

# SENTINEL FUND.

## Retail Space For Lease Oakridge Plaza

9590 SW Hwy 200, Ocala, FL



**FOR LEASE**

**SIZE**  
1,200 SF

**RENT**  
\$20-22 /SF/YR

**Marilyn Waldrop**  
[Leasing@Sentinelfundcre.com](mailto:Leasing@Sentinelfundcre.com)  
407-271-8016



### PROPERTY HIGHLIGHTS

- Prime location directly in front of a Walmart Supercenter — offering outstanding visibility and consistent foot traffic
- Positioned along State Road 200 (SR 200) — ideal for businesses seeking high exposure
- Surrounded by well-known national tenants, including:
  - Great Clips
  - Domino's
  - Advance Auto Parts
  - Dollar Tree
  - Chili's
  - Bob Evans
- Easy access to everyday conveniences, services, and major roadways
- Adjacent to Oak Run Country Club — a vibrant 55+ residential community with over 3,500 homes
- Pylon and building façade signage available for enhanced visibility



#### Population

1-MILE: **10,416**  
MILES: **44,817**  
5-MILES: **81,306**



#### Median Age

1-MILE: **68.81**  
3-MILES: **66.26**  
5-MILES: **58.96**



#### Median HH Income

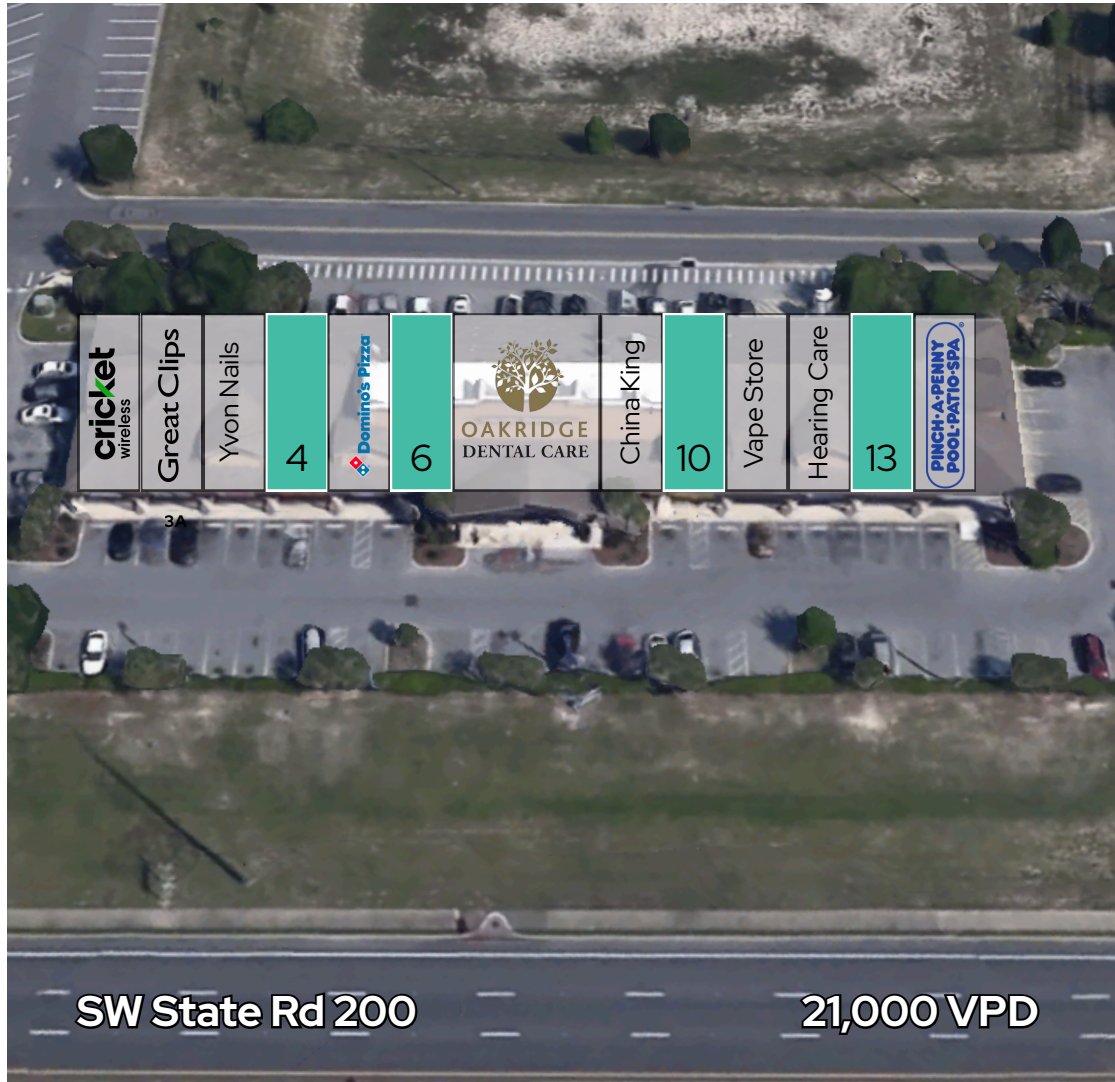
1-MILE: **\$52,004**  
3-MILES: **\$57,043**  
5-MILES: **\$59,474**



#### Daily Traffic

**21,000 Vehicles**  
State Rd 200

### LEASING INFORMATION



| Suite | Tenant               | Size/SF |
|-------|----------------------|---------|
| 1     | Cricket Wireless     | 1,200   |
| 2     | Great Clips          | 1,200   |
| 3     | Yvon Nails           | 1,200   |
| 4     | Available            | 1,200   |
| 5     | Domino's Pizza       | 1,200   |
| 6     | Available            | 1,200   |
| 7/8   | Oakridge Dental Care | 2,400   |
| 9     | China King           | 1,200   |
| 10    | Available            | 1,200   |
| 11    | Vape Store           | 1,200   |
| 12    | Beltone Hearing Care | 1,200   |
| 13    | Available            | 1,200   |
| 14    | Pinch-A-Penny        | 1,200   |

| Unit | Size SF | Rent PSF | CAM PSF (2024) | Total Rent Annually | Total Monthly |
|------|---------|----------|----------------|---------------------|---------------|
| 4    | 1,200   | \$22.00  | \$7.50         | \$35,400.00         | \$2,950.00    |
| 6    | 1,200   | \$20.00  | \$7.50         | \$33,000.00         | \$2,750.00    |
| 10   | 1,200   | \$20.00  | \$7.50         | \$33,000.00         | \$2,750.00    |
| 13   | 1,200   | \$20.00  | \$7.50         | \$33,000.00         | \$2,750.00    |



### BUSINESS MAP

