

FOR LEASE
\$24.00 SF/YR (NNN)



Property Highlights

- Retail storefront available FOR LEASE
- Prime retail location surrounded by national retailers and restaurants
- On SW College Road / SR 200 with 35,000 cars/day
- Join Hobby Lobby, Sky Zone and other popular businesses
- NNN \$5/sf/yr, Zoned B4

Demographics	3 Miles	5 Miles	10 Miles
Total Households	10,291	26,482	76,295
Total Population	27,986	68,265	188,564
Average HH Income	\$53,828	\$56,843	\$54,873



Randy Buss, CCIM, SIOR

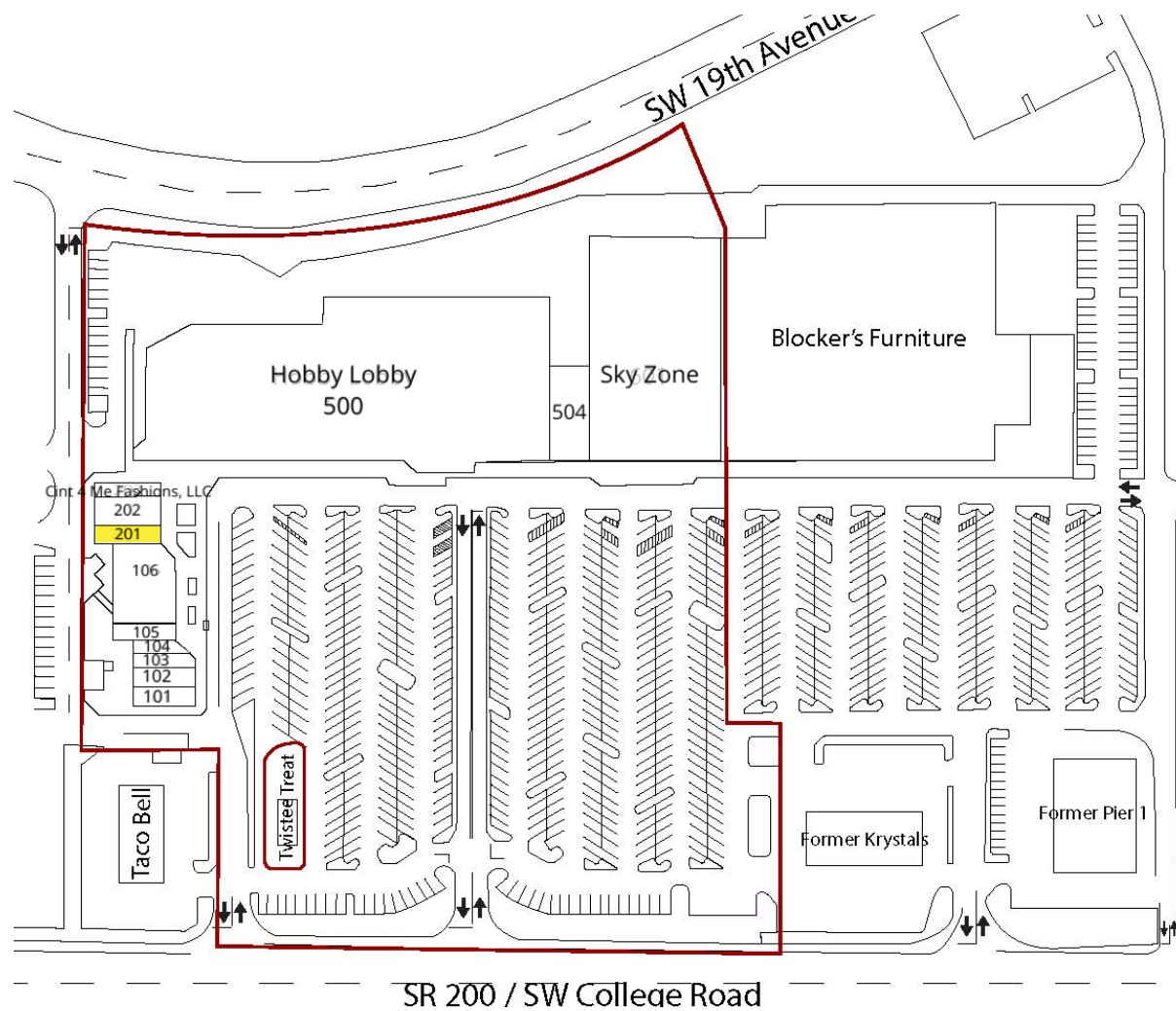
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Commercial Real Estate Services, Worldwide.

Ocala West Shopping Center

2400 SW College Rd, Ocala, FL 34471

Lease Information

Lease Type:	NNN
Total Space:	900 SF

Lease Term:	36 months
Lease Rate:	\$24.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
101	Taxprep2 LLC, dba Jackson Hewitt	1,200 SF	NNN	Negotiable	-
102	Populus Financial Group Inc - Ace Cash	1,200 SF	NNN	Negotiable	-
103	Lee Nails	900 SF	NNN	Negotiable	-
104	Cint 4 Me Fashions LLC	713 SF	NNN	Negotiable	-
105	No. 1 Chinese Restaurant	900 SF	NNN	Negotiable	-
106	LJ Beauty Outlet LLC	4,878 SF	NNN	Negotiable	-
201	Available	900 SF	NNN	\$24.00 SF/yr	A vacant hair salon with electrical outlets/mirrors for half dozen cut stations, plus sink stubs for 3 wash sinks, 2 small private offices, rear storage room and 1 bathroom. Rate: \$24/sf Base + \$5.00/sf NNN = \$2,175/mo plus ST
202	Northland Hearing Centers Inc.	1,761 SF	NNN	Negotiable	-
203	Cint 4 Me Fashions, LLC	819 SF	NNN	Negotiable	-
500	Hobby Lobby	66,930 SF	NNN	Negotiable	-
504	Hobby Lobby storage	4,000 SF	NNN	Negotiable	-
601	Sky Zone	30,000 SF	NNN	Negotiable	-

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