

# FRIENDSHIP CENTER

8441 SW Hwy. 200  
Ocala, FL 34481

## AVAILABLE FOR LEASE

1,200 SF | 1,400 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

(2022 estimates)

	Population	Households	Average HH Net Worth	Median HH Net Worth	Average HH Income	Daytime Population
1 Mile	5,925	3,462	\$1,822,427	\$275,667	\$67,533	1,894
3 Miles	30,787	16,351	\$1,826,532	\$276,877	\$73,616	4,776
5 Miles	53,743	25,794	\$1,585,626	\$253,940	\$76,880	8,285

## 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	Estate Jewelry & More	1,000
103	Friendship Barbers	1,000
105	Darrell's Diner	1,800
109	Hair to Impress Salon	1,600
113	Available	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	B-Healthy Natural Food	1,200
141	Physical Therapy	2,600
145	Available	1,400
147	El Meszall - Mexican Restaurant	2,800
8505 A	Home Hardware	11,792
8505 B	Ocala Golf Cart Supercenter	10,638
<b>Total</b>		<b>103,335</b>

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

# RETAIL AERIAL

