

RETAIL FOR LEASE

Hillside Shopping Center

2549 - 2707 E Silver Springs Blvd, Ocala, FL 34470



BEAU BROKER
REAL ESTATE GROUP



PROPERTY HIGHLIGHTS

- Join Heart of Florida, Big Lots, Taylor College, Jeremiah's Ice, and Papa John's
- Suite as small as 900 sq/ft all the way up to 9,000 sq/ft
- Located at the intersection of Silver Springs Blvd and NE 25th Avenue
- Great demographics, ample parking, and over 42,000 cars driving by per day

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Number of Units:	10
Available SF:	900 - 8,990 SF
Lot Size:	7.07 Acres
Building Size:	170,393 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,080	3,602	6,670
Total Population	2,123	7,678	14,693
Average HH Income	\$43,264	\$53,569	\$63,747

Beau Broker

Managing Broker

352.208.9945

Beau@beaubroker.com

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7 E SILVER SPRINGS BLVD. SUITE 101 | OCALA, FL 34470 | BEAUBROKER.COM

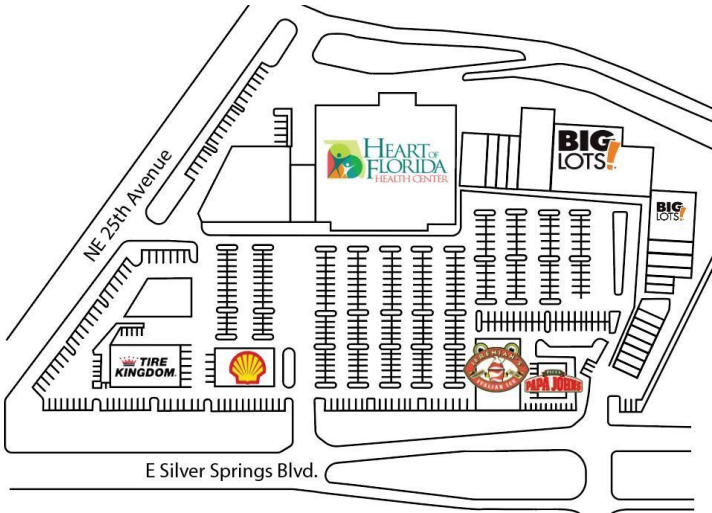
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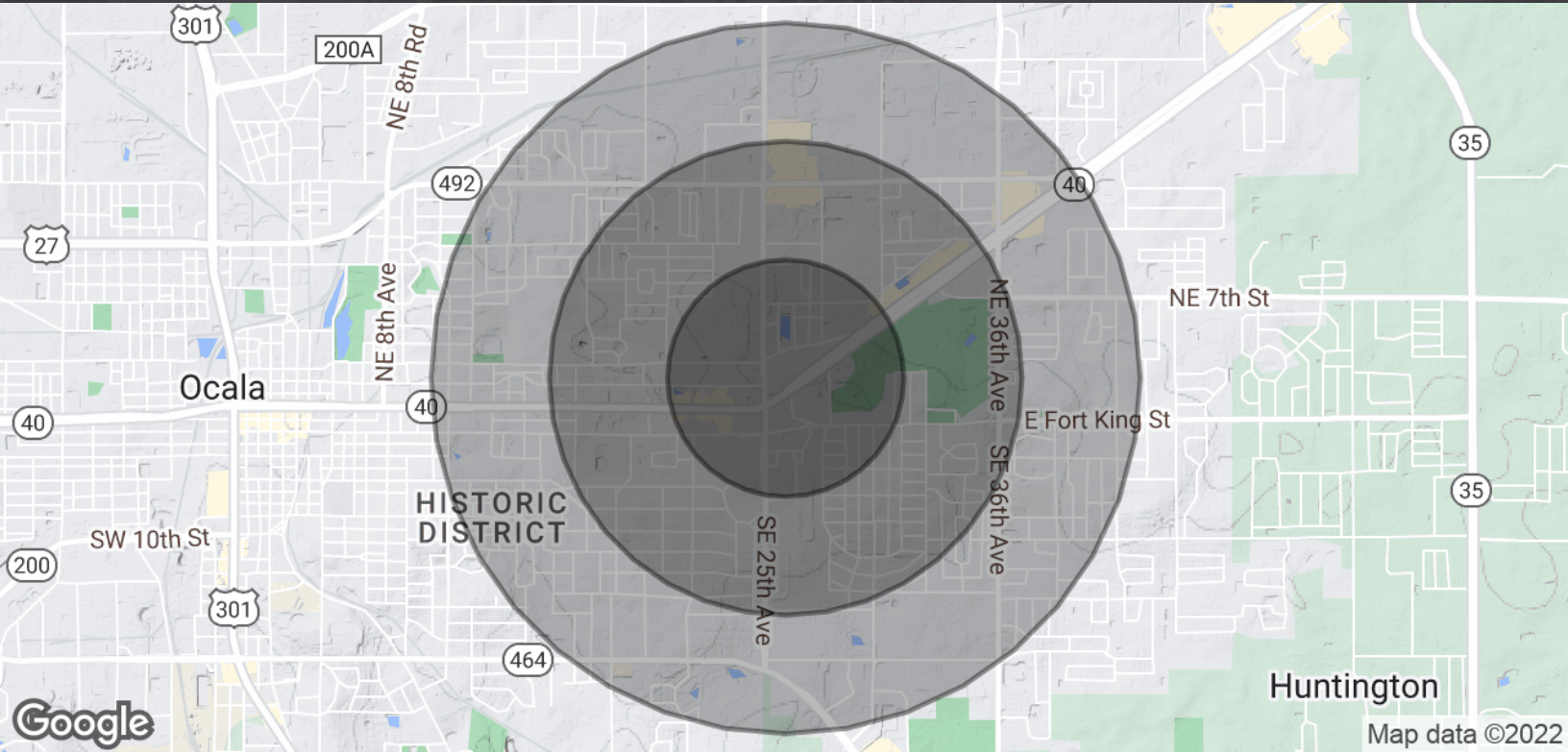
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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,123	7,678	14,693
Average Age	33.7	35.0	37.5
Average Age (Male)	30.8	32.3	33.9
Average Age (Female)	36.1	37.0	40.4

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,080	3,602	6,670
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$43,264	\$53,569	\$63,747
Average House Value	\$125,919	\$143,531	\$157,310

* Demographic data derived from 2020 ACS - US Census

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