

MARKET STREET AT HEATH BROOK

4414 SW COLLEGE RD, OCALA, FL 34474

FOR LEASE



LOCATION OVERVIEW

College Rd (SR 200) and I-75

PROPERTY HIGHLIGHTS

- 515,000 SF regional lifestyle center
- 1,200-21,000 SF available
- 405,900 GPS trade area population
- High multi-family and residential growth in the surrounding area
- Multiple entrances including a signalized intersection
- Anchors include Dillards, Dick's Sporting Goods, HomeGoods, Barnes & Noble, Marshalls and Epic Theaters
- Other major tenants include ULTA, Chicos, DSW, Old Navy and Talbots
- National stores and restaurants include Kirklands, Panera Bread and Mimi's Cafe
- Traffic Counts (AADT):
 - 41,000 - College Rd (SR 200)
 - 76,000 - I-75



DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
 Total Population	21,619	64,807	127,754
 Daytime Population	37,767	100,510	165,709
 Average HH Income	\$93,196	\$81,123	\$84,197

SITE PLAN



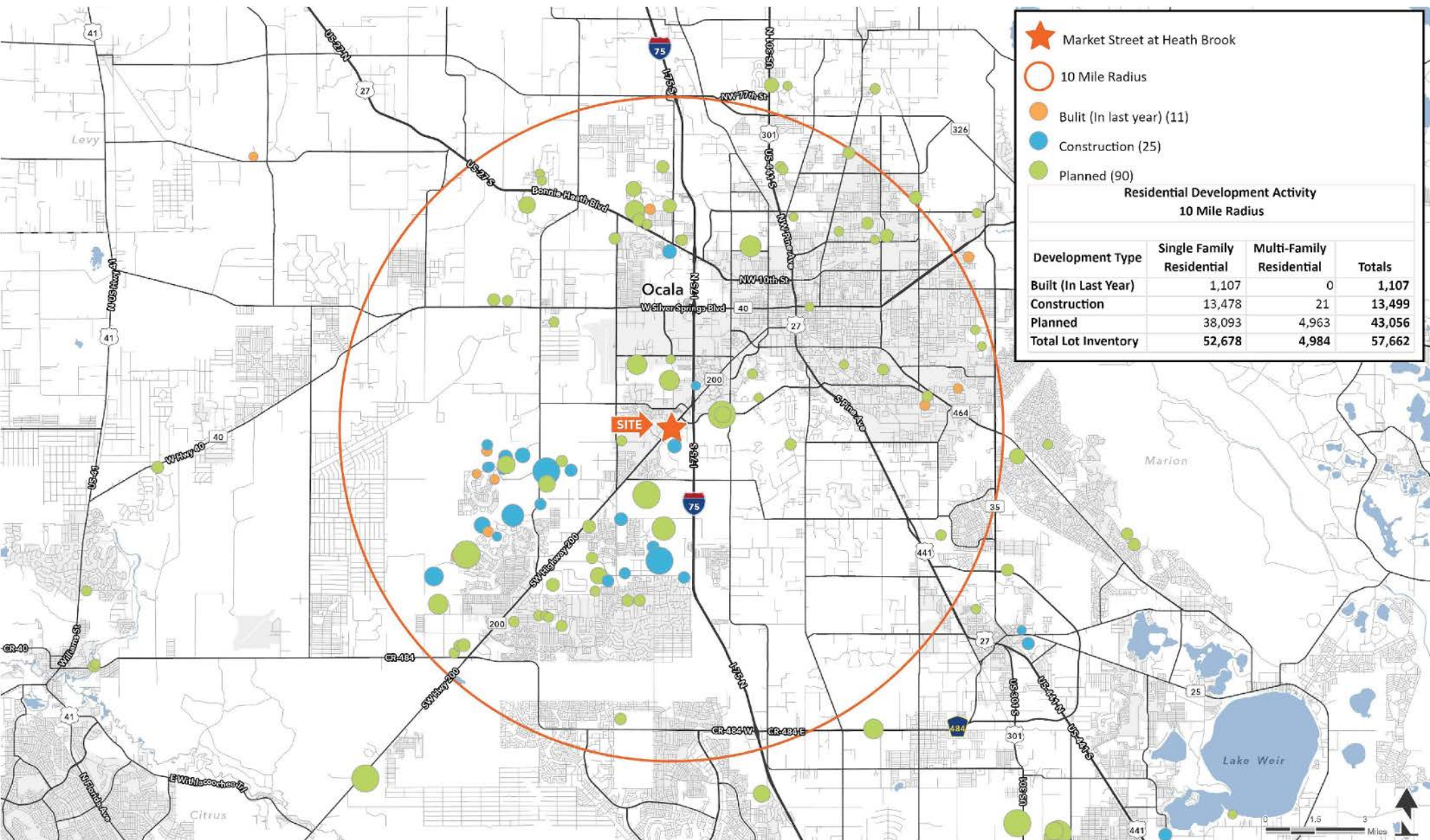
TENANT ROSTER

SUITE	TENANT	SPACE SIZE	SUITE	TENANT	SPACE SIZE	SUITE	TENANT	SPACE SIZE
100	Mimi's Cafe	6,040 SF	950	Available	2,321 SF	1730	Kirkland's	7,466 SF
310	Edo Japanese Restaurant	5,229 SF	960	Orangetheory Fitness	3,652 SF	1740	Five Star Pizza	2,434 SF
315	The Great Greek	2,615 SF	990	Azulene Day Spa	4,390 SF	1800	Dick's Sporting Goods	52,000 SF
320A	Available	1,364 SF	1010	Zone Health & Fitness	6,426 SF	1910	Crazy Cucumber	6,000 SF
320B	Crumbl Cookies	1,200 SF	1020	Zone Health & Fitness	2,077 SF	1920	Chico's	2,996 SF
340	Talbots	5,031 SF	1310	Available Soon	6,000 SF	1930	Unique Lingerie	2,610 SF
350	Available	1,200 SF	1340	Available Soon	4,000 SF	2000	DSW	15,341 SF
360	Available	1,573 SF	1360	Available Soon	3,000 SF	2110	Soma	2,365 SF
370	Painting with a Twist	2,902 SF	1380	Available Soon	2,400 SF	2300	HomeGoods	22,445 SF
380	Envious Eyebrow	971 SF	1400	Available Soon	1,562 SF	OP 1	Available	4,543 SF
410	Las Margaritas	7,948 SF	1410	Available Soon	1,561 SF	OP 2	Available	6,375 SF
420	Available	994 SF	1440	Available	6,485 SF	OP 3	Available	5,500 SF
430	Available	5,408 SF	1450	BB&T	3,218 SF	OP 4	Available	3,300 SF
440	Consumer Cellular	4,000 SF	1460	Zuru Ramen	1,996 SF	U912-932	Available	9,049 SF
500	Barnes & Noble	27,228 SF	1470	Dermalase Medical Spa	1,596 SF	U942	Absolute Law	5,877 SF
600A	Eggs Up Grill	3,005 SF	1510	Available	3,141 SF	U952	Available	2,876 SF
600B	Shuckin' Shack	3,000 SF	1520	Pigtails & Crewcuts	1,600 SF	U962	Army Recruiter	2,866 SF
810-850	Marshalls	21,252 SF	1530	Premear Hearing	500 SF	U972	Available	2,557 SF
860	Available	3,271 SF	1540	Panera	4,500 SF	U1012	Zone Health & Fitness	9,527 SF
910	Available	9,140 SF	1600	Old Navy	15,200 SF	U1312	Great American Insurance Co	13,945 SF
940	Spectrum Cable	3,493 SF	1700	Ulta	10,021 SF	U1462	Ocala Eye	30,300 SF

MARKET AERIAL



AREA RESIDENTIAL GROWTH



EXCLUSIVE AGENT(S):

CONTACT



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