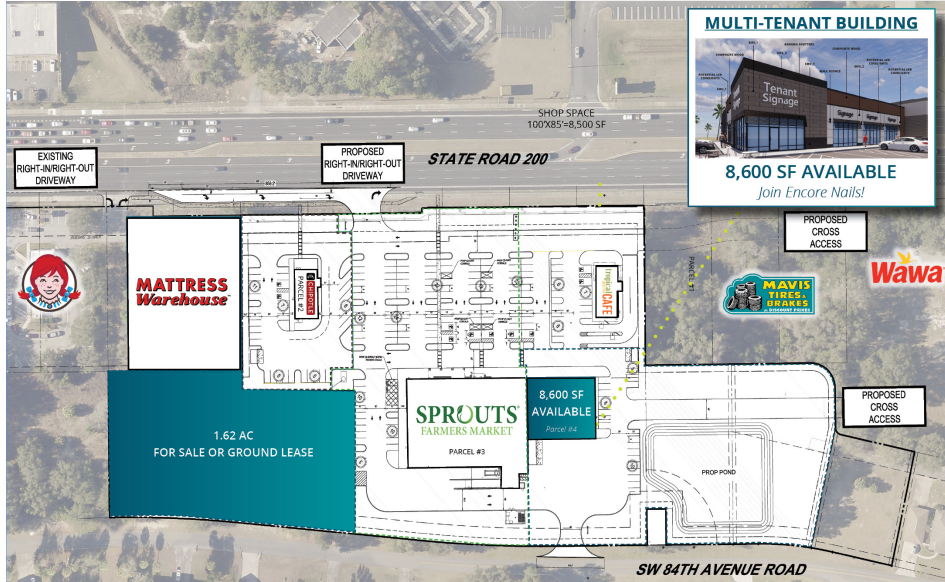


OCALA WEST

📍 8300 SR 200 E | Ocala, FL 34481

RETAIL SPACE AVAILABLE



- **AVAILABLE:** 8,600 SF (split options available) | 1.62 AC For Sale or Ground Lease
- Anchored by Sprouts (est. June 2025 opening), Join National Brands such as: Tropical Smoothie, Chipotle, and Encore Nails!
- Located directly across from On Top of the World, a scenic 55+ community with 10,000 homes and three golf courses
- Multiple points of access to the property, with high traffic counts on SR 200
- Area Retailers Include: Wawa, TD Bank, Mattress Warehouse, Mavis Tires, Publix, and Walmart

JOIN RETAILERS:



AREA POPULATION

	3 Mile	30,661
	5 Mile	55,930
	10 Minute	30,124

AVG. HOUSEHOLD INCOME

	3 Mile	\$70,369
	5 Mile	\$79,542
	10 Minute	\$61,089

DAILY TRAFFIC COUNTS AADT

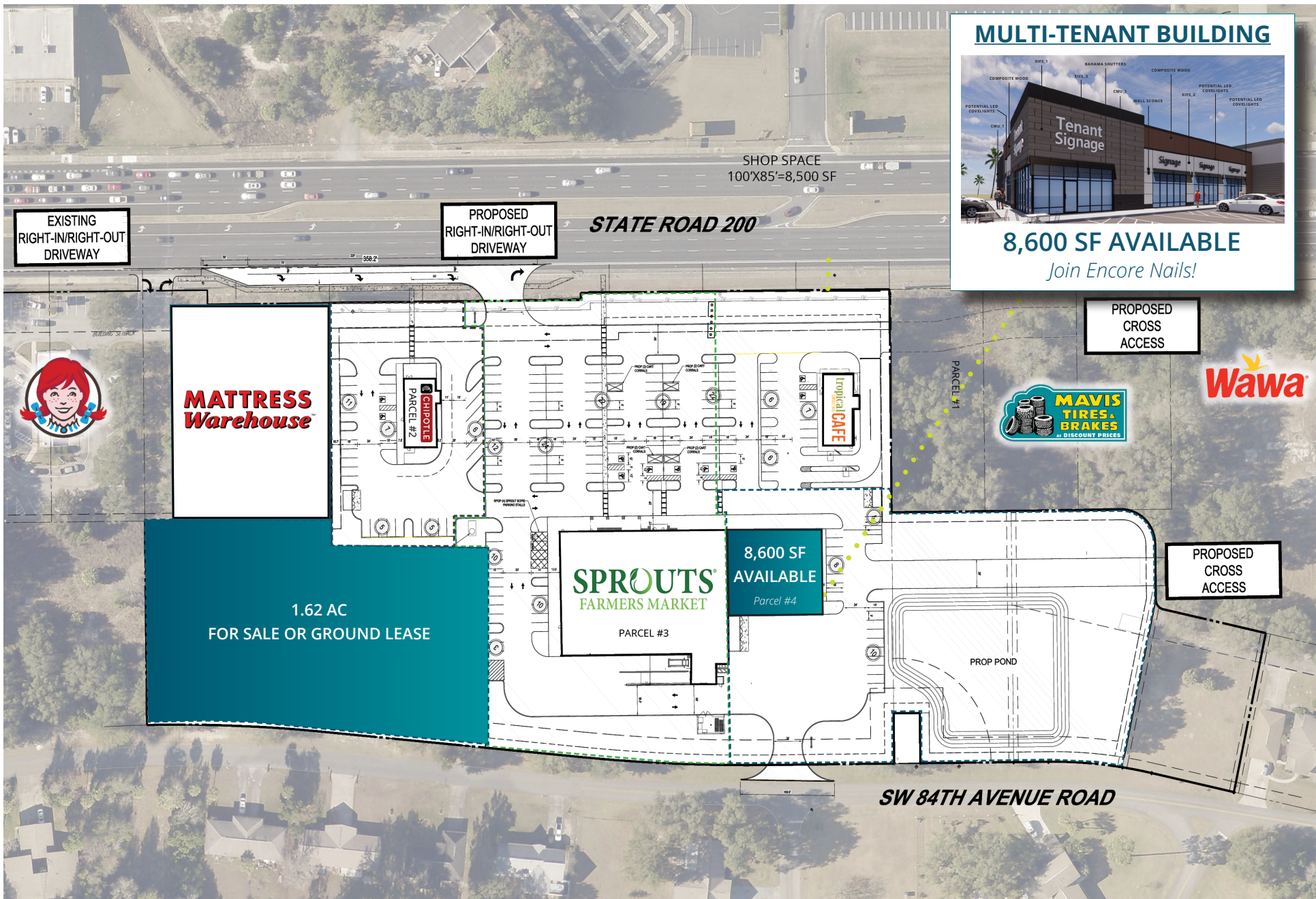
	SW SR 200	37,000
	I-75	87,000

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MULTI-TENANT BUILDING

8,600 SF AVAILABLE
Join Encore Nails!



MATTRESS Warehouse

CHIPOTLE
PARCEL #2

tropical CAFE



SPROUTS FARMERS MARKET

8,600 SF AVAILABLE
Parcel #4

1.62 AC
FOR SALE OR GROUND LEASE

PARCEL #3

PROP POND

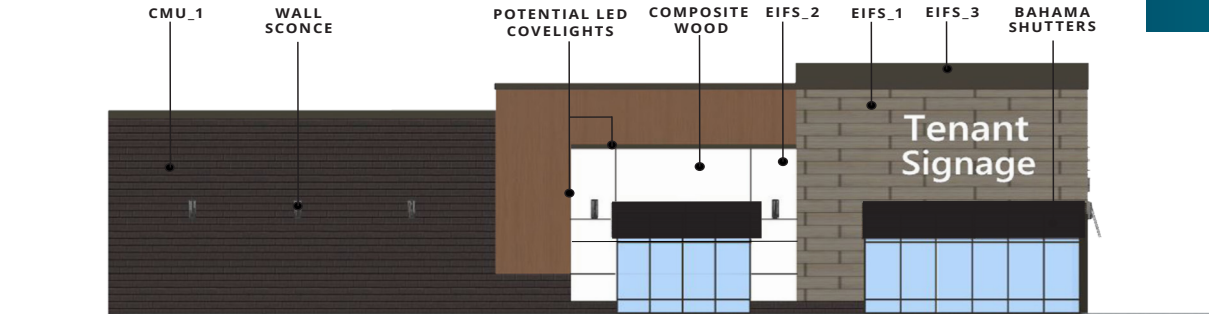
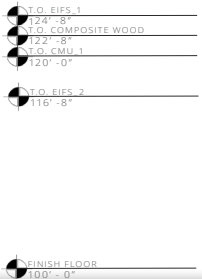
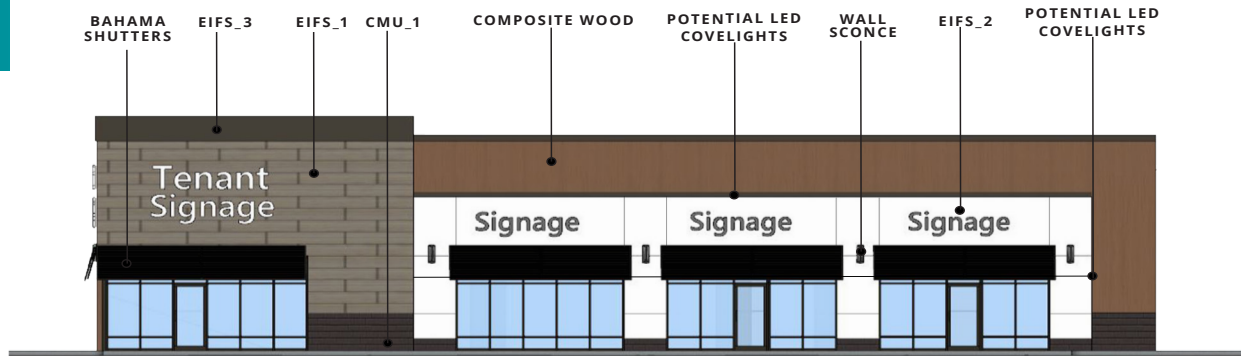
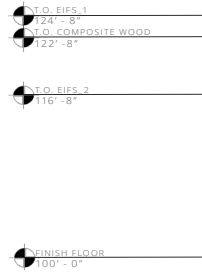
PROPOSED CROSS ACCESS

SW 84TH AVENUE ROAD

MULTI-TENANT BUILDING RENDERINGS



FRONT ELEVATION



SIDE ELEVATION



World Equestrian Center is the largest equestrian complex in the United States. Featuring a world-class, multi-indoor and outdoor arena facility offering state-of-the-art amenities.



The Equestrian Hotel is a stately, 248 room hotel featuring stylishly appointed rooms and suites with stunning views. The hotel has luxury shopping, unique dining, a state-of-the-art fitness center, resort spa and salon, and zero-entry pool.



On Top of The World is one of the largest communities in FL. Offering three 18-hole golf courses, 9 pools, entertainment venue, 4 fitness centers, 20 miles of walking/biking trails, 3 restaurants, activity center, & more!

Del Webb
Stone Creek

Del Webb at Stone Creek has an 18-hole golf course, spa, ballroom, on-site restaurant, fishing pier, and more!



Calesa Township is a master-planned community offering a mix of home styles including one and two-story single-family detached homes. With an extensive trail system, neighborhood pools, childrens playgrounds, and wide-open spaces.

CALESA
TOWNSHIP
5,000 HOMES

Del Webb
Stone Creek
3,800 HOMES



FUTURE EXPANSION
6,400 AC



POPULATION: 12,000
8,700 HOMES



MULTITENANT BUILDING
8,600 SF AVAILABLE
Join Encore Malls

MATTRESS Warehouse

SPROUTS
8,600 SF AVAILABLE

Wawa

1.62 AC FOR SALE OR GROUND LEASE

STATE ROAD 200

SW 84TH AVENUE ROAD



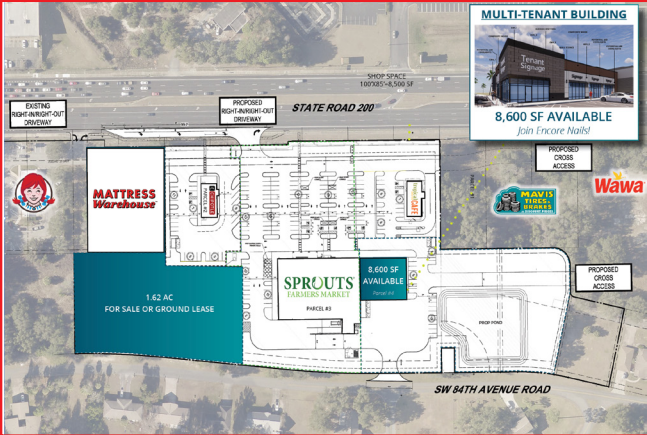
DOLLAR TREE
BEALLS
Walmart Supercenter
Great Clips
Bob Evans
Lee's Famous
PINCH-A-PENNY POOL-PATIO-SPA
Domino's

Bravo
CVS
ACE Hardware
AutoZone

Roses
Pizza Hut
Bank OZK
H&R BLOCK

CODY'S Original ROADHOUSE
DN KN
CHASE
Jersey Mike's SUBS
WELLS FARGO

chili's
myveve
ihop
BEE O'BRADYS
Aspen Dental
ups



Lowe's
TIRES PLUS
ALDI
jiffylube

Walgreens
Walmart Neighborhood Market
Starbucks
BURGER KING
TACO BELL
BANK OF AMERICA

BIGGY COFFEE
MEADOW RANCH DENTAL CARE
FOODY BOWL

