SMD

Southern Management and Development, L.P.

Shoppes at Paddock Park

3101 SW 34th Avenue Ocala, FL 34474

ANCHORED BY

Ollie's Bargain Outlet

Jr Anchor space available

Located next to Paddock Mall at 2 signalized intersections Highway 200 and 34th Avenue

Average daily traffic count: 49,800

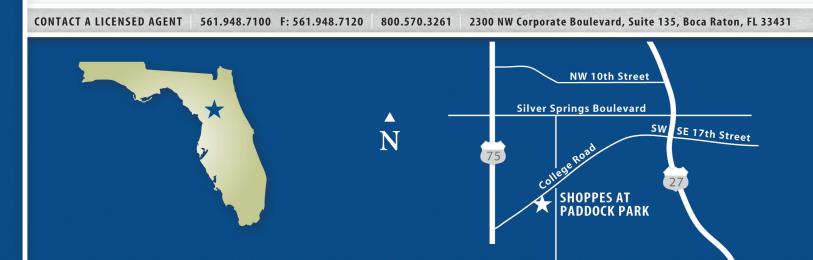
Gross leasable area: 87,136 Sq. Ft. (MOL)

CREATING VALUE

Southern Management and Development, L.P.

SMDPROPERTY.COM





FanTax ups Edible ARRANGEMENTS GOOD STUFF CHEAP 905 904 902-03 901 804 803 802 801 703 702 701 Embroidery World Barbershop 400 300 202-03 201 A REGIONS Smalls NIC NIC Sliders Bank College Avenue | Highway 200

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DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE
Population	IIADIOS	KADIOS	плыс
2026 Projection	6,064	31,919	71,64
2021 Estimate	5,646	30,249	68,38 62,22
2010 Census	4,719	26,915	
2000 Census	2,171	19,662	49,99
Population by race			
White	70.40%	62.79%	68.99
Black African American	12.04%	21.39%	19.21
Hispanic Other	17.55%	15.82%	11.80
2021 Estimate			
Average HH Income	\$65,826.00	\$63,966.00	\$69,233.0
2021 Estimate			
Median HH Income	\$48,192.53	\$41,491.57	\$44,228.0
2021 Estimate			
Median Age	38.63	37.59	42.4

LEGEND	3101 SW 34th Avenue											
LEGEND			300	Deco Salon	2,000	802	Mil-Out	1,400				
	UNIT	TENANT	SQ.FT.	400	Appliances 4 Less	10,356	803	Meepie Movers	1,350			
	101	Straight Line	3,060	500	Ollie's Bargain Outlet	39,795	804	Available	1,405			
		Home Remodeling		600	Dentist	2,600	901	Ocala Ink	1,045			
	103	Barbershop	1,403	701	Available	1,375	902-03	Freedom Health	2,100			
	104	Lendmark Financial	1,302	702	Edible Arrangements	1,400	904	Embroidery World	1,050			
	201	Available	1,300	703	Thrift Store	2,800	905	UPS Store	1,400			
	202-03	Star Nails	2.600	801	Beltone	1,400	1000	El Patron Restaurant	6,000			