

MARION CENTER

2019 E SILVER SPRINGS BLVD OCALA, FL 34470 OCALA, FL 34470

EXECUTIVE SUMMARY

RETAIL PROPERTY FOR LEASE



OFFERING SUMMARY

Available SF:	2,200 - 16,550 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Year Built:	1990
Building Size:	58,638 SF
Zoning:	B2
Market:	Retail
Traffic Count Street:	28,500 AADT

PROPERTY OVERVIEW

Marion Center — Prime Hwy 40 / Silver Spring Blvd Retail Plaza
Discover an exceptional retail opportunity at Marion Center, a well-positioned twelve-unit plaza at the intersection of Hwy 40 (Silver Spring Blvd) — one of the primary east-west arteries through the heart of Ocala's retail corridor with an annual average daily traffic (AADT) count of 31,000. The property offers strong visibility and accessibility, benefiting from the high traffic volumes and continued growth of the region.

This space is ideal for retailers, restaurants, service-oriented businesses (salons, fitness, medical/spa, etc.), entertainment venues, or small-users looking for well-located, highly visible space with redevelopment flexibility. Given the rapid growth — both population and in-migration — now is an opportune time to capture new demand.

Key highlights include high occupancy with established, long-term tenants — a stable, well-maintained center.

Available spaces:

A second-generation, 3,600 SF restaurant space (fully kitchen-equipped),

A 2,200 SF salon suite (formerly Tan USA),

A large 16,550 SF cinema shell — which the landlord is willing to subdivide into 4+ smaller suites to suit incoming tenants.

Month-to-month retail tenant that can move with 60 days (2430 SF) Unit 105B

Month-to-month retail tenant that can move within 60 days (2250 SF) Unit 106
105B and 106 are contiguous and could be combined for 1 unit of 4680 SF

FOR MORE INFORMATION CONTACT:

Erin Freel | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

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ADDITIONAL PHOTOS

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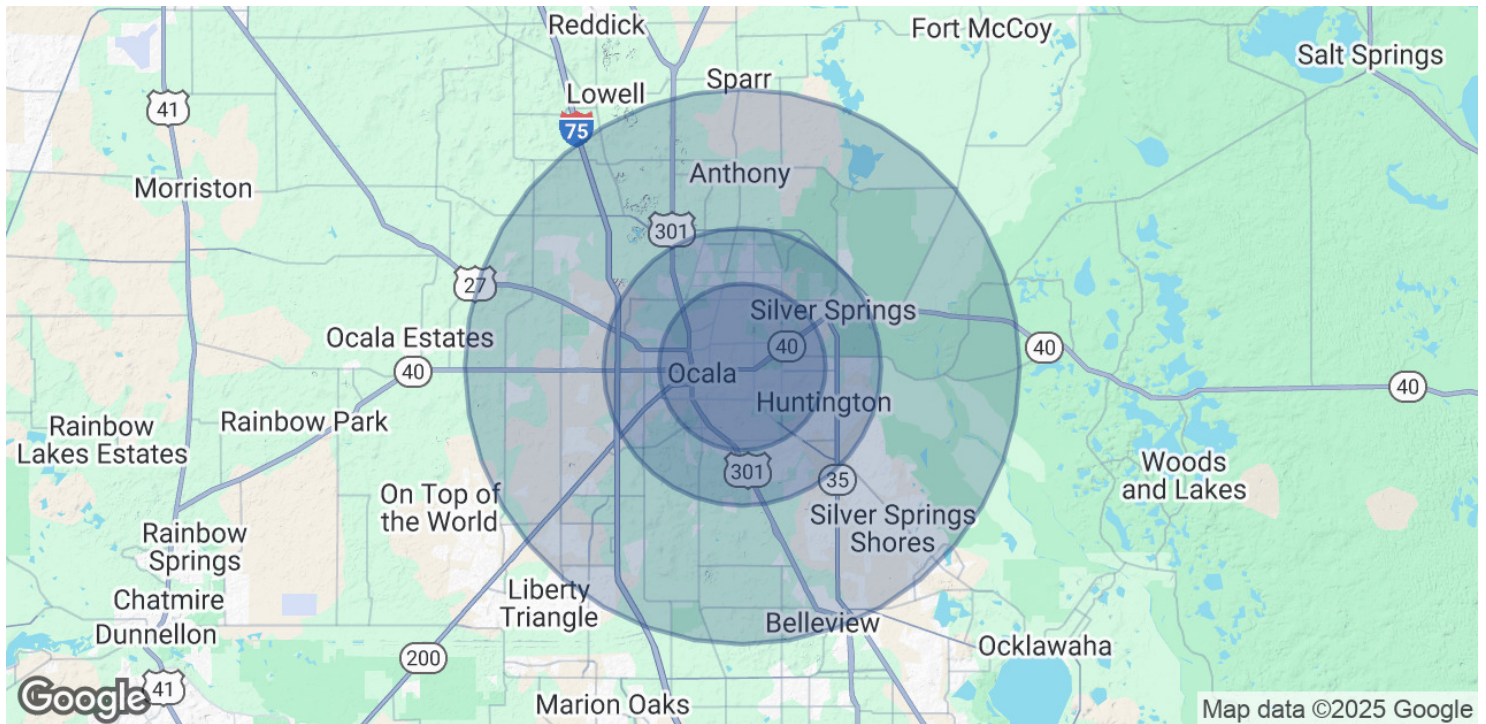


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DEMOGRAPHICS MAP & REPORT

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	54,084	102,636	193,905
Average Age	43	43	44
Average Age (Male)	41	41	42
Average Age (Female)	45	44	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	22,361	41,228	77,543
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$84,059	\$87,502	\$86,447
Average House Value	\$250,974	\$253,311	\$275,185

Demographics data derived from AlphaMap

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