



FOR LEASE



Gaitway Plaza  
2701 SW College Rd | Ocala, FL





# Gaitway Plaza

2701 SW College Rd | Ocala, FL 34474



1,328 SF

Suite A01

10,825 SF

Suite B15

26,920 SF

Anchor XE

Contact  
Broker

Rate

## ABOUT THE PROPERTY

- Well-positioned regional retail center along SW College Road, a major east-west thoroughfare serving Ocala.
- 1,328 SF vacancy has highly visible frontage on College Rd.
- Anchored by strong, value-oriented national retailers including Ross Dress for Less, T.J.Maxx, Golf Galaxy, and Michaels.
- Prominently located at the lighted intersection of College Road (SR 200) and SW 27th Avenue, offering excellent visibility, signalized access, and strong traffic exposure.
- Ample surface parking and convenient ingress/ egress for customers.

## JOIN THESE RETAILERS



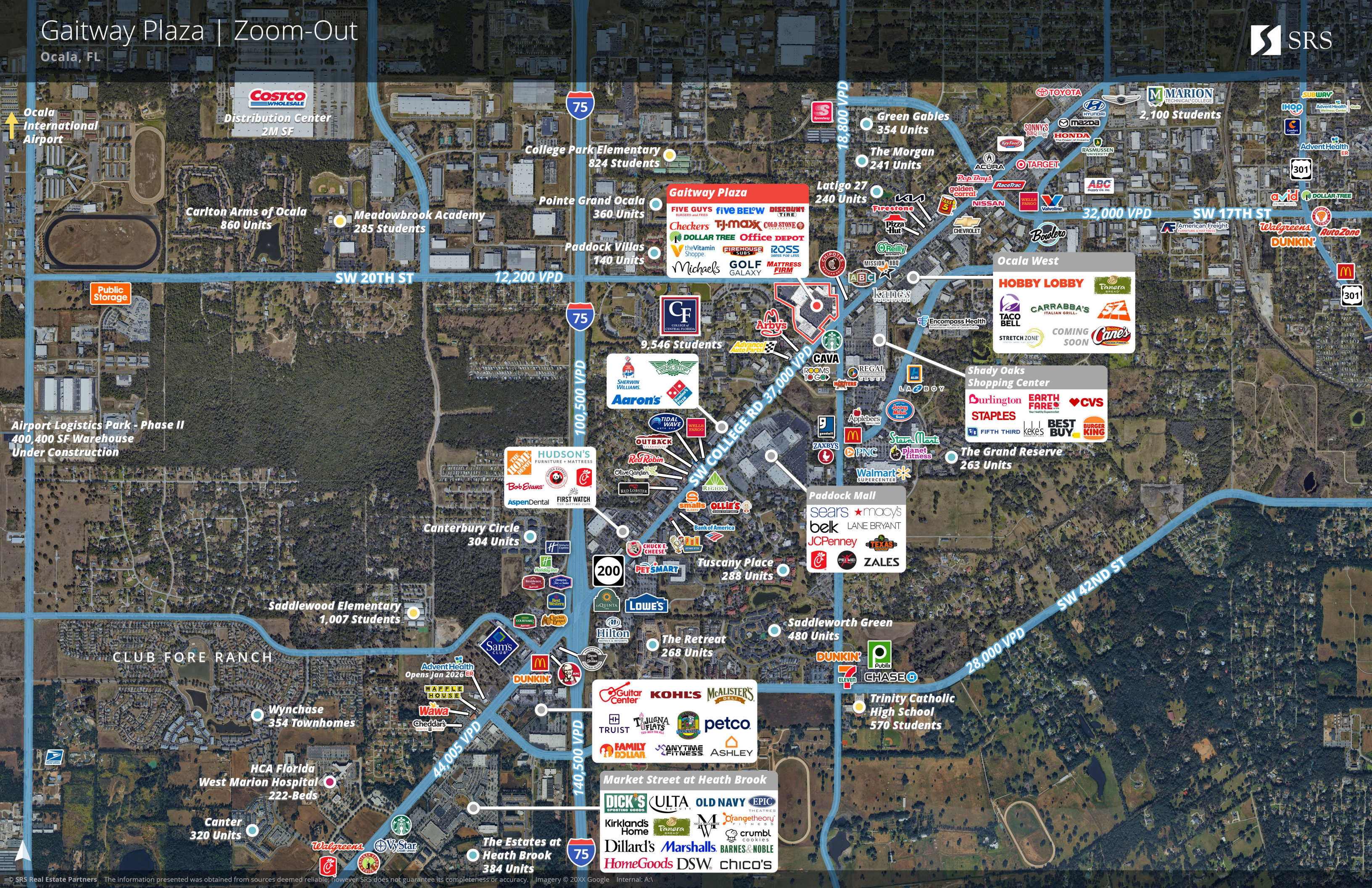
## TRAFFIC COUNTS

SW College Rd	37,000 VPD
27th Ave	18,800 VPD
SW 20th St	12,200 VPD

Year: 2024 | Source: FDOT

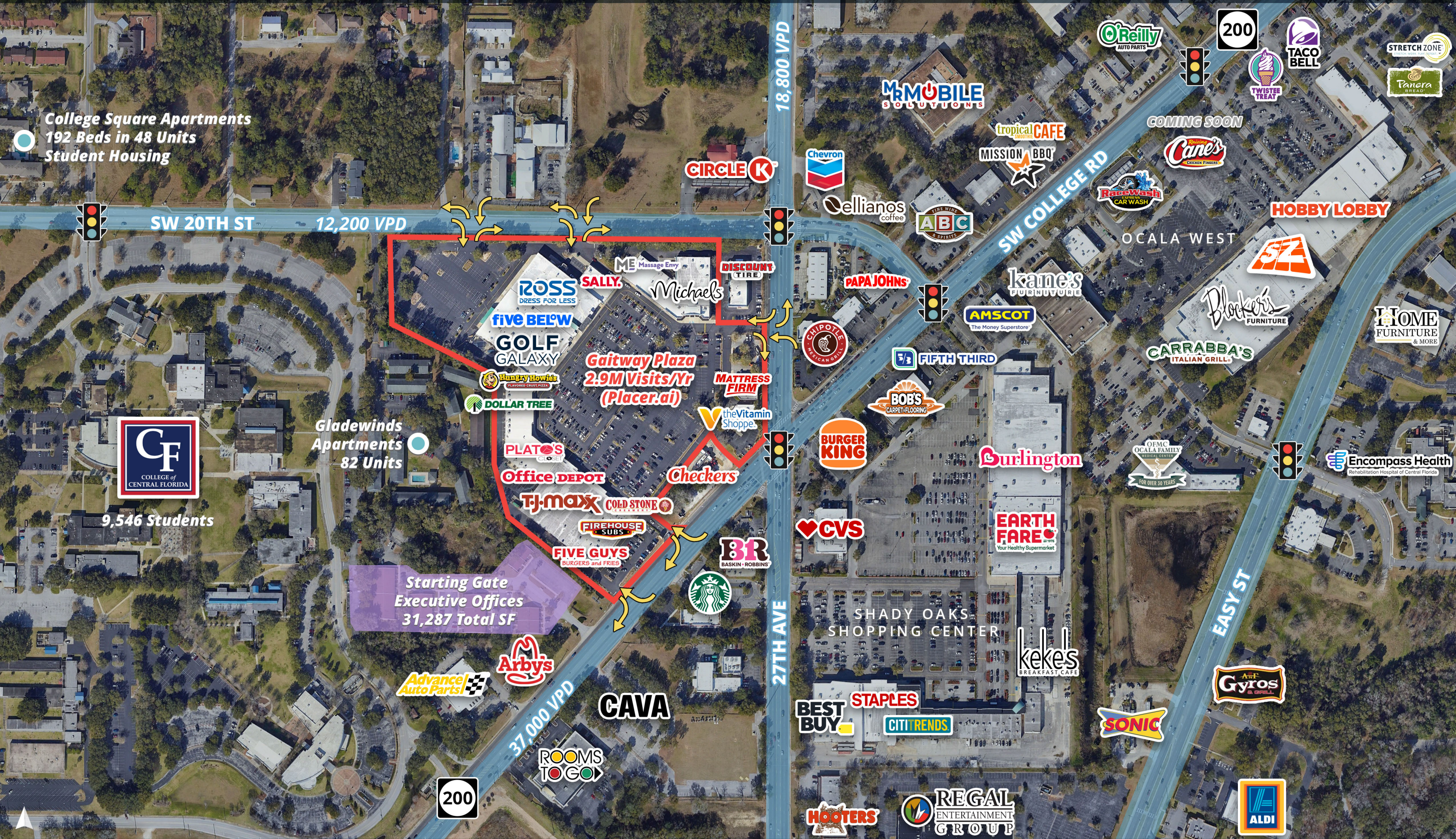
# Gaitway Plaza | Zoom-Out

Ocala, FL



# Gaitway Plaza | Zoom-In

Ocala, FL



**College Square Apartments**  
192 Beds in 48 Units  
Student Housing

**Gladewinds Apartments**  
82 Units



9,546 Students

**Starting Gate Executive Offices**  
31,287 Total SF

**Gaitway Plaza**  
2.9M Visits/Yr  
(Placer.ai)

18,800 VPD

SW 20TH ST 12,200 VPD

37,000 VPD

27TH AVE

SW COLLEGE RD

EASY ST



# Gaitway Plaza

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Suite	Tenant	SF
XD	TJ Maxx	24,480
<b>XE</b>	<b>AVAILABLE</b>	<b>26,920</b>
XH	Golf Galaxy	19,740
XG	Ross	30,491
XF	Michael's	21,440
<b>A01</b>	<b>AVAILABLE</b>	<b>1,328</b>
A02A	Five Guys	2,760
A04	Lenscrafters	4,092
A07	The Joint	1,364
A08	Firehouse Subs	1,380
A09	Cold Stone Creamery	1,276
A10	Alterations	792
A11	Hair Cuttery	863
B03B	H&R Block	2,855
B05B	Rainbow	8,530
B06B	Dollar Tree	10,205
B10	Hungry Howies	1,547
B11	Five Below	8,512
B12	Fresenius Kidney Care Ocala	12,377
<b>B15</b>	<b>AVAILABLE</b>	<b>10,825</b>
C01	Sally Beauty Supply	1,875
C03	Carter's / Osh Kosh	5,512
C04	Massage Envy	2,388
C05	Ocala Spa	3,200
C06	All Nail & Spa	1,600
C07A	Magnolia Soap & Bath Co	1,800
C07B	Leslie's Pool Supplies	3,193
C08A	Barbershop	759
C08B	Ana's Eyebrows	759



## MOBILE DATA & FOOT TRAFFIC INSIGHTS

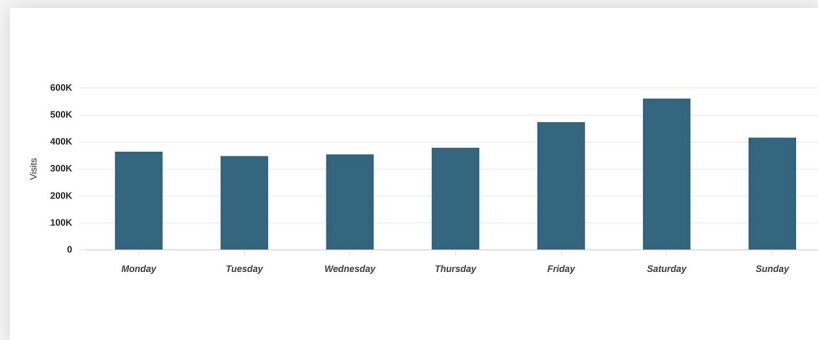
### Estimated Annual Visits

12/01/2024 - 11/30/2025

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
572.9K	2.9M	5.05

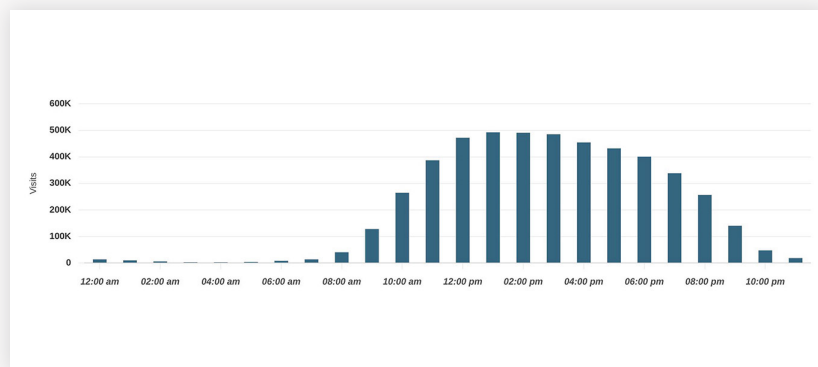
The above information states how many customers have shopped at Gaitway Plaza, how many visits the shopping center had, and how frequently the customers visited the shopping center in the past year.

### Daily Visits

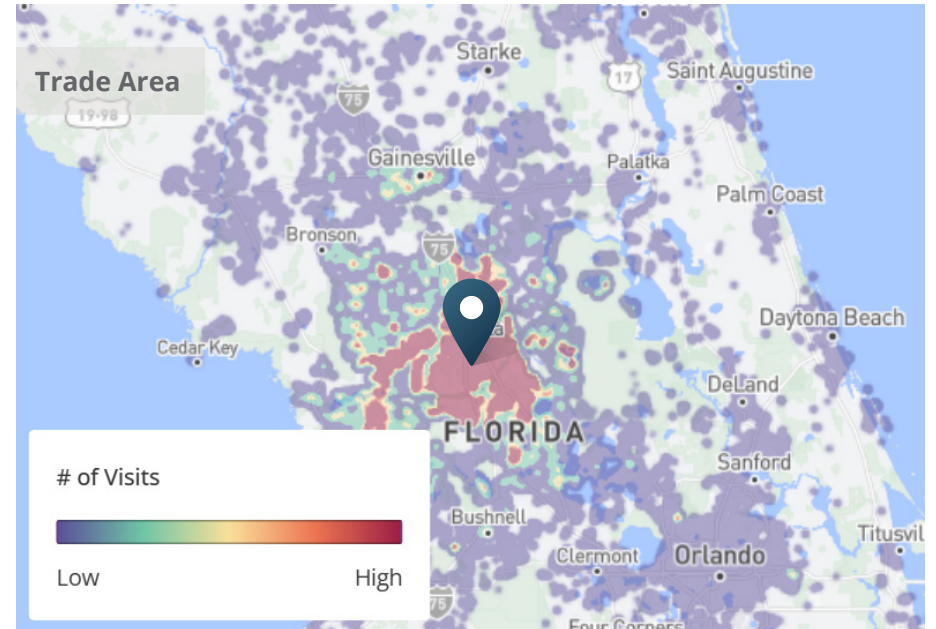


The above information shows the number of visits each day of the week. Gaitway Plaza is busiest on Fridays & Saturdays.

### Hourly Visits

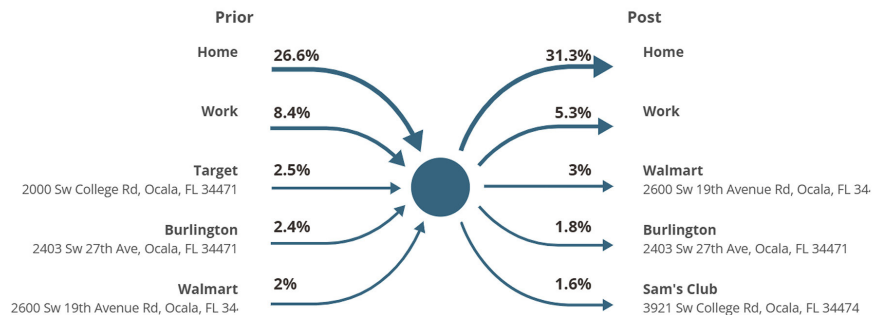


The above information shows the number of visits on an hourly basis. Gaitway Plaza is busiest midday & in the afternoon.



The above map shows the concentration of visits and where the visitors originated from.

### Customer Journey



The above information shows where the customers were prior to visiting Gaitway Plaza, and where customers go after visiting the center.

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



## MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

01/01/2025 - 12/31/2025



Visits	Visitors	Avg Dwell Time	Nationwide	Florida	Local: 15mi
511.3K	191.7K	43 Min	350 / 47,242	29 / 3,704	1 / 30



Visits	Visitors	Avg Dwell Time	Nationwide	Florida	Local: 15mi
478.7K	182.1K	41 Min	514 / 1,093	34 / 84	1 / 1



Visits	Visitors	Avg Dwell Time	Nationwide	Florida	Local: 15mi
224.1K	119.6K	24 Min	807 / 1,175	60 / 90	1 / 1

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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

5,120 Population	14,604 Total Daytime Population	\$63,725 Average Household Income	2,254 Total Households
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### 3 MILES

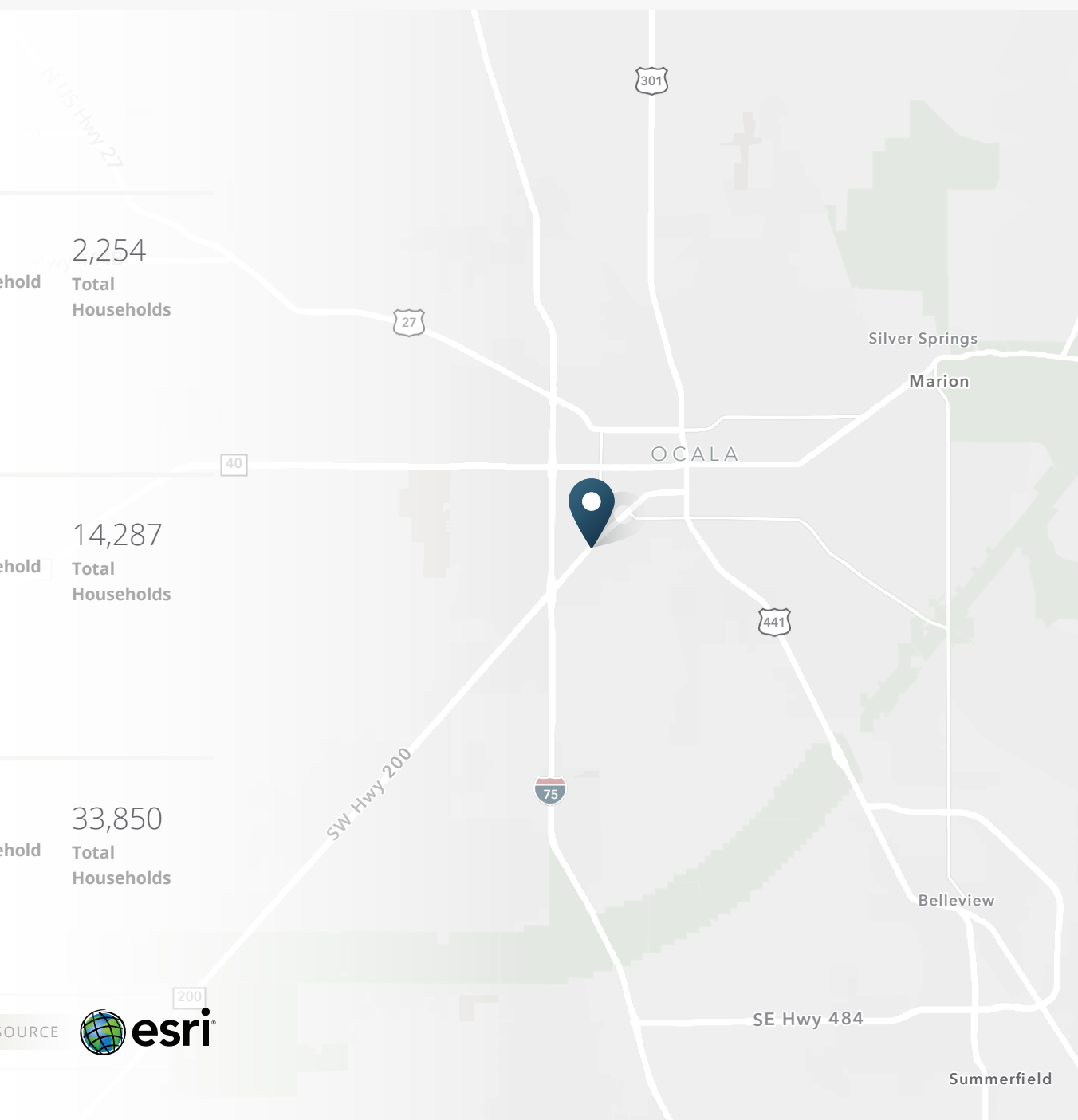
35,950 Population	73,113 Total Daytime Population	\$79,456 Average Household Income	14,287 Total Households
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### 5 MILES

81,608 Population	127,068 Total Daytime Population	\$86,182 Average Household Income	33,850 Total Households
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SOURCE esri





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