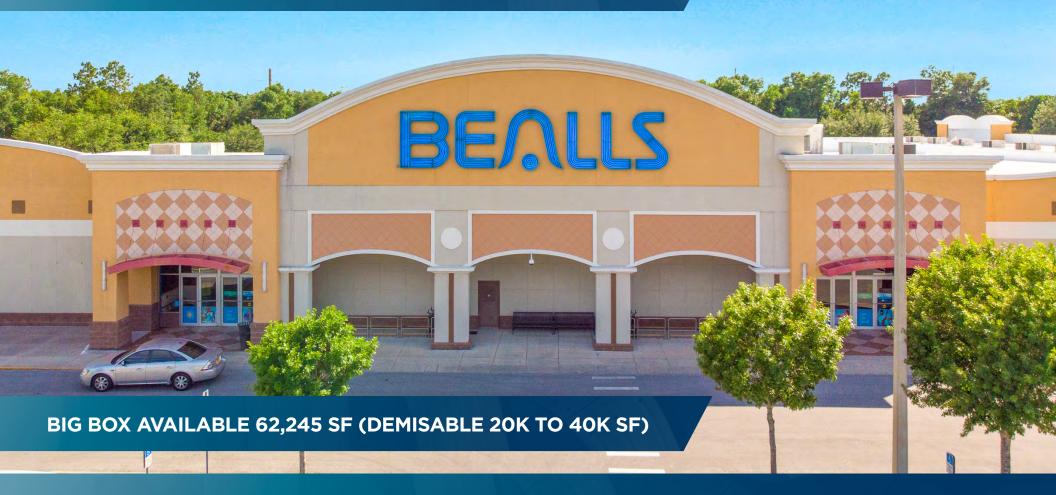
FOR LEASE Country Oaks Retail Center

CUSHMAN & WAKEFIELD

9598 SW 114th St., Ocala, FL 34481



ALEC McNAMARA Senior Director Direct +1 407 541 4385 Mobile +1 770 597 5457 alec.mcnamara@cushwake.com REED FETTER
Senior Associate
Direct +1 407 241 3084
Mobile +1 407 754 5610
reed.fetter@cushwake.com

Cushman & Wakefield U.S., Inc. 20 N Orange Ave., Suite 300 Orlando, FL 32801 +1 407 841 8000 cushmanwakefield.com

PROPERTY **Details**

Location: 9598 SW 114th St. Ocala, FL 34481

• **Availability:** 62,245 SF (Demisable 20,000 SF to 40,000 SF)

 National Co-Tenants: Walmart Supercenter, Dollar Tree, Sherwin Williams, Floor Factory

• 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.
- On Top Of The World is one of the largest retirement communities in Florida with plans for over 13,000 homes at completion. Located only minutes away from Country Oaks.
- Surrounding area is being heavily developed with single family residences spurring high potential for population growth.

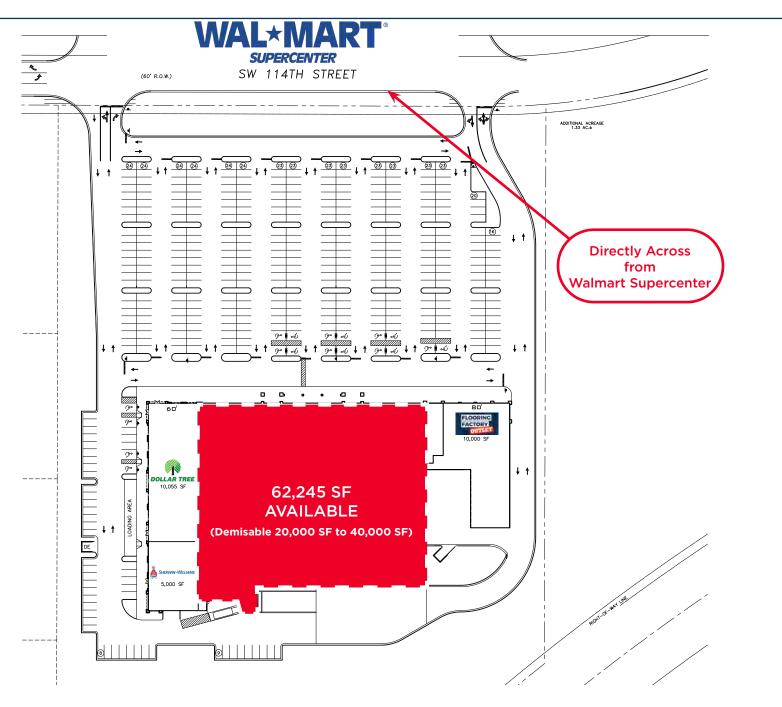
AREA **Demographics**

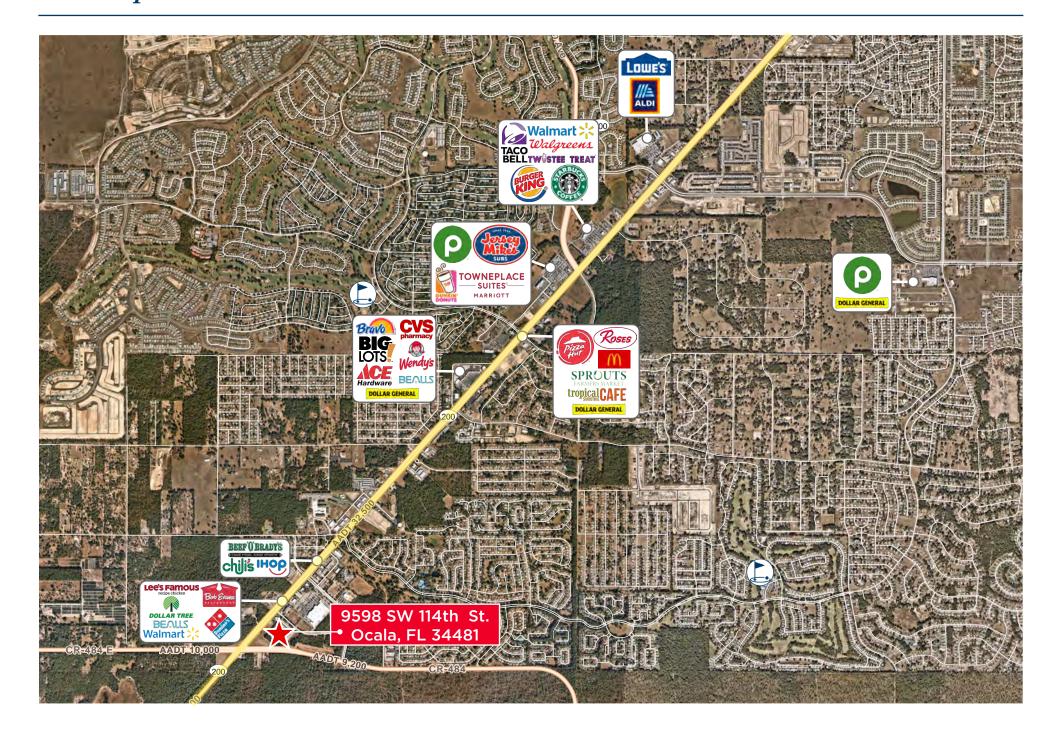
RADIUS	2 MI	3 MI	5 MI
Total Population	7,925	20,871	47,754
Avg HH Income	\$60,864	\$67,442	\$71,735
# of Households	4,548	11,253	23,228











for more *Information:*

ALEC McNAMARA Senior Director

Direct +1 407 541 4385 Mobile +1 770 597 5457 alec.mcnamara@cushwake.com REED FETTER
Senior Associate

Direct +1 407 241 3084 Mobile +1 407 754 5610 reed.fetter@cushwake.com



Cushman & Wakefield U.S., Inc. 20 N Orange Ave., Suite 300 Orlando, FL 32801 +1 407 841 8000 cushmanwakefield.com