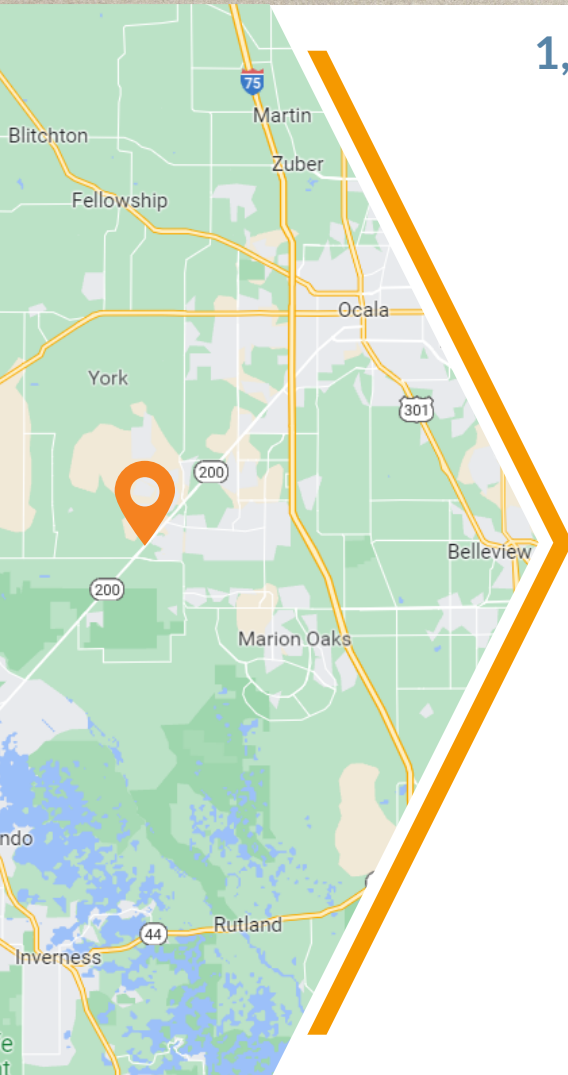


TRIPLE CROWN PLAZA

11100 SW 93rd Court Rd., Ocala, FL 34481



1,200 SF 2ND-GEN BARBER SHOP AVAILABLE WITH DIRECT FRONTAGE ON HWY 200

- » Located near Oak Run Country Club, a 55+ community with over 3,500 homes
- » Across from AdventHealth TimberRidge ER
- » Minutes from the world-famous Equestrian Hotel
- » Adjacent to busy 200,000 SF Walmart Supercenter
- » Surrounded by affluent retirement communities
- » Strong tenant mix - join IHOP, Beef O' Brady's, and AT&T
- » 2024 Traffic Counts: 28,500 AADT Hwy 200

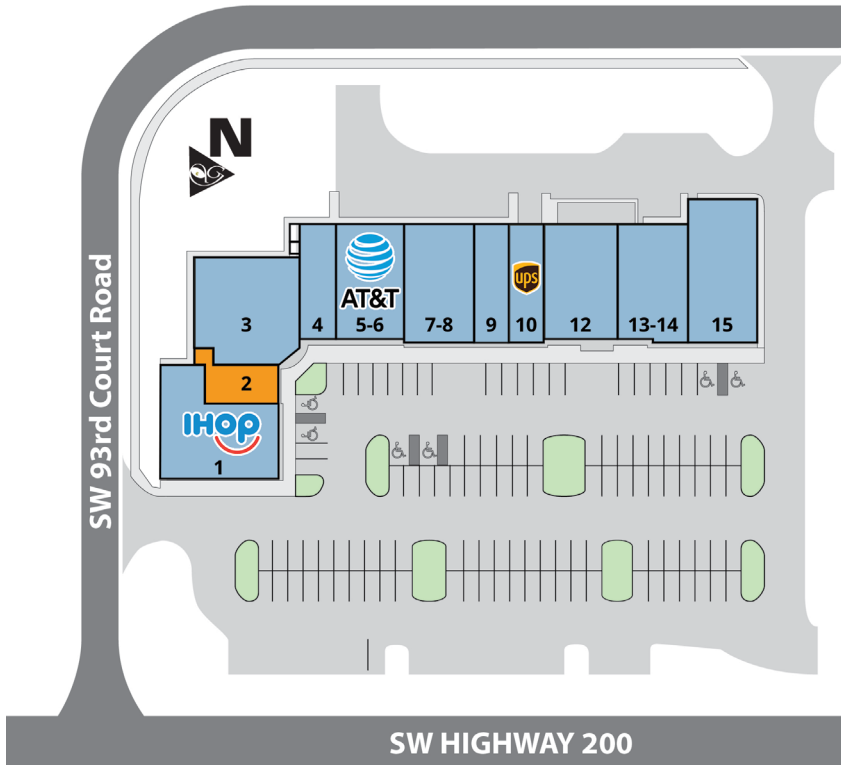
| Demographics | 1-mile | 3-mile | 5-mile |
|--------------------|----------|----------|----------|
| 2024 Population | 2,168 | 22,917 | 51,625 |
| Daytime Employment | 1,852 | 4,298 | 6,659 |
| Average HH Income | \$56,054 | \$68,421 | \$73,453 |
| Median Age | 73 | 71.4 | 65.9 |

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| SUITE | TENANT | SF |
|-------|------------------------------------|-------|
| 1 | IHOP | 3,588 |
| 2 | AVAILABLE | 1,200 |
| 3 | Dr. Snooze Mattresses & Bedding | 3,837 |
| 4 | Jay Berry Signs | 1,496 |
| 5-6 | AT&T | 2,776 |
| 7-8 | Amscot | 2,880 |
| 9 | Goldydrops CBD | 1,440 |
| 10 | UPS | 1,440 |
| 12 | Beef O' Brady's | 3,006 |
| 13-14 | Florida Medical Associates VIPcare | 2,891 |
| 15 | Lange Eye Care | 3,421 |



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