

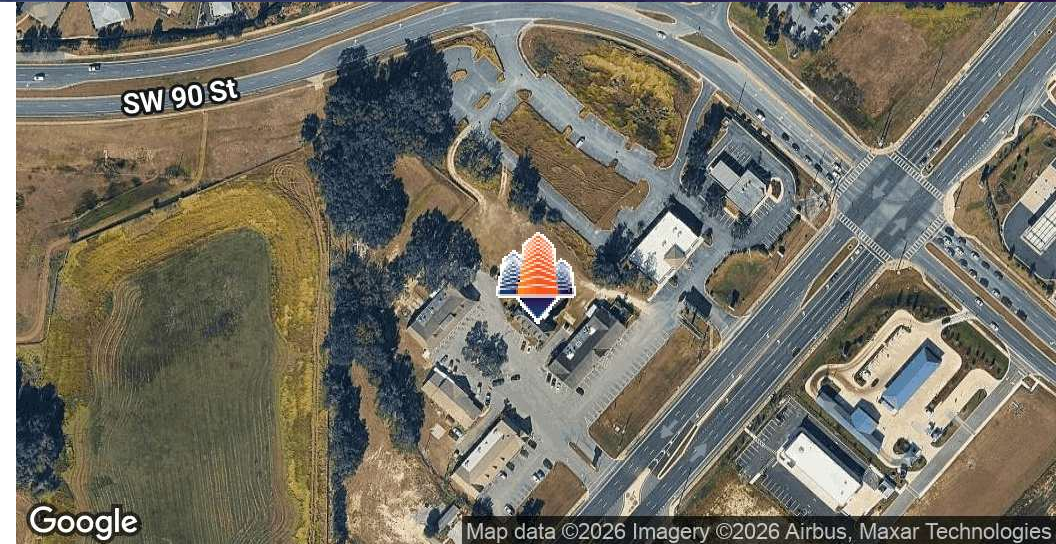
Circle Square Plaza

7651 Southwest State Road 200, Ocala, FL 34476



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 1,450 SF Endcap Space and 2,600 SF 2nd Gen Restaurant Space Available
- Left in access form SR 200
- Cross access to lighted intersection
- Over 20,000 cars per day
- Located next to growing community On Top of the World with 10,000 homes and three golf courses
- Area retailers include: Publix, Walmart, Lowe's, and Sprouts

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,450 & 2,600 SF
Lot Size:	6.46 Acres
Building Size:	25,151 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,979	22,198	31,010
Total Population	3,727	43,070	65,554
Average HH Income	\$68,397	\$80,104	\$82,939

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PROPERTY PHOTO



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RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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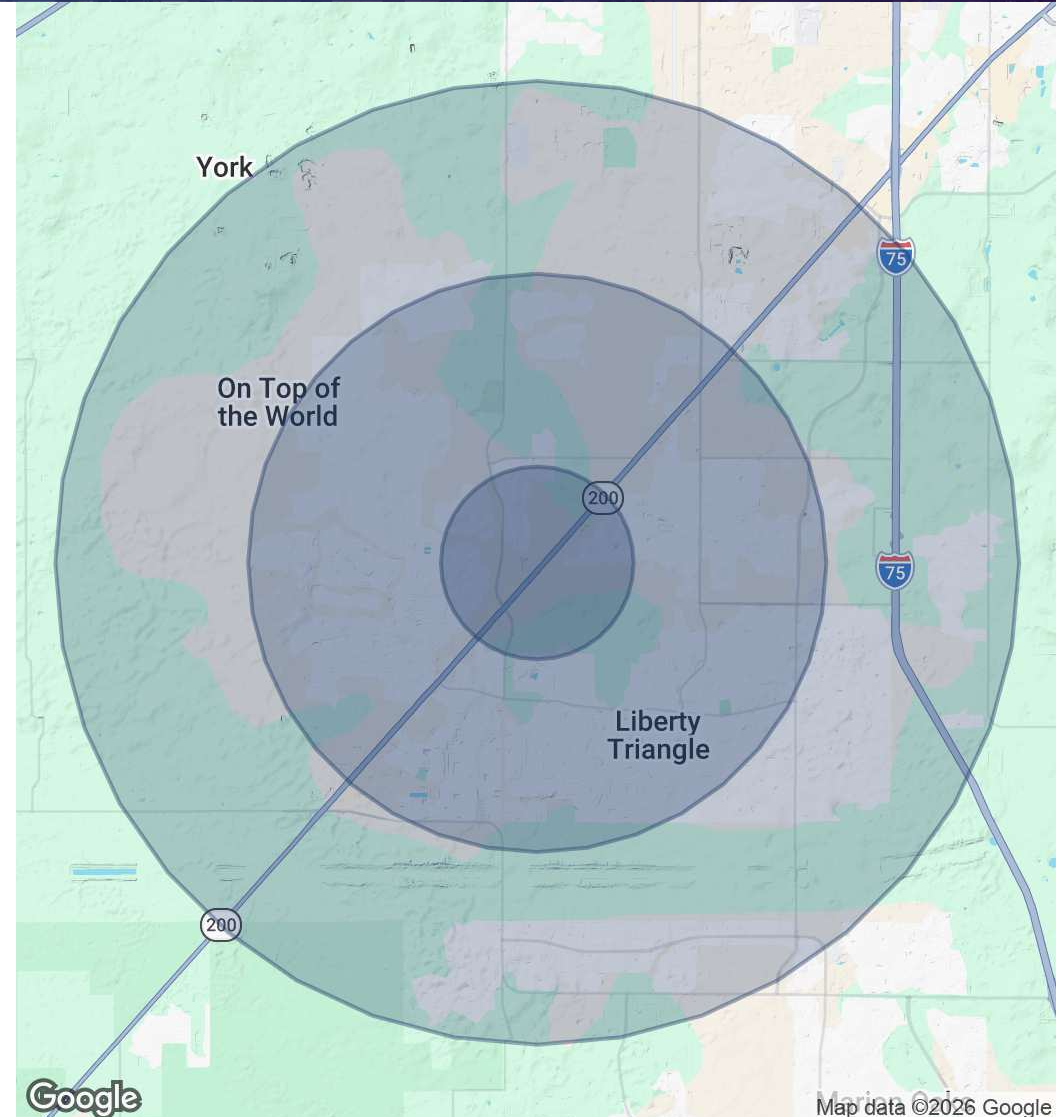
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,727	43,070	65,554
Average Age	67	64	57

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,979	22,198	31,010
# of Persons per HH	1.80	1.92	2.10
Average HH Income	\$68,397	\$80,104	\$82,939
Average House Value	\$314,725	\$325,186	\$332,835

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	3,094	28,903	43,089
Total Population - Black	128	1,831	5,336
Total Population - Asian	71	746	1,992
Total Population - Hawaiian	0	10	29
Total Population - American Indian	5	78	174
Total Population - Other	82	1,143	3,068



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