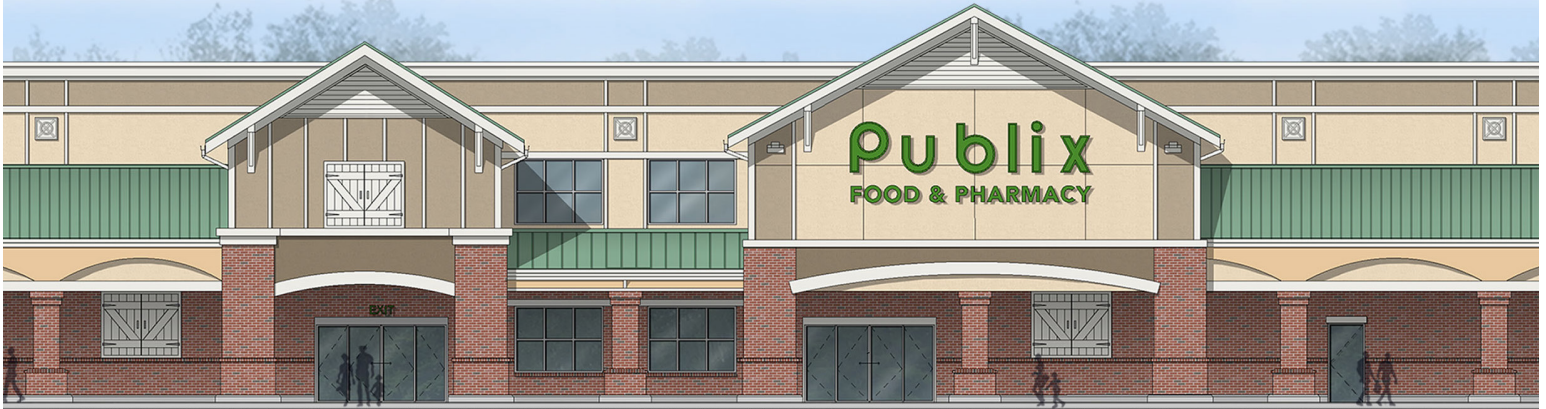


Publix #1844 - Churchill Square

303 SE 17th Street
Ocala, FL 34471
Lat 29.172, Long -82.134

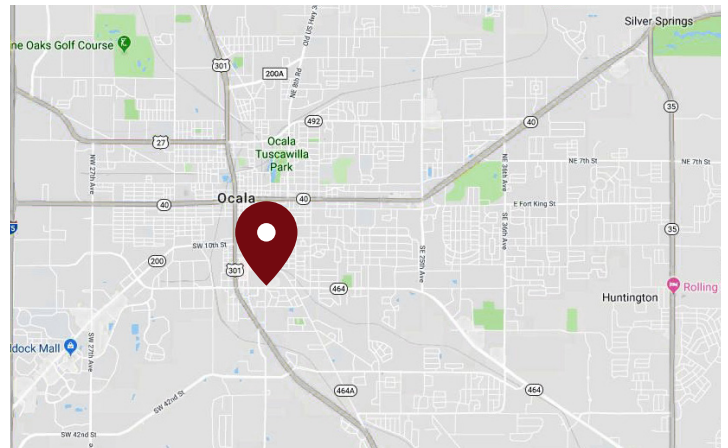
UNDER REDEVELOPMENT



1,600 - 3,244 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Located Minutes from Downtown at the Signalized Intersection of SE 17th Street & SE 3rd Avenue
- Neighboring AdventHealth Ocala, a 421-Bed Facility and Ocala Regional Medical Center, a 222-Bed Facility
- Busy Outparcels Drive Traffic to the Center
- Pylon Signage Available
- Strong Daytime Traffic
- Combined Traffic Count: 46,500 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	5,550	45,002	96,193
Daytime Population	17,911	81,926	136,418
Total Households	2,236	18,520	34,749
Avg. HH Income	\$79,442	\$75,594	\$79,360

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Sandra Woodworth

813.210.7509 | swoodworth@crossmanco.com
9950 Princess Palm Avenue, Suite 340, Tampa, FL

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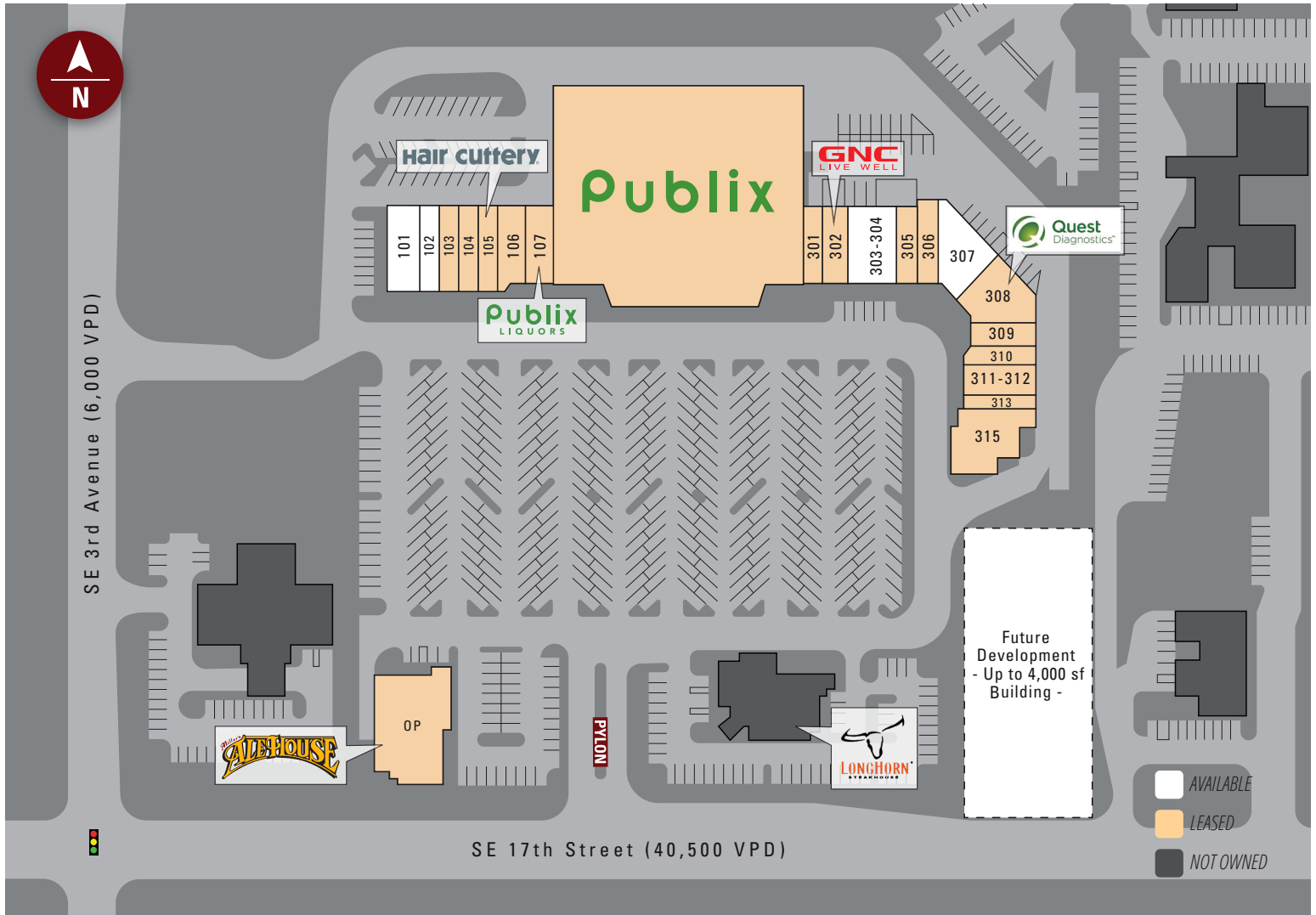
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303 SE 17th Street

Ocala, FL 34471

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Suite	Tenant	Size
419	Publix	48,387
101	AVAILABLE	3,000
102	AVAILABLE	1,600
103	Wok 'N Roll	1,600
104	Pronto Pizza	1,600
105	Hair Cuttery	1,200
106	Adobe East	1,853
107	Publix Liquors	2,125
301	Get Stretch'd	1,200

Suite	Tenant	Size
302	GNC	1,600
303-304	AVAILABLE	3,200
305	Insurance	1,583
306	Aki Sushi	1,600
307	AVAILABLE	3,244
308	Quest Diagnostic	2,924
309	Goldfinger Aesthetics	1,200
310	Albelo's Sub Shop	1,120
311-312	Viva Nails	2,113

Suite	Tenant	Size
313	TruEar	975
315	Añejo Mexican Cocina	3,277
OP	Miller's Ale House	6,000
TOTAL		91,401

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **112,500**

EST. # OF VISITS ANNUALLY

 **285,000**

AVG. VISITS / CUSTOMER

 **2.54**

AVG. LENGTH-OF-STAY / VISIT

 **51 MIN**

TOP 3 DAYS



Friday	54,722
Wednesday	45,090
Thursday	44,317

OF VISITS

TOP 3 HOURS

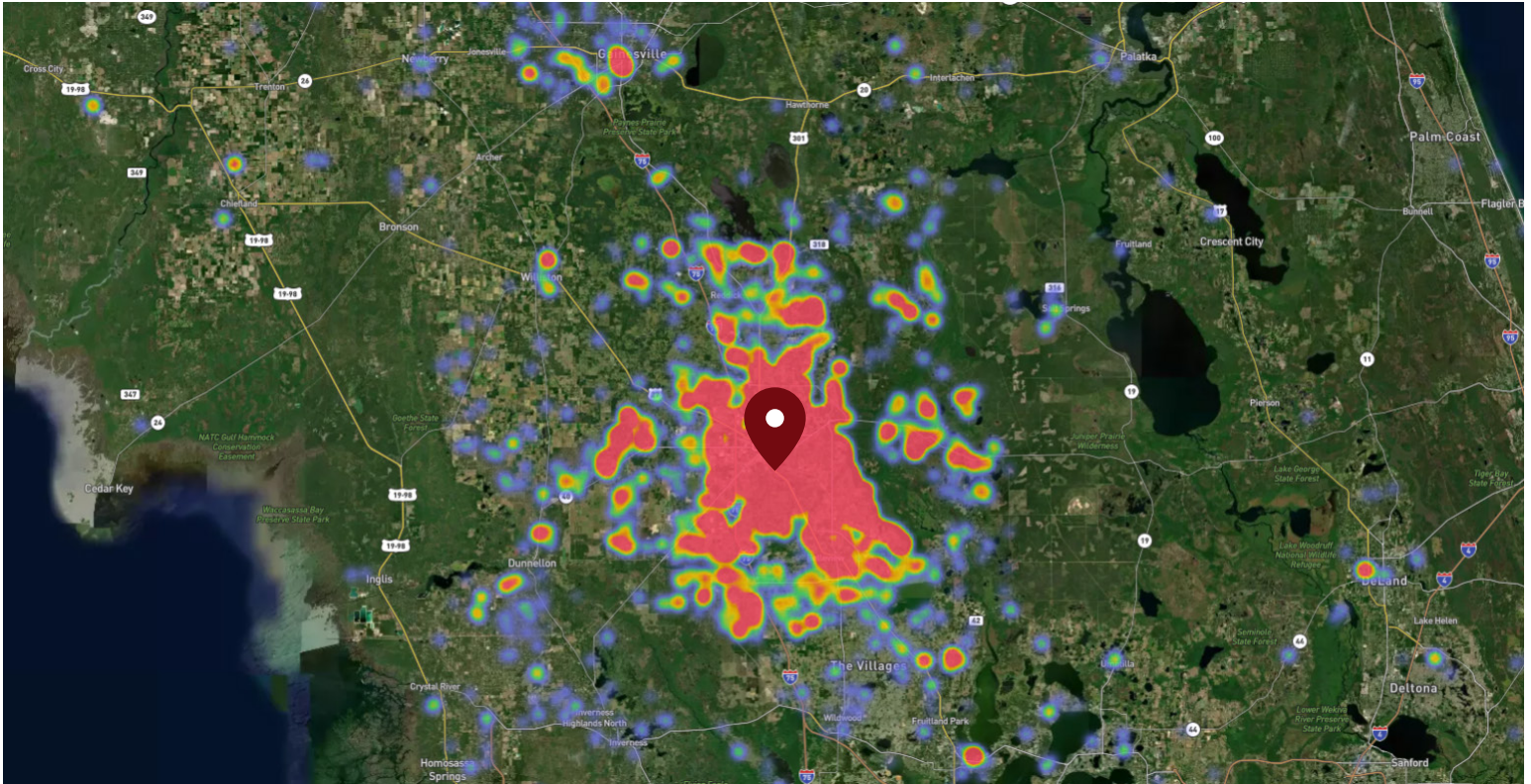


12-1PM	53,537
1-2 PM	47,388
6-7 PM	44,391

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) February 1, 2022 - January 31, 2023

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

Data provided by Placer Labs Inc. (www.placer.ai)

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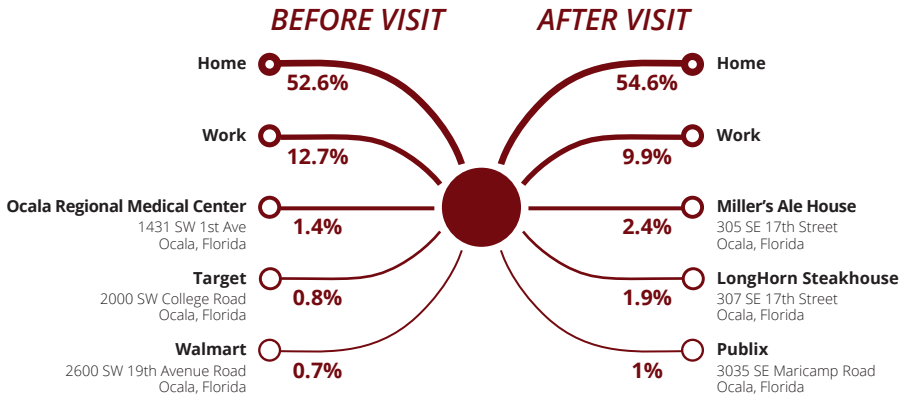
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303 SE 17th Street

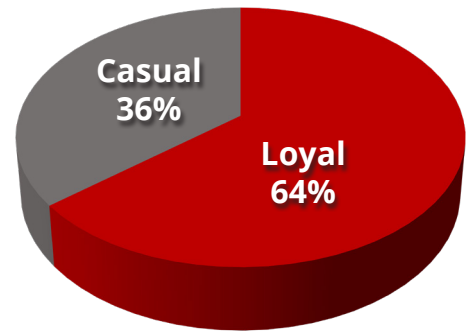
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CUSTOMER JOURNEY - TOP 5 PLACES

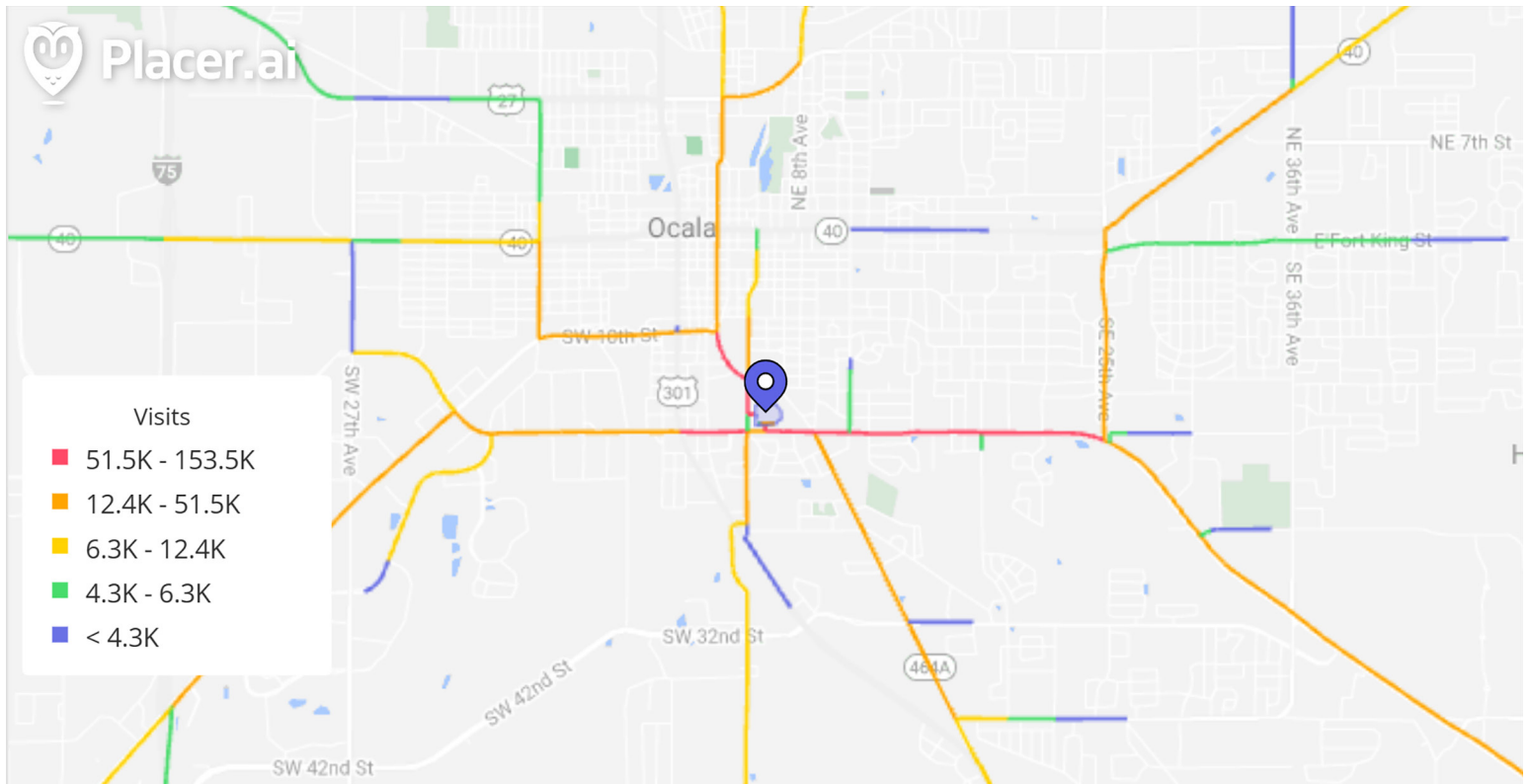


CUSTOMER LOYALTY



Data provided by Placer Labs Inc. (www.placer.ai)

CUSTOMER JOURNEY



Data provided by Placer Labs Inc. (www.placer.ai)

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