



KEY FEATURES

Prime Ocala multi-tenant building at SR 200 and I 75. Built out “Curb in” for Sit-Down Restaurant, Fast Food with Drive-Up or open outparcel.

- Join our anchors: Kohl's, Petco, Ashley's and Guitar Center
- 250,000 SF Regional Power center strategically located with excellent exposure to I-75 and frontage on SR 200
- 1.83± acre outparcel available for ground lease or BTS, can build up to approximately 5,000 SF and can accommodate a drive-thru
- Shop space available 2,000 SF - 5,000 SF
- New extension road allows customers to easily access and bypass congestion on SR 200 and connect site to both north side and east side of town



DEMOGRAPHICS:	3 Miles	5 MILES	7 MILES
Population	27,004	62,519	83,706
Avg. HH Income	\$60,883	\$59,492	\$59,069
Households	8,723	23,539	47,911

For Lease

Proposed Multi-Tenant Building/Outparcel

BERKSHIRE OAKS

4465 - 4475 SW 40TH AVE., OCALA, FL



Hipes Consulting
& Brokerage LLC



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