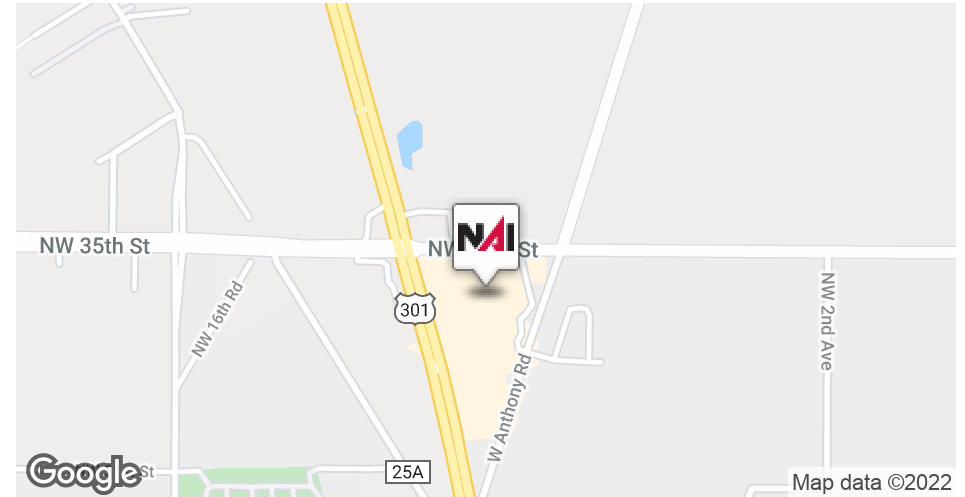


**FOR LEASE OR SALE**  
NEGOTIABLE



## Property Highlights

- +/- 14,000sf inline retail pad for lease, or .38 acre for sale - zoned B4
- Extremely active Ocala intersection on US 301/441/N. Pine, 2.5 miles north of downtown Ocala
- At intersection leading to Amazon, Chewy, FedEx, AutoZone
- Harveys Supermarket anchored 57,000sf center
- Co-tenants include H&R Block, Hungry Howie's, Wok N' Stuff II, Liquor Store
- Combined traffic count 34,500 cars per day, N Pine Ave & NW 35th St (FDOT 2022)

Demographics	3 Miles	5 Miles	10 Miles
<b>Total Households</b>	9,950	26,822	60,822
<b>Total Population</b>	26,473	68,889	157,621
<b>Average HH Income</b>	\$38,363	\$47,928	\$56,377



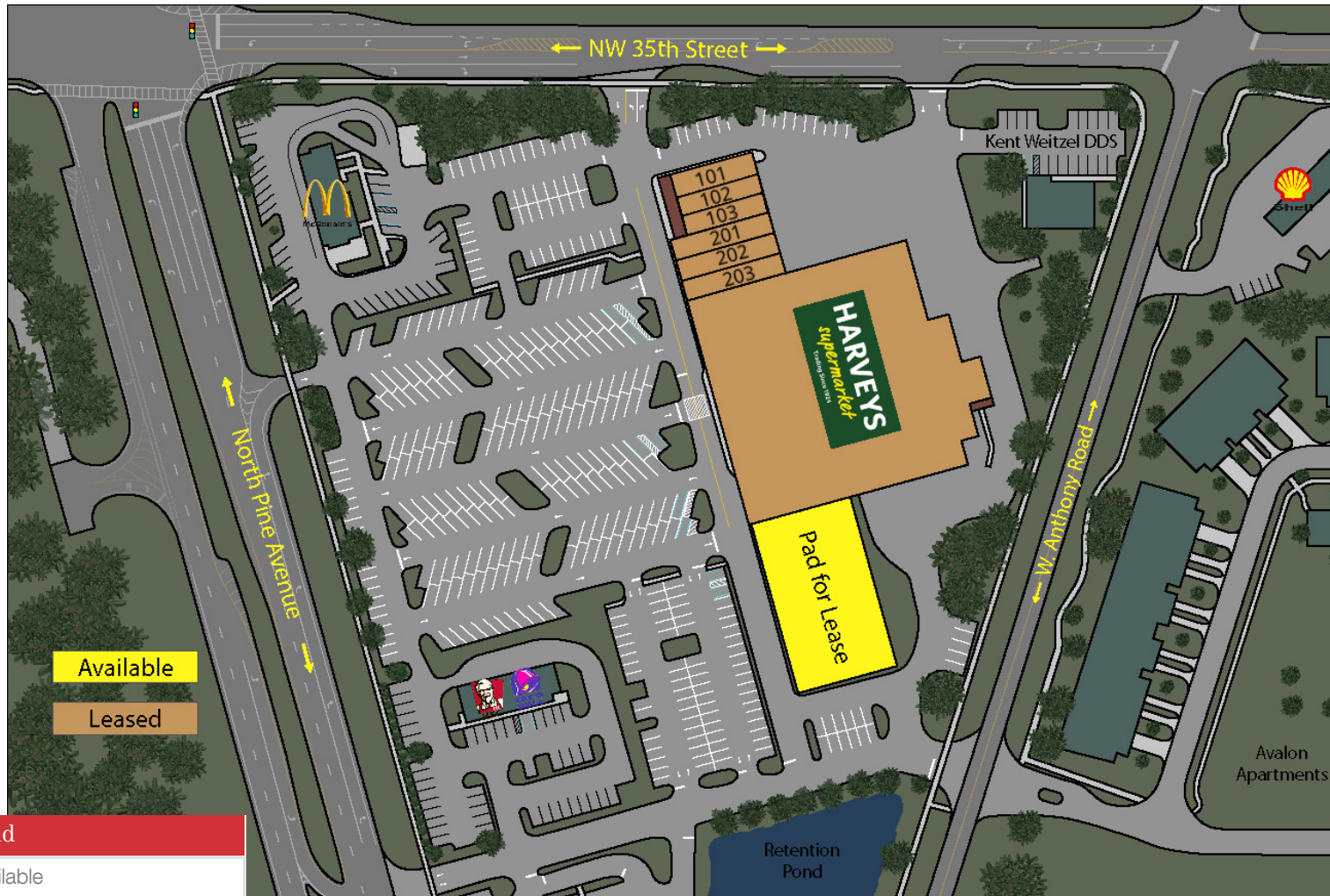
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**Legend**

- Unavailable

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Commercial Real Estate Services, Worldwide.

# Ocala North Shopping Center

3435 N Pine Avenue, Ocala, FL 34475

## Lease Information

<b>Lease Type:</b>	NNN
<b>Total Space:</b>	13,999 SF

<b>Lease Term:</b>	Negotiable
<b>Lease Rate:</b>	Negotiable

## Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ 101	I Roll Up & Smoke & Vape, Inc.	1,600 SF	NNN	-	Leased
■ 102	Liquor Store	1,600 SF	NNN	-	Leased
■ 103	Liquor Store	1,600 SF	NNN	-	Leased
■ 201	H&R Block	1,600 SF	NNN	-	Leased
■ 202	Wok N' Stuff I	1,600 SF	NNN	-	Leased
■ 203	Hungry Howie's Pizza	1,600 SF	NNN	-	Leased

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