



Shady Oaks Shopping Center

2401-2499 SW 27th Avenue & SW College Road/SR 200 Ocala, Florida 34471

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Property Overview

Type
Neighborhood Strip Center

GLA
261,761 sf on 25.5 acres

Parking
1,065 spaces

Traffic
Two way average daily traffic
58,000 cars per day

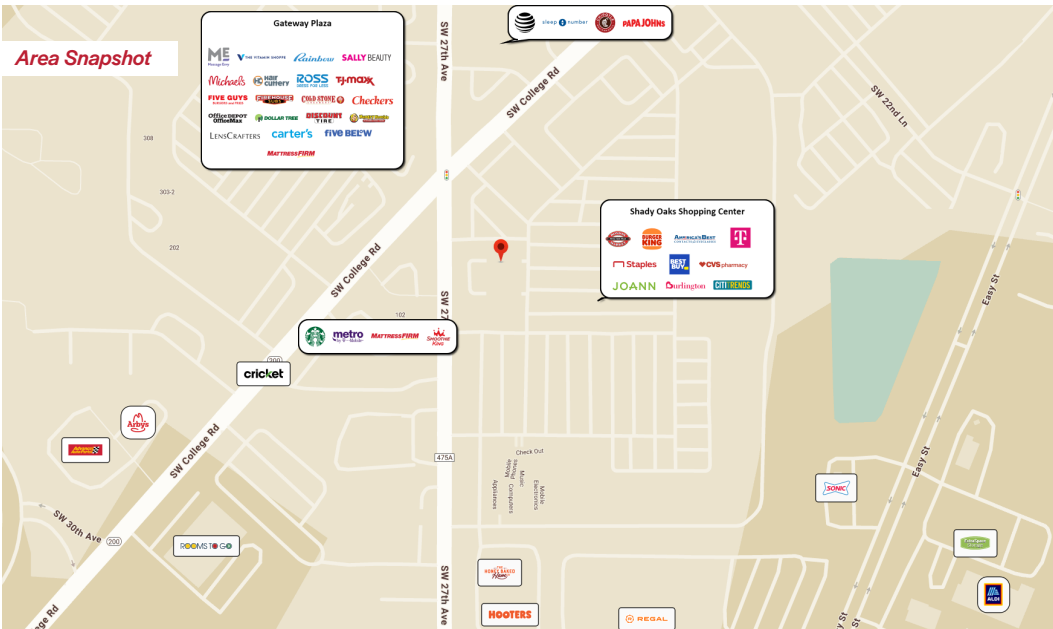
Anchors
Earth Fare Supermarket
Burlington, Best Buy, Staples,
JOANN Fabrics

Vital Statistics
• Across from Gaitway Plaza

• (Five Below, TJ Maxx, Ross Dress for Less, Michael's)

• Near Paddock Mall (Macy's, Belk, JC Penney) and Walmart Supercenter

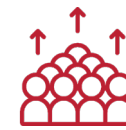
• "Main & Main" intersection in Ocala



Area Demographics



Population
1 Mile: 6,000
3 Mile: 35,000
5 Mile: 80,900



Daytime Population
1 Mile: 13,000
3 Mile: 54,000
5 Mile: 94,000



Median Age
1 Mile: 20-49
3 Mile: 20-49
5 Mile: 20-49



Number of HH
1 Mile: 2,500
3 Mile: 14,000
5 Mile: 33,700



Average HH Income
1 Mile: \$72,000
3 Mile: \$80,000
5 Mile: \$88,000



Median HH Income
1 Mile: \$50,000
3 Mile: \$59,000
5 Mile: \$63,000



Shady Oaks Shopping Center Ocala, Florida

Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.



Space	Suite #	Tenant	Size
1A.	2602	America's Best	4,971 sf
1B.	2606	Available (92' x 182')	16,774 sf
2.	2403	Burlington	65,445 sf
3.	2405	Earth Fare	29,522 sf
4.	2405-102	JOANN Fabrics	25,304 sf
5/6.	2407/2411	Phenix Salon	5,800 sf
7/8.	2413/2415	Dentist	3,600 sf
9/10.	2417/2419	Noire Nail Bar	3,600 sf
11.	2423	Armed Force Services	4,000 sf
12.	2427	Keke's Breakfast Café	4,401 sf
13.	2431	AR Workshop	1,195 sf
14.	2433	Miracle Ear	1,204 sf
15.	2435	Soleil Bakery	2,160 sf
16.	2437/2439	Ayuttaya Thai Cuisine	4,000 sf
17.	2441	Sanitas Urgent Care	6,250 sf
18.	2443/2445	Fiesta Cancun Mexican Restaurant	5,200 sf
19.	2449	Jay's Nails	1,000 sf
20.	2451	Ocala Personal Training	2,000 sf
21.	2453	Xuanla Day Spa	1,200 sf
22.	2455	Acceptance Insurance	1,200 sf
23.	2457	Pushiti Eyebrows	1,200 sf
24.	2459	Bagels	1,800 sf
25/26.	2461/ 2463A	Generator Superstore	5,225 sf
27.	2463	Crave Hot Dogs & BBQ	5,920 sf
28.	2467	Citi Trends	11,996 sf
29.	2497	Staples	20,388 sf
30.	2499	Best Buy	30,038 sf
31.		Chase Bank ATM	1,890 sf