

FRIENDSHIP CENTER

8441 SW Hwy. 200
Ocala, FL 34481

AVAILABLE FOR LEASE

1,000 SF
and
Outparcel +/- .35 acres



More Information:



PROPERTY FEATURES

- Grocery anchored neighborhood shopping center.
- Average HH Net Worth (1 mile radius): \$1,822,427.
- At entrance to The Top of the World, adult 55+ "golf cart" community.
- In a major retail corridor in this area (Lowes, Big Lots, Walmart and Publix).
- Longevity of tenants; nearly half more than 10 years
- 21 tenants add shopping diversity.

KEY TENANTS



DEMOGRAPHICS

(2023 estimates)

	Population	Households	Average HH Net Worth	Median HH Net Worth	Average HH Income	Daytime Population
1 Mile	5,947	3,500	\$885,358	\$306,856	\$81,015	1,740
3 Miles	31,949	17,038	\$936,065	\$331,402	\$88,599	4,583
5 Miles	56,619	27,334	\$938,618	\$316,643	\$94,697	7,778

TRAFFIC COUNTS

32,500 VPD - on SW Hwy. 200, directly in front of the site.

VISITOR PROFILE

(May 2022 - prior 12 months)

111.5K

of customers

431.9K

of visits

1pm -2pm

busiest time of day

64

minute dwell time

FRIDAY

busiest day of the week



BRIAN JONES

708 E. Colonial Drive, Suite 203
Orlando, FL 32803
Direct: 407.516.9405
bjones@selectstrat.com
www.selectstrat.com

SITE PLAN

Friendship Center

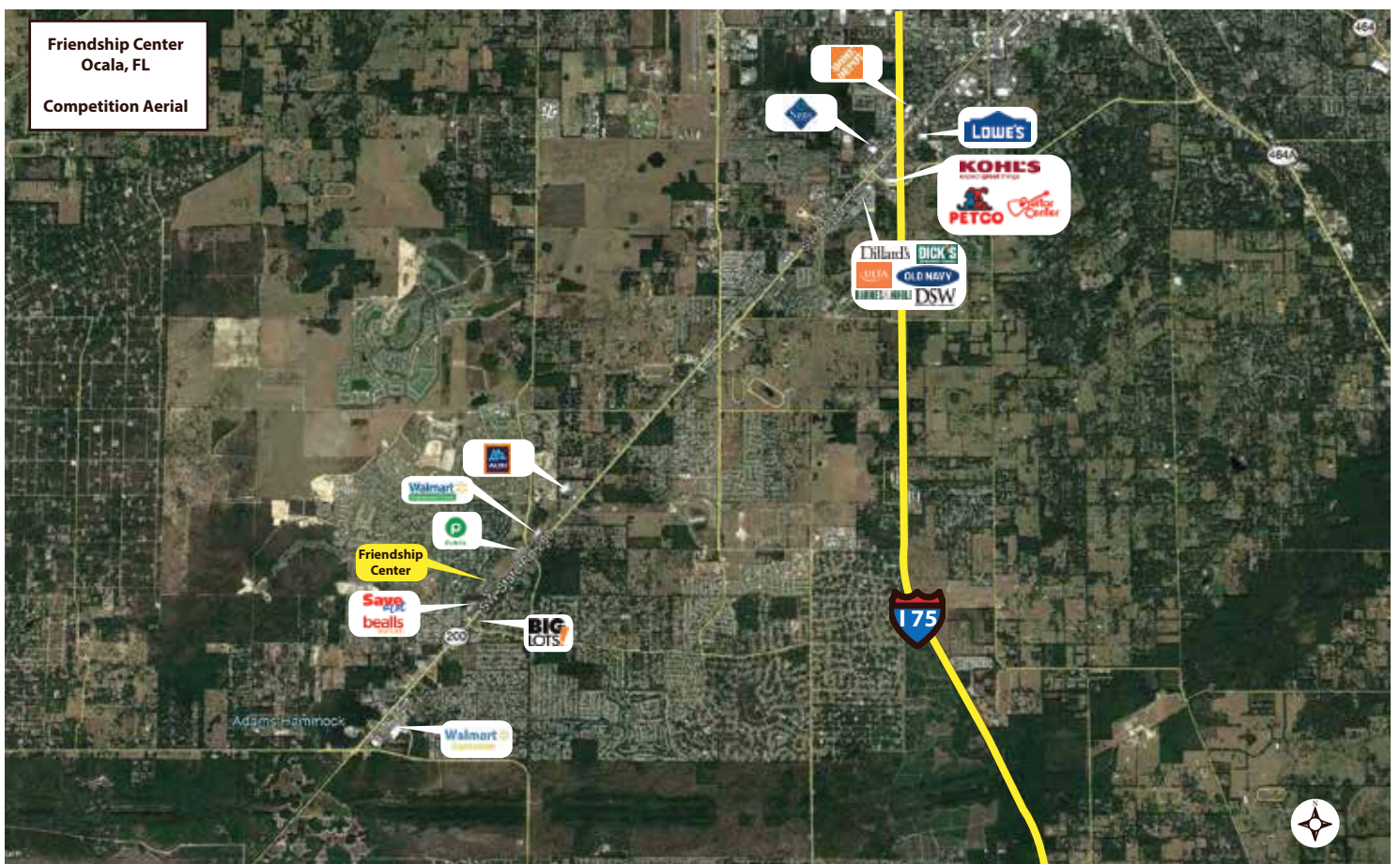
8441 SW Hwy. 200
Ocala, Florida 34481



Suite	Tenant	SF
A	Roses	46,422
8447	Ocala Golf Cart Supercenter	9,504
101	Available	1,000
103	Friendship Barbers	1,000
105	Darrell's Diner	1,800
109	Hair to Impress Salon	1,600
113	Marty & Higgins Realty	1,200
115	Barbara Bucy, DMD	1,163
117	Fero & Sons Insurance	2,000
121	Unagi Martial Arts	2,000
131	Sky Nails	1,540
133	Pizza Hut	1,400
135	Yours Truly Cards & Gifts	2,546
139	Available	1,200
141	Physical Therapy	2,600
145	H&R Block	1,400
147	El Mexcal - Mexican Restaurant	2,800
8505 A	Home Hardware	11,792
8505 B	Ocala Golf Cart Supercenter	10,638
Total		103,335


SELECT STRATEGIES REALTY
 Brian Jones
 407-516-9405
 bjones@selectstrat.com

RETAIL AERIAL



Friendship Center
 Ocala, FL
Competition Aerial