



# FRIENDSHIP CENTER

8441 SW Hwy. 200  
Ocala, FL 34481

## AVAILABLE FOR LEASE

1,000 SF | 2,546 SF  
and  
Outparcel +/- .35 acres



### 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



### 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

### DEMOGRAPHICS

(2024 estimates)

|         | Population | Households | Average HH Net Worth | Median HH Net Worth | Average HH Income | Daytime Population |
|---------|------------|------------|----------------------|---------------------|-------------------|--------------------|
|         |            |            |                      |                     |                   |                    |
| 1 Mile  | 5,779      | 3,340      | \$885,358            | \$306,856           | \$67,727          | 1,959              |
| 3 Miles | 36,656     | 19,708     | \$936,065            | \$331,402           | \$76,853          | 5,471              |
| 5 Miles | 61,038     | 29,403     | \$938,618            | \$316,643           | \$81,212          | 8,719              |

### TRAFFIC COUNTS

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



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# SITE PLAN

## Friendship Center

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| 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          | Available                      | 2,546          |
| 139          | B-Healthy Natural Foods        | 1,200          |
| 141          | Available - October 2025       | 2,600          |
| 145          | H&R Block                      | 1,400          |
| 147          | El Mezcal - 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**  
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# RETAIL AERIAL

