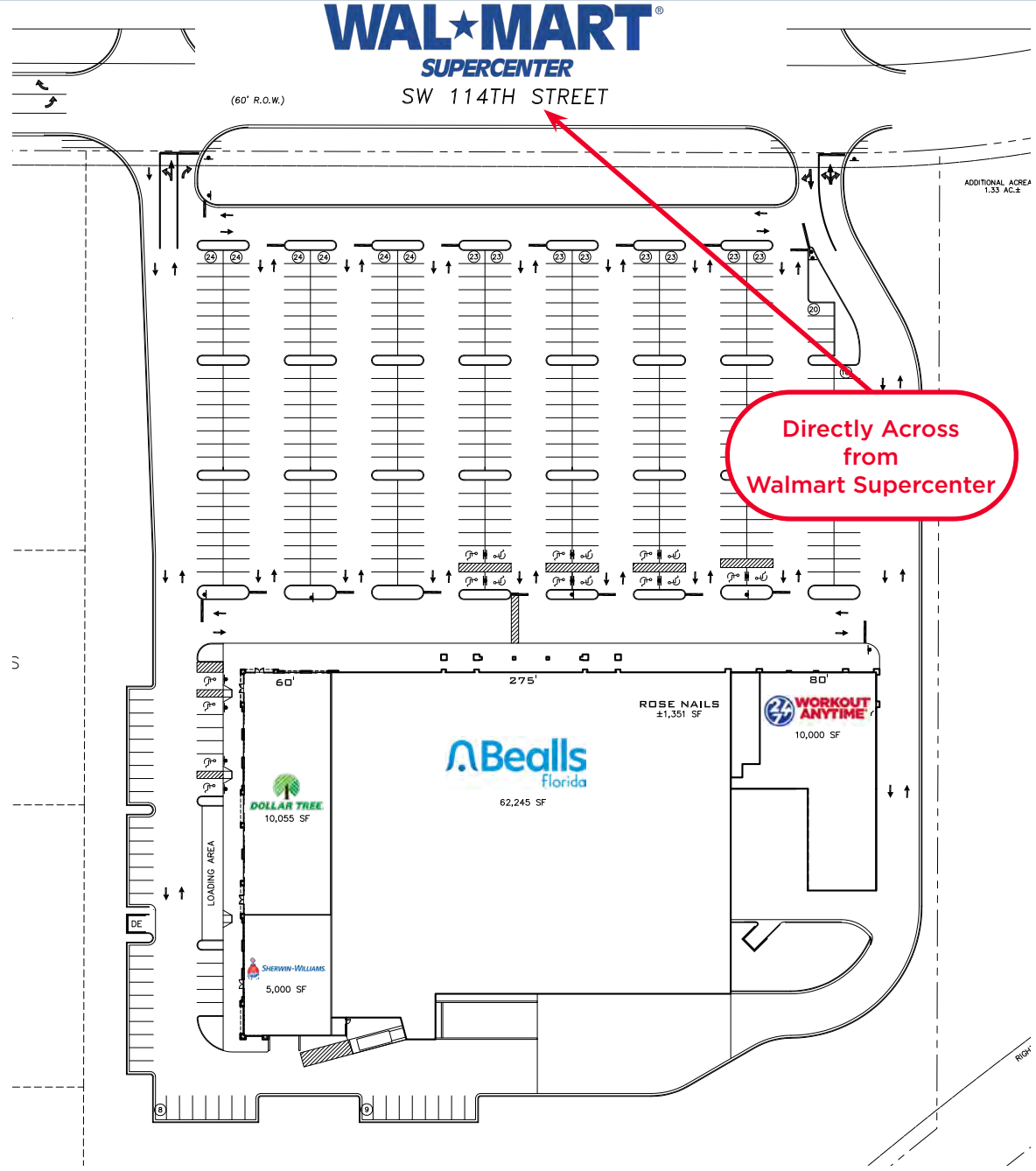
- Country Oaks Retail Center is located adjacent to and shadow-anchored by Walmart Supercenter, creating high demand and retail synergy in the area.
- State Road 200 is the major thoroughfare in Southwest Ocala with ease of access to I-75 in proximity to Ocala International Airport and Marion County Airport.
- Located only minutes away from Country Oaks, On Top Of The World is one of the largest retirement communities in Florida with plans for over 13,000 homes at completion.
- Surrounding area is being heavily developed with single family residences spurring high potential for population growth.

AREA *Demographics*

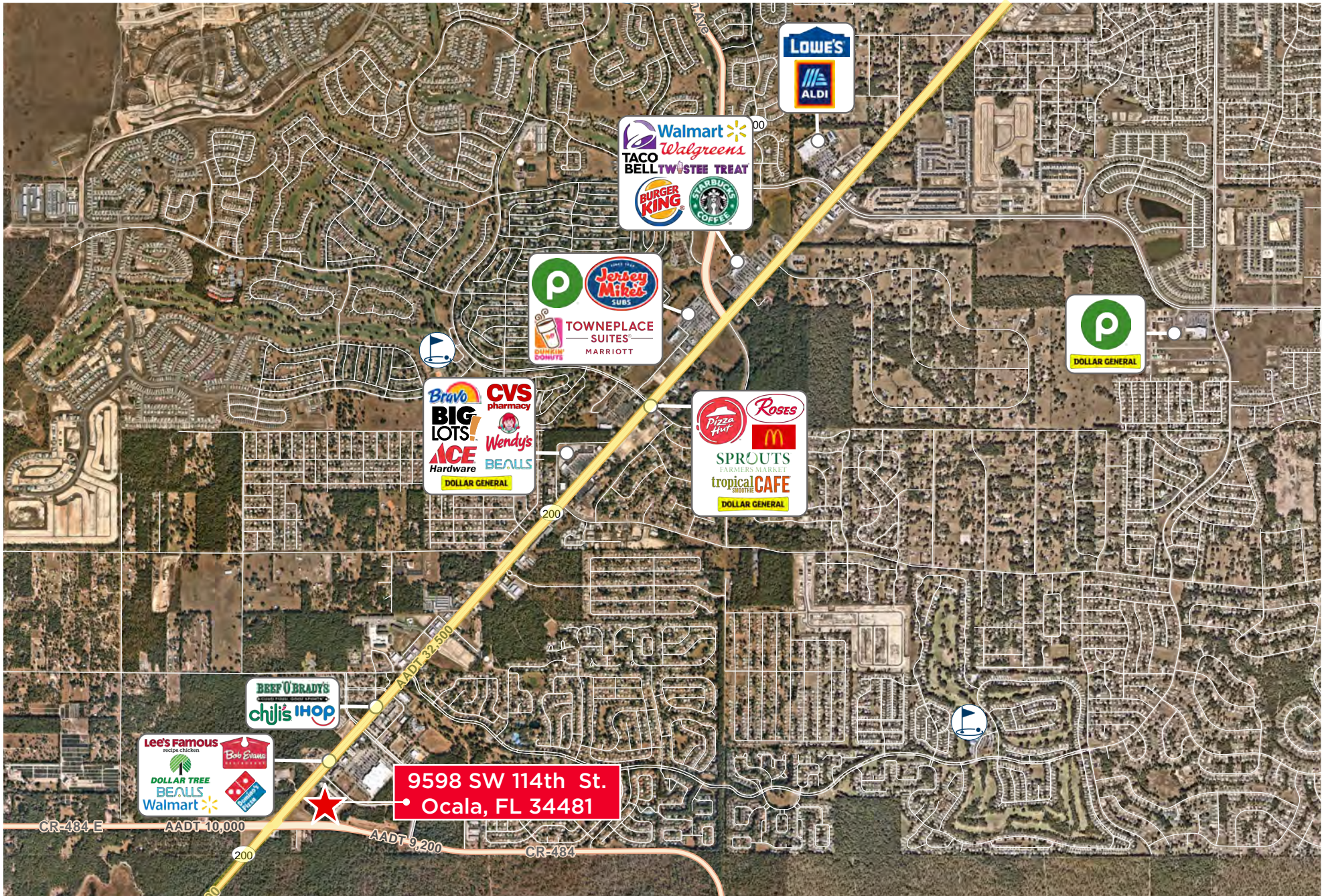
RADIUS	2 MI	3 MI	5 MI
Total Population	7,952	20,871	47,754
Avg HH Income	\$60,864	\$67,442	\$71,735
# of Households	4,548	11,253	23,228



COUNTRY OAKS RETAIL CENTER
Site Plan



COUNTRY OAKS RETAIL CENTER Area Map



FOR MORE
Information:

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