

**TOBIN**

FOR LEASE

FREE STANDING BIG BOX – 16,618 SF

Paddock Mall - Ocala, Florida



PADDOCK MALL OUTPARCEL | 3030 SW 27th Ave., Ocala, FL 34471

THE PADDOCK MALL has over 3.3 million visitors annually shopping at the mall. Ocala is the home of over 700 horse farms and major city for the thoroughbred industry. The equestrian/horse industry employs over 27,000 workers and contributes \$1 Billion+ to the economy.

- Prime Location on Paddock Mall Outparcel
- Located 1 mile East of I-75 & College Road Interchange
- Free Standing 16,618 SF Retail Building
- High visibility with excellent ingress and egress
- Excellent Demographics
- Ocala has 60,000 residents
- Daytime Population is 110,000+ within a 5 mile radius
- Zoning: SC – Shopping Center District
- Join this attractive and major business corridor with Paddock's Mall Market (100+ Retailers & Restaurants), Restaurant Depot, Macy's, Belk, JC Penny, Walmart, Regions Bank, Hobby Lobby, Burlington, Joann, Lowe's, Ollie's, Pet Smart, College of Central Florida, Ross, TJ Maxx, Dollar Tree, Cold Stone, Five Guys, Checkers, Rooms to Go, Ocala Regional Medical Center, Auto Zone Distribution Center, Chewy Fulfillment Center, FedEx Ground Center, The Vines Hospital, Advanced Dental Care and over 45 retailers inside the mall.

HIGH TRAFFIC COUNTS

SW COLLEGE RD. (SR 200)	39,500 AADT
SW 27th AVENUE	21,500 AADT
I-75	76,000 AADT
 Combined Over 137,000 Vehicles Per Day	

Tested. Trusted. Tobin.



Sr. VP of Real Estate
1-954-868-4163

LGranteed@TobinRealEstate.com
1101 Ben Tobin Drive Hollywood, FL

www.TobinRealEstate.com