

SMD

Southern Management
and Development, L.P.

Shoppes at Paddock Park

3101 SW 34th Avenue
Ocala, FL 34474

ANCHORED BY

Ollie's Bargain Outlet

Jr Anchor space available

Located next to Paddock Mall
at 2 signalized intersections
Highway 200 and 34th Avenue

Average daily traffic count: 49,800

Gross leasable area: 87,136 Sq. Ft. (MOL)

CREATING VALUE

Southern Management and Development, L.P.

SMDPROPERTY.COM



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DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population			
2026 Projection	6,064	31,919	71,645
2021 Estimate	5,646	30,249	68,382
2010 Census	4,719	26,915	62,220
2000 Census	2,171	19,662	49,992
Population by race			
White	70.40%	62.79%	68.99%
Black African American	12.04%	21.39%	19.21%
Hispanic Other	17.55%	15.82%	11.80%
2021 Estimate			
Average HH Income	\$65,826.00	\$63,966.00	\$69,233.00
2021 Estimate			
Median HH Income	\$48,192.53	\$41,491.57	\$44,228.07
2021 Estimate			
Median Age	38.63	37.59	42.42

LEGEND

3101 SW 34th Avenue

UNIT	TENANT	SQ.-FT.	UNIT	TENANT	SQ.-FT.	UNIT	TENANT	SQ.-FT.
101	Straight Line	3,060	300	Deco Salon	2,000	802	Mil-Out	1,400
	Home Remodeling		400	Appliances 4 Less	10,356	803	Meepie Movers	1,350
103	Barbershop	1,403	500	Ollie's Bargain Outlet	39,795	804	FanTax	1,405
104	Lendmark Financial	1,302	600	Dentist	2,600	901	Ocala Ink	1,045
201	Demi Prints Boutique	1,300	701	Beauty Frizz	1,375	902-03	Freedom Health	2,100
202-03	Star Nails	2,600	702	Edible Arrangements	1,400	904	Embroidery World	1,050
			703	Thrift Store	2,800	905	UPS Store	1,400
			801	Beltone	1,400	1000	El Patron Restaurant	6,000