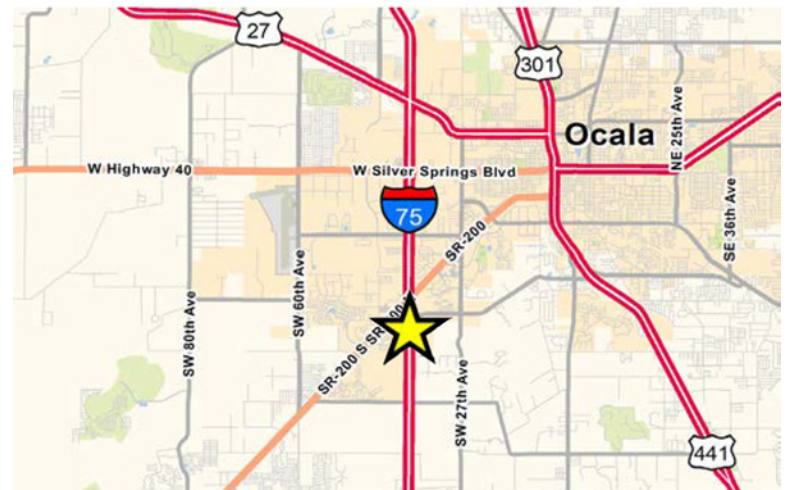


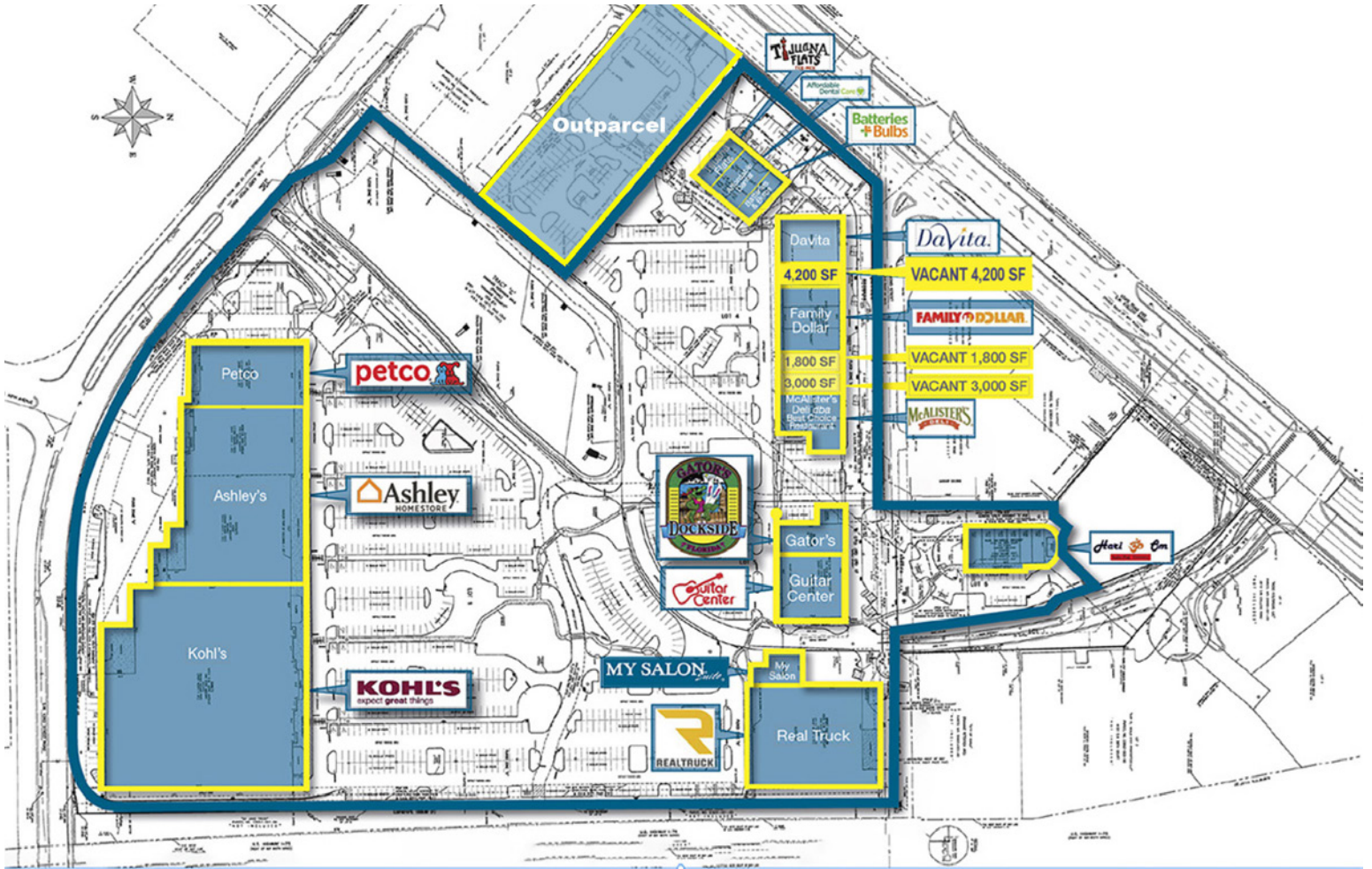


KEY FEATURES

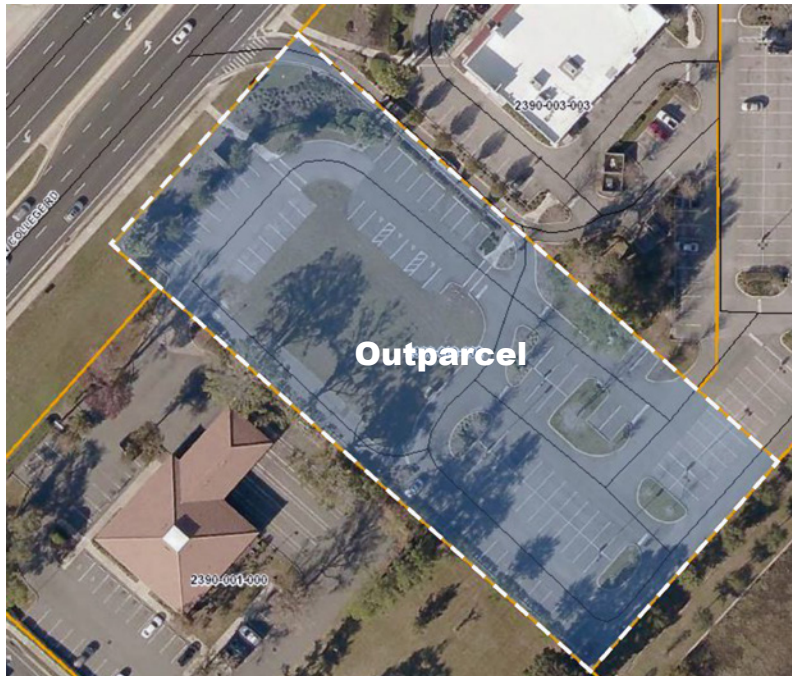
- Prime out parcel Location at SR 200 and I 75 in Ocala.
Built out "Curb in" for Sit-Down Restaurant, Fast Food with Drive-Up or Multi-Tenant Building
- Join our anchors: Kohl's, Petco, Ashley's and Guitar Center
- 250,000 SF Regional Power center strategically located with excellent exposure to I-75 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



Bldg	Suite	Tenant	Size (SF)
Outparcel			AVAILABLE
A	110	McAlister's Deli	4,050
A	109	AVAILABLE	2,700
A	108	AVAILABLE	1,800
A	104-107	Family Dollar	10,800
A	103 & 102	AVAILABLE	4,200
A	101	DaVita Dialysis	5,400
B	103	Guitar Center	8,400
B	101 & 102	Gator's Dockside	6,000
C	101 - 106	Specialty Grocery	7,500
D	101	Batteries + Bulbs	2,000
D	102	Affordable Dentures	4,600
D	103	Tijuana Flats	2,000
E	102	Truck Hero	30,000
E	102	My Salon Suite	4,000
F	4475	PetCo	15,000
F	4039-4469	Ashley Furniture	48,000
F	4031	Kohl's	88,800



Hipes Consulting
& Brokerage LLC



FOR LEASE

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