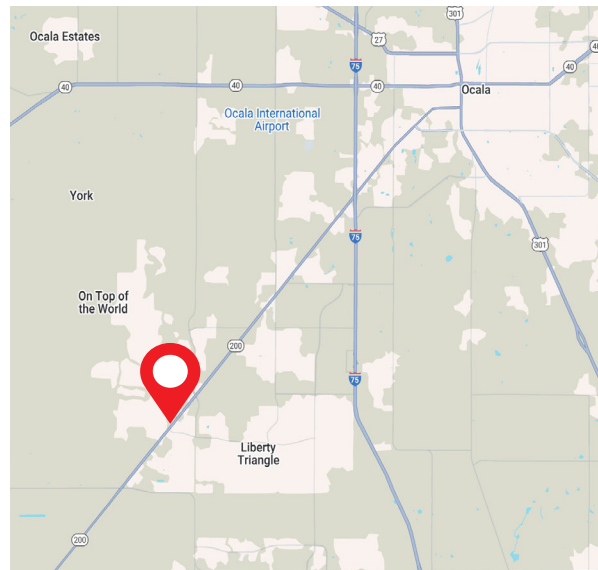


# STEEPLECHASE PLAZA

8585 Southwest State Road 200, Ocala, FL 34481

## RETAIL SPACE FOR LEASE



### PROPERTY OVERVIEW

- » Available space: 1,800 SF | 2,116 SF | 4,400 SF (units 1B and 2 can be combined for a total of 6,516 SF)
- » Located on primary commercial corridor State Road 200 in Ocala
- » Anchored by Bealls Outlet, Bravo Supermarket, and Ace Hardware
- » Excellent visibility and frontage along State Road 200, with a traffic count of 27,000 cars per day
- » Convenient access from multiple entry points, including two signalized intersections
- » Situated near On Top of the World, one of Florida's largest 55+ communities with more than 10,000 homes and new construction underway

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,885	32,563	57,711
Households	4,071	17,580	27,582
Daytime Pop.	6,596	30,642	51,642
Ave. HH Income	\$70,602	\$82,164	\$89,987



UNIT	TENANT	SQ FT
1A	Ace Hardware	7,500
1B*	Available	4,400
2*	Available	2,116
4	Breakfast Station	1,920
5	Nail Salon	1,080
6	Available	1,800
7	Sheriff's Ranch Thrift Store	12,000
8	MMD Medical	1,200
10	Spin Club Laundry	2,400

UNIT	TENANT	SQ FT
11	Papa John's	1,200
12	Shanghai Chinese Rest.	1,200
13	Southern Style Hair Salon	900
14	Rob's Hobby World	1,500
15A	Bravo Supermarket	17,888
15B	Bealls Outlet	23,750
16	Roz's Cigar Emporium	2,400
17	Anytime Fitness	3,600
18	DaVita	9,995

\*Units 1B and 2 can be combined for a total of 6,516 SF

