

MARION OAKS SHOPPING CENTER

Intersection of Marion Oaks Blvd & Marion Oaks Dr • Ocala, FL



FEATURES

- South of County Road 484
- Easy access to I-75
- Ample Parking
- Established customer base

ANCHORS

- Winn-Dixie Marketplace
- Bank of America

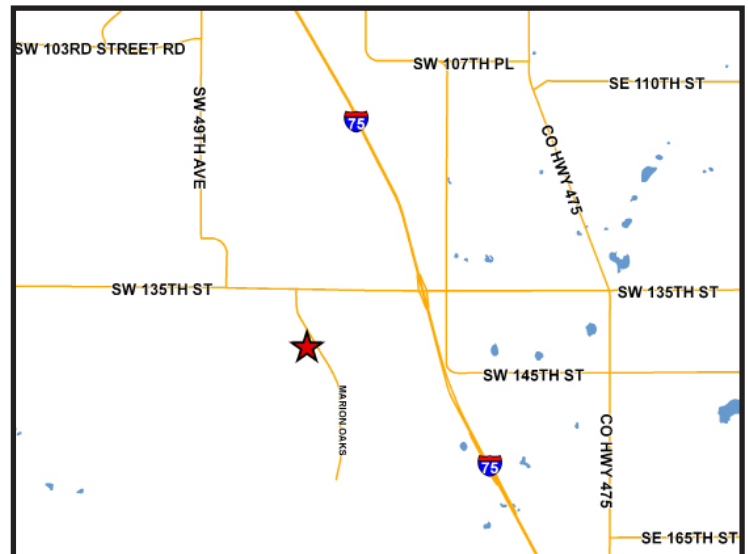
GROSS LEASABLE AREA

56,877 S.F. (mol)

TRAFFIC COUNTS

I-75: 76,098 AADT (N/S)

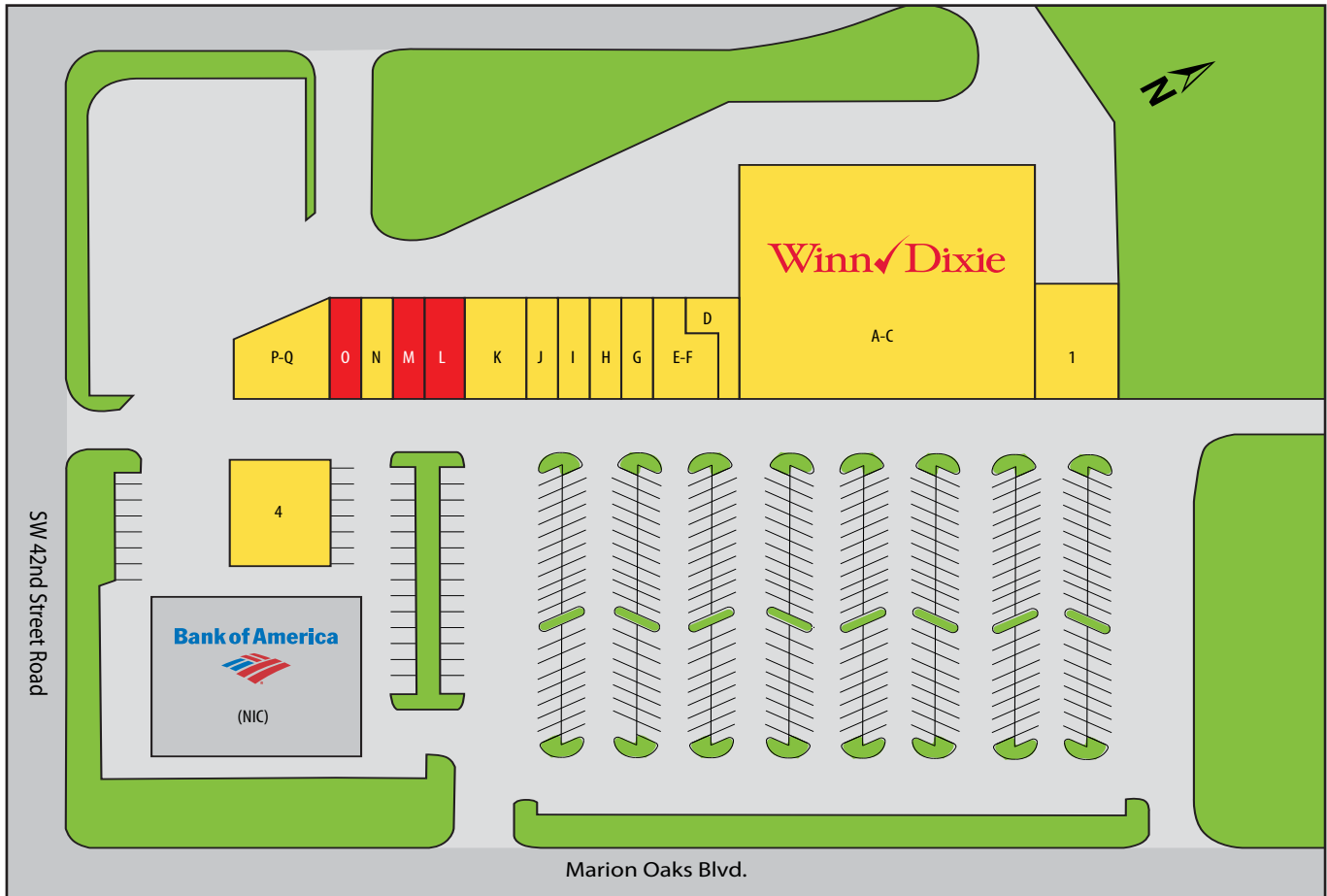
SW 135th St: 10,400 AADT (E/W)



184 Marion Oaks Blvd., Ocala, FL 34473

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UNIT	TENANT	SF
A-C	Winn-Dixie	35,000
D	China House	1,400
E-F	Ocala's Choice Realty	1,800
G	7 Days Wireless	1,050
H	#1 N. Y. Pizza	1,050
I	H&R Block	1,050
J	Nails and Spa	1,050
K	Mission Center	2,400
L	AVAILABLE	1,587
M	AVAILABLE	1,178
N	Barber Shop	1,178
O	AVAILABLE	1,178
P-Q	Liquors	2,806

POPULATION

- 1-mile: 4,289
- 3-mile: 13,139
- 5-mile: 26,046

AVG HH INCOME

- 1-mile: \$51,259
- 3-mile: \$50,952
- 5-mile: \$50,514

HOUSEHOLDS

- 1-mile: 1,705
- 3-mile: 4,987
- 5-mile: 10,832

MEDIAN AGE

- 1-mile: 44
- 3-mile: 47
- 5-mile: 56