



# Timber Ridge

# Commons



SW State Road 200 AADT: 38,000

## Retail/Restaurant Spaces For Lease

9121-9283 SW Highway 200 | Ocala, FL 34481

AVISON  
YOUNG

# Property overview

Timber Ridge Commons  
Ocala, FL



## PROPERTY INFORMATION

Constructed in 2017–2018, this modern retail center comprises five buildings totaling 49,200 square feet. The property is situated in a rapidly growing Ocala submarket along Highway 200, just a half mile east of the Walmart Supercenter at SW Highway 200 and SW Highway 484. The site offers excellent visibility and access, supported by strong daily traffic counts.

- 36,000 SF available
- Suite sizes: 1,725 SF – 11,400 SF
- Lease structure: NNN
- Lease rate: Negotiable
- Pass through expenses: \$4.50 PSF
- Zoning: PUD, B2 & B4
- End cap & in-line spaces available
- Ground lease opportunities available
- Pylon signage | excellent frontage & traffic counts
- Restaurant/café spaces with grease traps
- Flexible demising options to accommodate multiple tenant types
- Growing daytime population from nearby residential and multifamily communities

 Property video

# Tenant roster

Timber Ridge Commons  
Ocala, FL



BLDG & SUITE	SQUARE FOOTAGE	CURRENT TENANT
Bldg 9283 - Suite 1	2,250 SF - 3,975 SF	AVAILABLE
Bldg 9283 - Suite 2	1,725 SF - 3,975 SF	AVAILABLE
Bldg 9283 - Suite 3 & 4	3,450 SF	Golf Cart
Bldg 9283 - Suite 5	1,725 SF - 3,975 SF	AVAILABLE
Bldg 9283 - Suite 6	2,250 SF - 3,975 SF	AVAILABLE
Bldg 9267 - Suite 1	1,875 SF - 5,625 SF	AVAILABLE
Bldg 9267 - Suite 2	1,875 SF - 5,625 SF	AVAILABLE
Bldg 9267 - Suite 3	1,875 SF - 5,625 SF	AVAILABLE
Bldg 9267 - Suite 4	1,875 SF - 5,625 SF	AVAILABLE
Bldg 9181 - Suite 1	2,250 SF - 11,400 SF	AVAILABLE
Bldg 9181 - Suite 2	1,725 SF - 11,400 SF	AVAILABLE
Bldg 9181 - Suite 3	1,725 SF - 11,400 SF	AVAILABLE

Bldg 9181 - Suite 4	1,725 SF - 11,400 SF	AVAILABLE
Bldg 9181 - Suite 5	1,725 SF - 11,400 SF	AVAILABLE
Bldg 9181 - Suite 6	2,250 SF - 11,400 SF	AVAILABLE
Bldg 9165 - Suite 1	2,250 SF - 9,150 SF	AVAILABLE
Bldg 9165 - Suite 2	1,725 SF - 9,150 SF	AVAILABLE
Bldg 9165 - Suite 3	1,725 SF - 9,150 SF	LEASE PENDING
Bldg 9165 - Suite 4	1,725 SF - 9,150 SF	AVAILABLE
Bldg 9165 - Suite 5	1,725 SF - 9,150 SF	AVAILABLE
Bldg 9165 - Suite 6	2,250 SF	Premier Realty of Ocala, Inc.
Bldg 9121 - Suite 1	1,875 SF	Recharge Clinic, LLC
Bldg 9121 - Suite 2	1,875 SF	Smoke Shop Lounge
Bldg 9121 - Suite 3	1,875 SF	Smoke Shop
Bldg 9121 - Suite 4	1,875 SF	Jeremiah's Italian Ice

**TOTAL SF AVAILABLE: 36,000 SF**

# Aerial map

Timber Ridge Commons  
Ocala, FL



SW 95th St Road AADT: 16,200

SW State Road 200 AADT: 38,000

Subject property

Logos for Lowe's, TIRE PLUS, jiffy lube, and ALDI.

Logos for Walmart, TACO BELL, verizon, BURGER KING, and AZUL TEQUILA.

Logos for WAFFLE HOUSE, S smalls SLIDERS, ellianos coffee, TIRE OUTLET, and TIDAL WAVE AUTO SPA.

Logos for Dunkin' Donuts, CHASE, Cody's Original Roadhouse, PIESANOS Stone Fired Pizza, Jersey Mike's Subs, Wells Fargo, and TownePlace Suites Marriott.

Logos for McDonald's and HCA Florida Ocala Hospital.

Logos for BIG LOTS!, Pizza Hut, Darrell's, CEL MEZCAL, and HOME HARDWARE.

Logos for bealls OUTLET, ACE Hardware, BREAKFAST STATION, PAPA JOHN'S, Auto Zone, Rob's HOBBY WORLD, CVS pharmacy, cricket wireless, and Bravo.

Logos for S, CHIPOTLE MEXICAN GRILL, tropical CAFE, and Wawa.

Logos for Ocala Flooring, D&R COIN SHOP, Little Joey's, and Wendy's.

Logos for SUBWAY, Marcelina's ITALIAN RESTAURANT, and K.

Logo for POINTE GRAND.

Logos for Walmart, BEALLS BeallsFlorida.com, SUBWAY, DOLLAR TREE, Bob Evans, PINCH-A-PENNY POOL-PATIO-SPA, WORKOUT ANYTIME, Advance Auto Parts, Lee's Famous recipe chicken, Florida Credit Union, SHERWIN WILLIAMS, and HIBACHI JIU JITSU.

Logo for Advent Health TimberRidge ER.

Logos for Chili's, IHOP, SURTERRA WELLNESS, UPS, AT&T, CAMPUS USA, Ocala SENIOR LIVING, and Rice & Noodles.

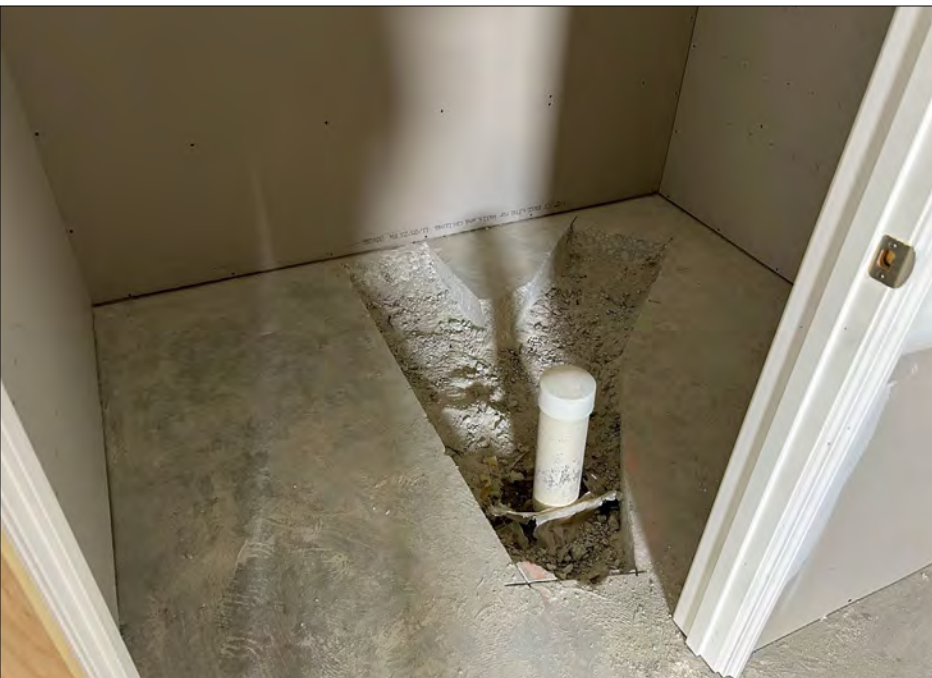
# Interior photos - As is inline

Timber Ridge Commons  
Ocala, FL



# Interior photos - As is inline

Timber Ridge Commons  
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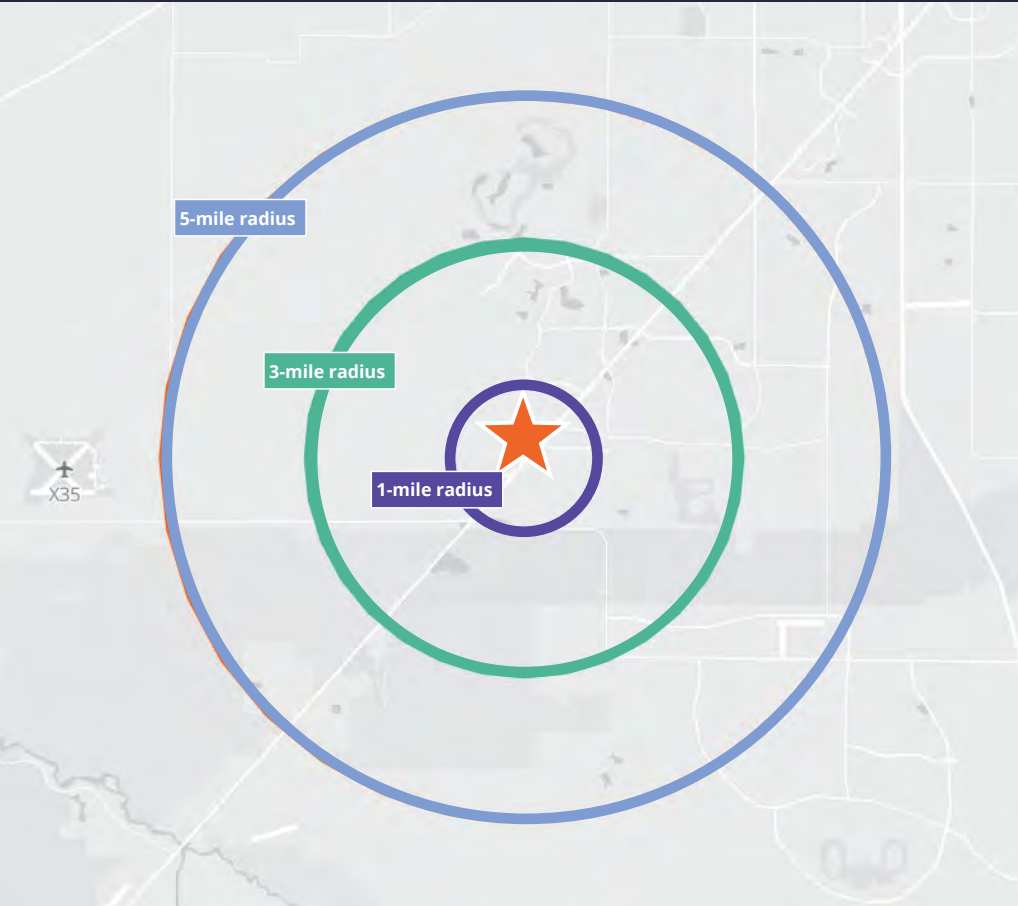
# Exterior photos

Timber Ridge Commons  
Ocala, FL



# Demographics

Timber Ridge Commons  
Ocala, FL



**Population:** Over 56,000 people within a five mile radius.



**Home Value:** Average home value of \$282,549 within a five mile radius.



**Density:** Over 26,000 households within a five mile radius.



**Employment:** Employment population of over 7,000 within a five mile radius.



**Income:** Median household income of \$90,989 within a five mile radius.



**Age:** Median age of 58 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
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Total population	5,545	27,525	56,444
Median age	70	64	58

Households & Income	1 Miles	3 Miles	5 Miles
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Total households	3,226	14,561	26,926
Average HH income	\$67,523	\$81,110	\$90,989
Median house value	\$194,523	\$265,197	\$282,549

Businesses	1 Miles	3 Miles	5 Miles
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Total businesses	117	602	1,404
Total employees	823	3,190	7,091

**If you would like to discuss this further,  
please get in touch.**



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