

# Freedom Crossings North

New Retail Development Opportunity

NEC of SW 95th St & SW 60th Ave  
Ocala, FL 34476  
[www.cbre.com/orlando](http://www.cbre.com/orlando)

Integrated within an existing Publix-anchored retail node



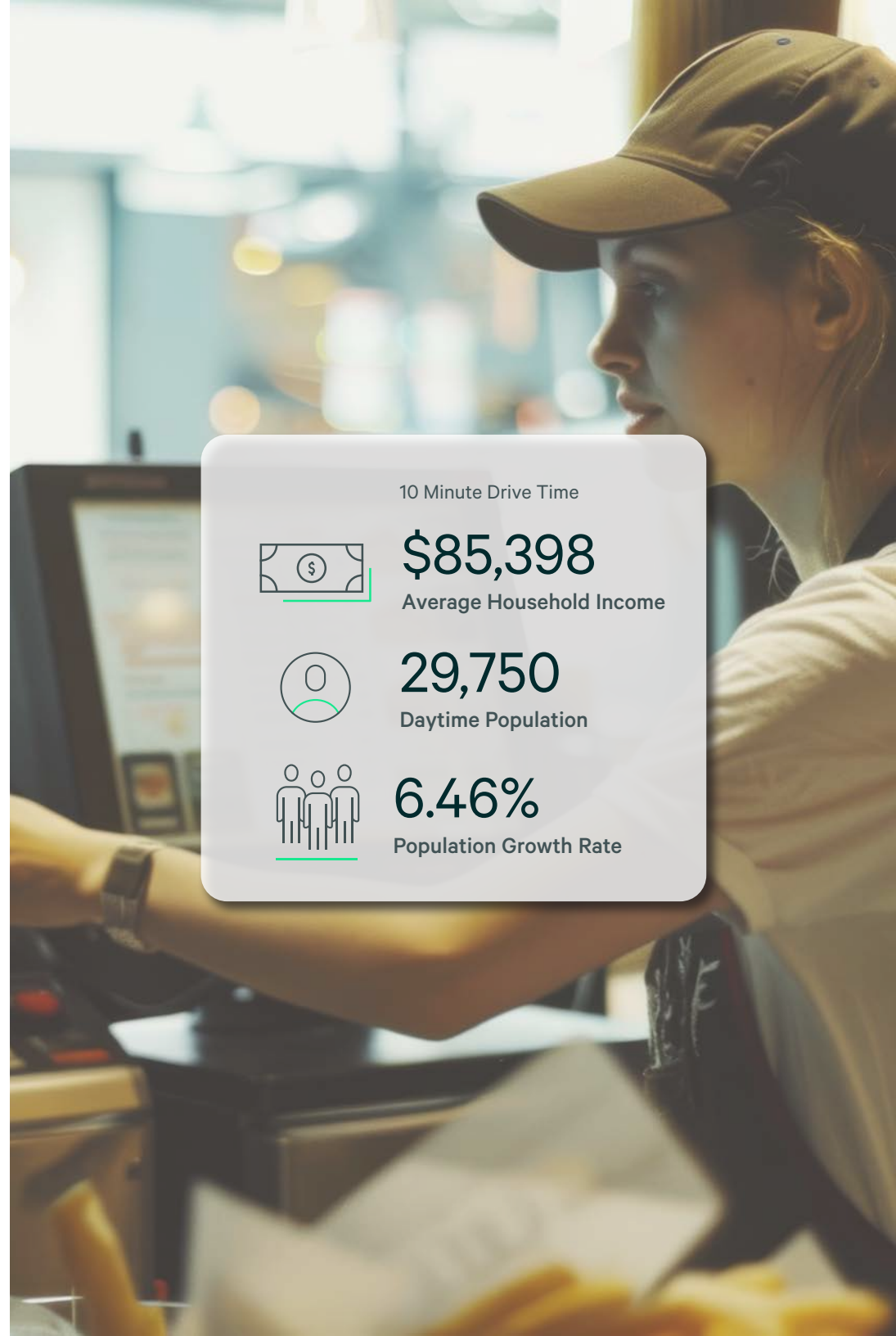


For Ground Lease or BTS

# Property Highlights

New retail development offering ground lease and build-to-suit opportunities

- + Availabilities
  - 1.92± acres
  - 1.13± acres
  - 1.12± acres
  - Multi-tenant building of up to 6,500± SF
- + Site configuration supports a range of retail and service uses, including quick-service restaurants, financial institutions, medical offices, and childcare facilities
- + Established co-tenancy includes Circle-K, McDonald's, national discount retailer, Heartland Dental, and Firestone Auto Care
- + Integrated within an existing Publix-anchored retail node
- + Located at the signalized intersection of SW 95th Street and SW 60th Street, providing strong visibility and convenient access
- + Situated within a high-growth residential trade area, with population growth of 8.69% within a five-minute drive time and 6.46% within a ten-minute drive time



10 Minute Drive Time



**\$85,398**

Average Household Income



**29,750**

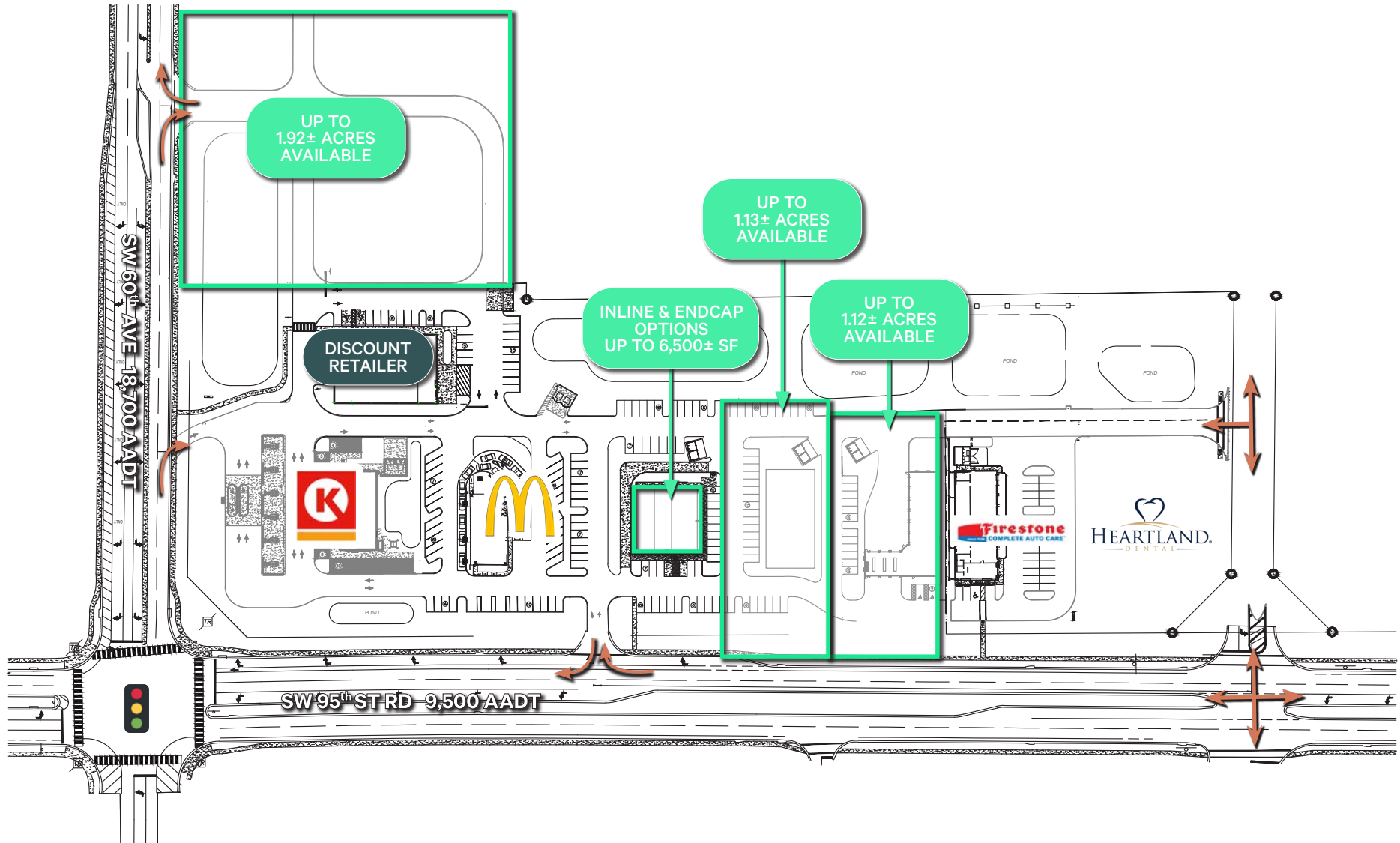
Daytime Population



**6.46%**

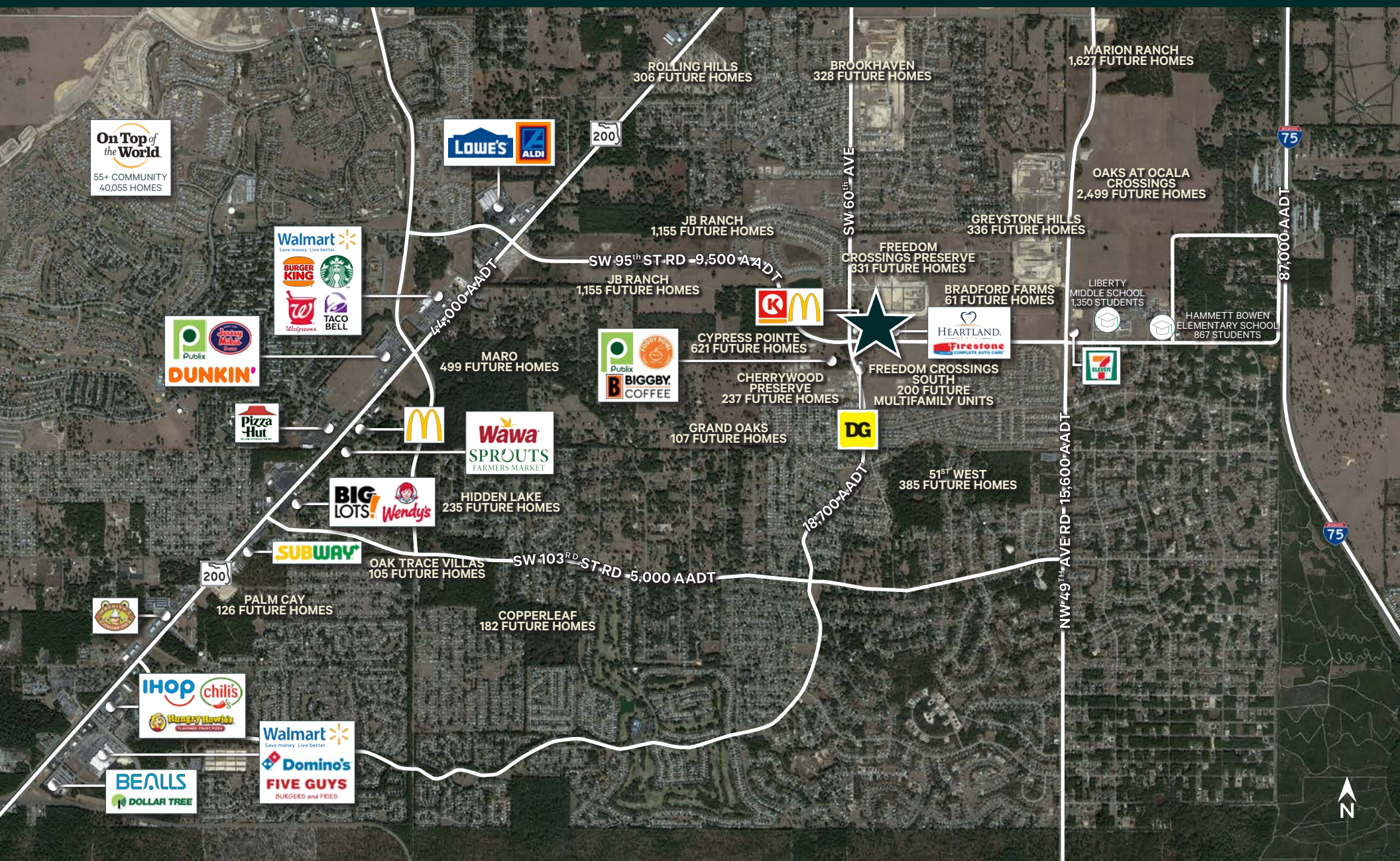
Population Growth Rate

# Site Plan | Conceptual





# Aerial | Trade Area





# 2024 Estimated Demographics

## 3 Mile Radius



36,861  
Population



62.2  
Median Age



31,260  
Daytime Population



\$80,942  
Average Household Income

## 5 Mile Radius



71,027  
Population



62.9  
Median Age



63,910  
Daytime Population



\$84,084  
Average Household Income

## 7 Mile Radius



102,499  
Population



57.3  
Median Age



105,061  
Daytime Population



\$85,442  
Average Household Income

## 10 Minute Drive Time



34,562  
Population



58.2  
Median Age



29,750  
Daytime Population



\$85,398  
Average Household Income

## 15 Minute Drive Time



73,185  
Population



61.4  
Median Age



79,911  
Daytime Population



\$82,738  
Average Household Income

## 20 Minute Drive Time



125,505  
Population



55.9  
Median Age



148,870  
Daytime Population



\$83,304  
Average Household Income



# For leasing information please contact:

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