



4414 SW COLLEGE RD, OCALA, FL 34474

MARKET STREET AT HEATH BROOK

1,250 - 18,723 SF OF SPACE & .6-2 AC OF OUTPARCELS AVAILABLE FOR LEASE



PROPERTY
DETAILS

PROPERTY HIGHLIGHTS

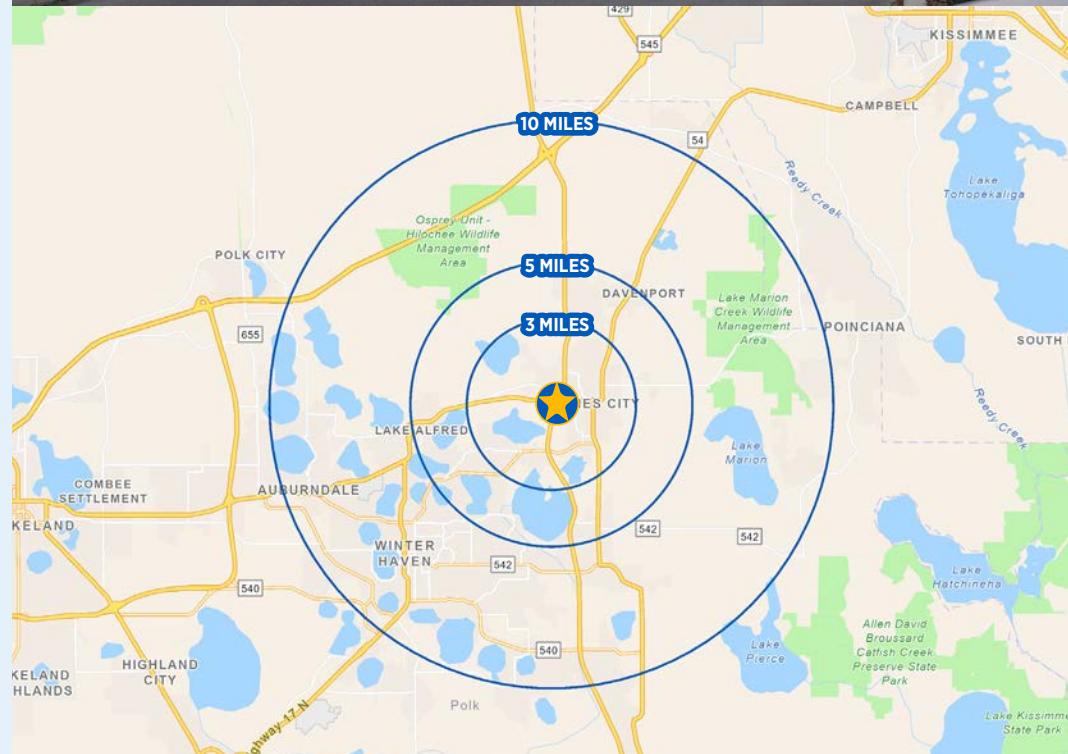
- 515,000 SF lifestyle center
- Serves Ocala and the growing Marion County
- The dominant open air shopping center in Ocala
- Excellent access to I-75
- Excellent visibility from SR 200
- Signalized access
- **GPS Trade Area Population:** 404,347
- **Co-tenants include:** Dillard’s, Dick’s Sporting Goods, Epic Theaters, Barnes & Noble, Marshalls, Home Goods, DSW, Old Navy, ULTA, Talbots, Chico’s, SOMA, Men’s Warehouse, Kirkland’s, Zone Fitness, Orange Theory Fitness, Panera Bread, Las Margaritas, Eggs Up Grill, The Great Greek
- **Area retailers include:** Target, Belk, Walmart Supercenter, Lowe’s Home Improvement, Ross, TJX, PetSmart, Michael’s, Kohl’s



DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
POPULATION	23,068	71,477	237,203
DAYTIME POPULATION	37,703	107,098	254,129
MEDIAN HH INCOME	\$62,527	\$59,654	\$63,410
TOTAL HOUSEHOLDS	9,564	30,166	99,564

SOURCE: ESRI 2024



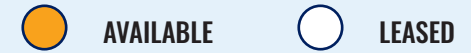
SITE PLAN

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TENANT ROSTER

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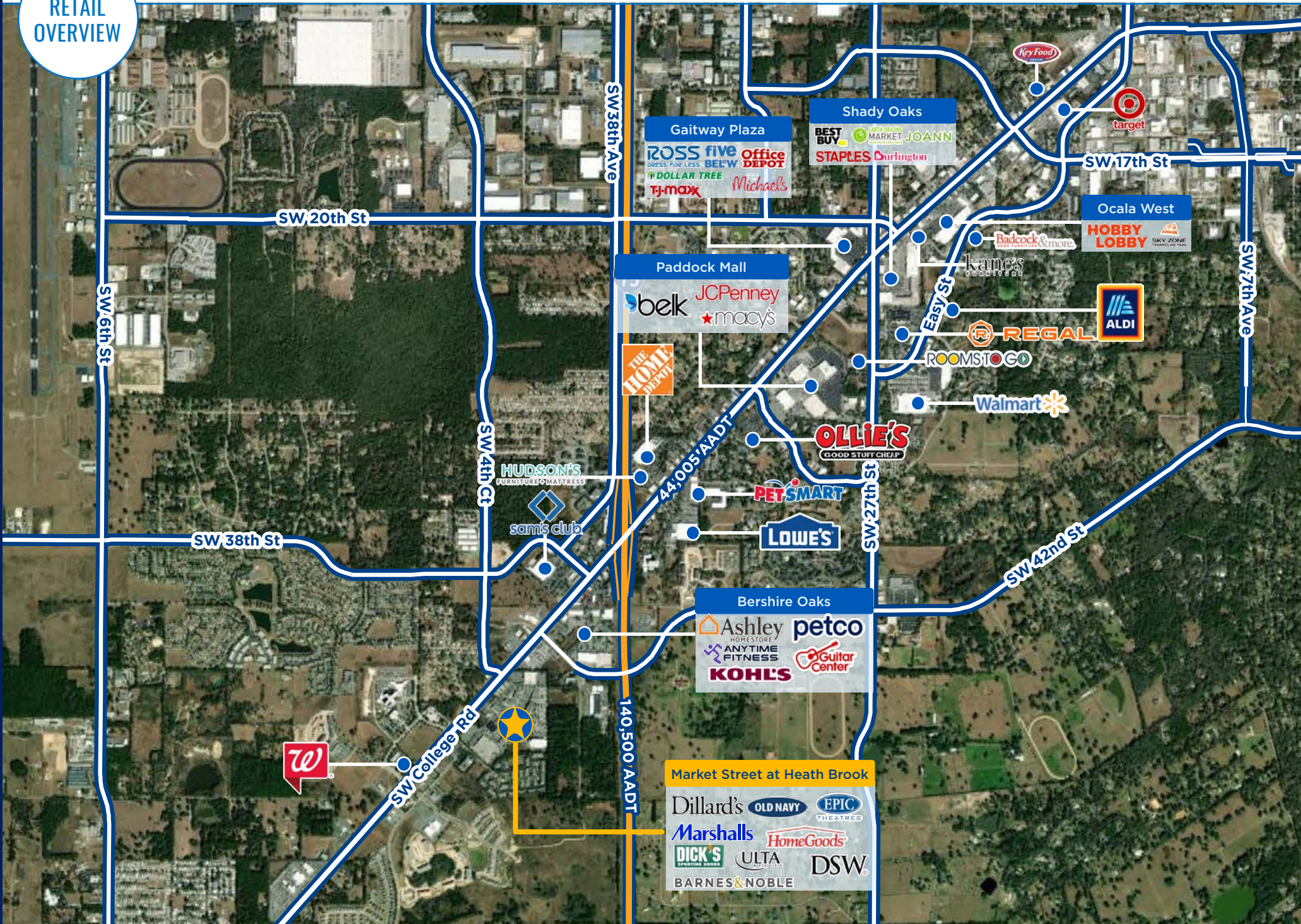


SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
100	Mimi's Café	6,040 SF	950	Available	2,321 SF	1730	Kirkland's	7,466 SF
310	Edo Japanese Restaurant	5,229 SF	960	Orangetheory Fitness	3,652 SF	1740	Five Star Pizza	2,434 SF
315	The Great Greek	2,615 SF	990	Azulene Day Spa	4,390 SF	1800	Dick's Sporting Goods	52,000 SF
320A	Planet Smoothie	1,364 SF	1010	Zone Health & Fitness	6,426 SF	1910	Crazy Cucumber	6,000 SF
320B	Crumbl Cookies	1,200 SF	1020	Zone Health & Fitness	2,077 SF	1920	Chico's	2,996 SF
340	Talbots	5,031 SF	1310	Available Now	6,000 SF	1930	Unique Lingerie	2,610 SF
350	Available	1,200 SF	1340	Available Now	4,000 SF	2000	DSW	15,341 SF
360	Available	1,573 SF	1360	Available Now	3,000 SF	2110	Soma	2,365 SF
370	Painting with a Twist	2,902 SF	1380	Available Now	2,400 SF	2300	HomeGoods	22,445 SF
380	Envious Eyebrow	971 SF	1400	Available Now	1,562 SF	OP1	Available	4,543 SF
410	Las Margaritas	7,948 SF	1410	Available Now	1,561 SF	OP2	Available	6,375 SF
420	Kilwins	994 SF	1440	Men's Warehouse	6,485 SF	OP3	Available	5,500 SF
430	Available	5,408 SF	1450	Available Soon	3,218 SF	OP4	Available	3,300 SF
440	Consumer Cellular	4,000 SF	1460	Zuru Ramen	1,996 SF	U912-932	Lennar Homes	9,049 SF
500	Barnes & Noble	27,228 SF	1470	Dermalase Medical Spa	1,596 SF	U942	Absolute Law	5,877 SF
600A	Eggs Up Grill	3,005 SF	1510	Available	3,141 SF	U952	Management Office	2,876 SF
600B	Shuckin' Shack	3,000 SF	1520	Pigtails & Crewcuts	1,600 SF	U962	Army Recruiter	2,866 SF
810-850	Marshalls	21,252 SF	1530	Premear Hearing	500 SF	U972	Lennar Homes	2,557 SF
860	Available	3,271 SF	1540	Panera	4,500 SF	U1012	Zone Health & Fitness	9,527 SF
910	Available	9,140 SF	1600	Old Navy	15,200 SF	U1312	Great American Insurance	13,945 SF
940	Available Soon	3,493 SF	1700	Ulta	10,021 SF	U1462	Ocala Eye	30,300 SF

SITE AERIAL



RETAIL OVERVIEW



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AVAILABLE FOR LEASE**

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