



OAKRIDGE PLAZA  
9590 SOUTHWEST STATE ROAD  
OCALA, FL 34481



## Property Summary

Oakridge Plaza | 9590 Southwest State Road 200 | Ocala, FL 34481



## Property Summary

Lease Rate:	\$22/SF NNN
Lease Term:	5 Years +
Available SF:	4,800 SF (1,200 SF contiguous)
Units Available:	4
Frontage:	385 FT
Year Built:	2005
Parking:	79 spaces (6 handicap)

## Property Overview

Situated in front of a Walmart Supercenter, providing high visibility and foot traffic. Oakridge Plaza has direct frontage to SR 200, benefiting tenants opting for high visibility.

Nearby businesses include popular retailers and restaurants such as Great Clips, Domino's, Advance Auto Parts, Dollar Tree, Chili's, and Bob Evans.

## Location Overview

The location offers convenient access to several amenities and essential services.

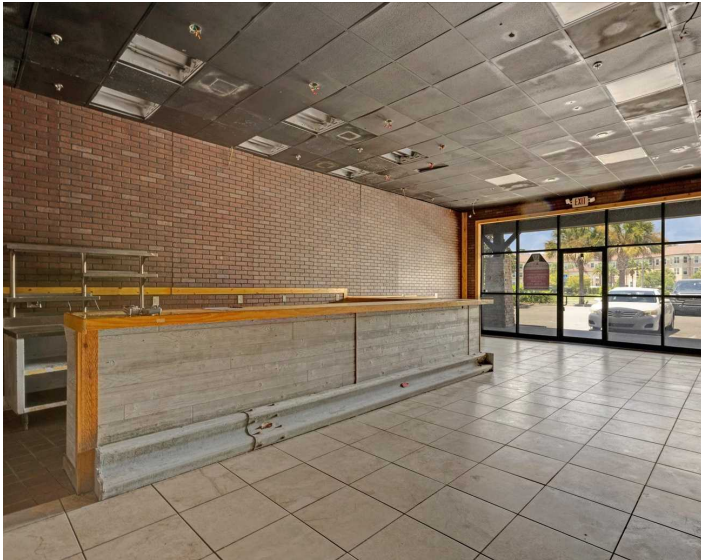
Located near Oak Run Country Club, a 55+ community with over 3,500 homes.

Pylon and façade signage opportunities available.



# Property Photos

Oakridge Plaza | 9590 Southwest State Road 200 | Ocala, FL 34481





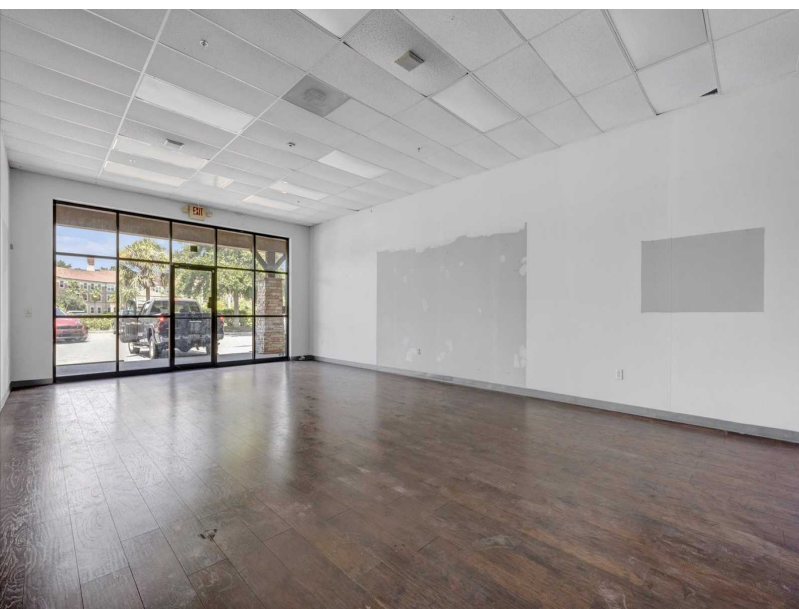
## Available Spaces

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## Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
4	1,200		\$22 /yr	Retail	2nd Gen Resto	Immediately
6	1,200		\$22 /yr	Retail	2nd Gen Retail	Immediately
10	1,200		\$22 /yr	Retail	2nd Gen Retail	Immediately
13	1,200		\$22 /yr	Retail	2nd Gen Retail	Immediately




# SITE PLAN

SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
1	Cricket Wireless	1200 SF	6	Available	1200 SF	12	Beltone Hearing Care	1200 SF
2	Great Clips	1200 SF	7/8	Oakridge Dental Care	1200 SF	13	Available	1200 SF
3	Yvon Nails	1200 SF	9	China King	1200 SF	14	Pinch-A-Penny	1200 SF
4	Available	1200 SF	10	Available	1200 SF			
5	Domino's Pizza	1200 SF	11	Vape Store	1200 SF			


**Legend**  
**Green : Occupied**  
**Blue : Vacant**




 AdventHealth Medical Group Multispecialty at TimberRidge

Ocala Oncology Florida Cancer Affiliates - Timber Ridge

 Truist


 Hungry Howie's Pizza & Subs


 IHOP

 Beef 'O' Brady's

 Murphy USA


 Chili's Grill & Bar

 It's Just Wings

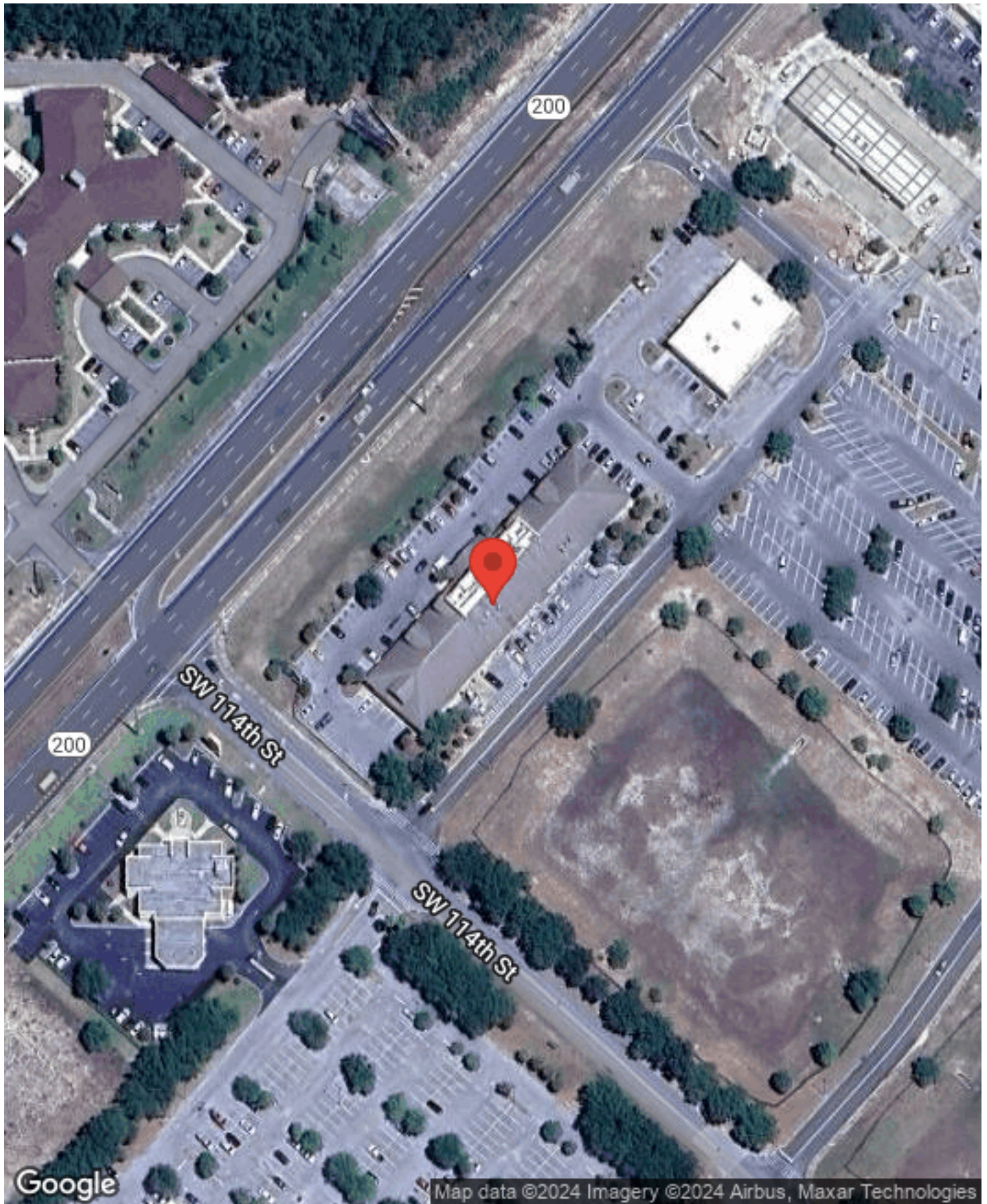
 Bob Evans

 Walmart Supercenter

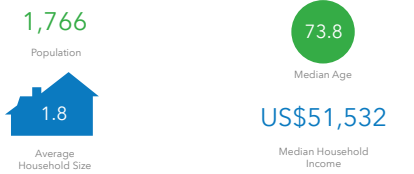
 Subway

 Bealls Florida

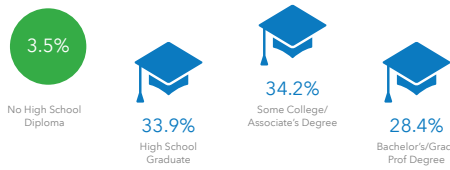




KEY FACTS



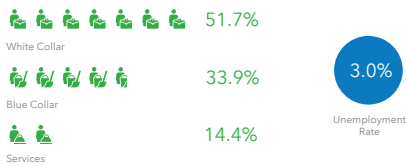
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



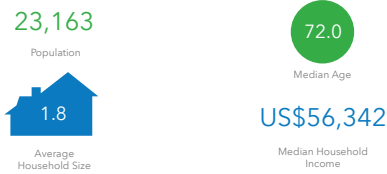
2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (21.7%)  
The smallest group: \$150,000 - \$199,999 (1.3%)

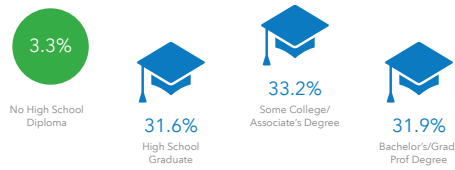
Indicator ▲	Value	Diff
<\$15,000	10.2%	-0.1%
\$15,000 - \$24,999	11.2%	+3.4%
\$25,000 - \$34,999	13.4%	+2.1%
\$35,000 - \$49,999	13.1%	+1.8%
\$50,000 - \$74,999	21.7%	+3.9%
\$75,000 - \$99,999	10.1%	-3.3%
\$100,000 - \$149,999	16.8%	-1.4%
\$150,000 - \$199,999	1.3%	-4.3%
\$200,000+	2.1%	-2.2%

Bars show deviation from Marion County

KEY FACTS



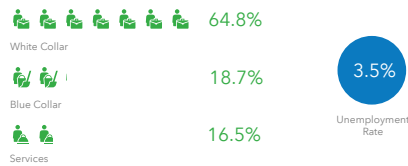
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.5%)  
The smallest group: \$200,000+ (2.8%)

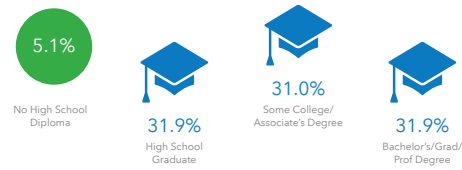
Indicator ▲	Value	Diff
<\$15,000	8.0%	-2.3%
\$15,000 - \$24,999	9.1%	+1.3%
\$25,000 - \$34,999	12.9%	+1.6%
\$35,000 - \$49,999	13.1%	+1.8%
\$50,000 - \$74,999	20.5%	+2.7%
\$75,000 - \$99,999	12.8%	-0.6%
\$100,000 - \$149,999	17.2%	-1.0%
\$150,000 - \$199,999	3.8%	-1.8%
\$200,000+	2.8%	-1.5%

Bars show deviation from Marion County

KEY FACTS



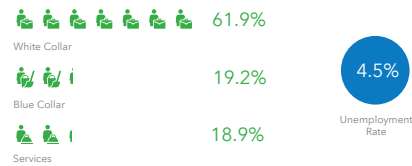
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



2024 Households by income (Esri)

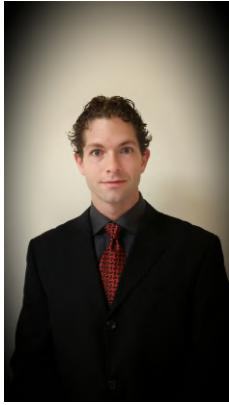
The largest group: \$50,000 - \$74,999 (19.6%)  
The smallest group: \$200,000+ (2.9%)

Indicator ▲	Value	Diff
<\$15,000	7.2%	-3.1%
\$15,000 - \$24,999	7.9%	+0.1%
\$25,000 - \$34,999	11.2%	-0.1%
\$35,000 - \$49,999	12.6%	+1.3%
\$50,000 - \$74,999	19.6%	+1.8%
\$75,000 - \$99,999	13.9%	+0.5%
\$100,000 - \$149,999	19.6%	+1.4%
\$150,000 - \$199,999	5.1%	-0.5%
\$200,000+	2.9%	-1.4%

Bars show deviation from Marion County



### **RICHARD KURBAN, CCIM** Principal



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Richard Kurban works as a licensed real estate broker and principal of R Kommercial Group. He deals with all facets of site selection/real estate as well as establishing new business relationships for the company.

Richard has over 10 years of international commercial real estate experience as an investor/manager. He has transacted in over \$45 million worth of commercial properties in the last 5 years, through landlord, tenant, seller and buyer representation as well as personal investments.

Prior to moving to the United States, in addition to his knowledge in real estate investment, Richard has 10 years of digital marketing experience, specifically in email marketing. Richard was the founder of an email service provider and previously worked as CRM and Email Marketing manager for a high-volume online company. Richard earned the prestigious CCIM designation in 2020 and is a member of the International Council of Shopping Centers (ICSC), Realtor Association, and Marketing Experiments (Marketing Sherpa). Richard sits on the board of the Central Florida CCIM district and continues to help the Central CCIM district get more recognition. Richard is also involved in commercial real estate development, actively invests, builds retail, and mixed use projects. He's always looking for new opportunities and potential JV partnerships to expand on his portfolio.



## Disclaimer

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