

FRIENDSHIP CENTER

8441 SW Hwy. 200
Ocala, FL 34481

AVAILABLE FOR LEASE

1,400 SF + 2,546 SF (CAN BE COMBINED)
Coming Fall 2026
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

(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.

VISITOR PROFILE

(Sept. 2025 - prior 12 months)

117.2K

of customers

525.3K

of visits

1pm -2pm

busiest time
of day

40

minute
dwell time

FRIDAY

busiest day
of the week



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SITE PLAN

Friendship Center

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CAN BE COMBINED



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	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	Available Fall 2026	1,400
135	Available Fall 2026	2,546
139	B-Healthy Natural Foods	1,200
141	CORA Physical Therapy	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
Total		103,335



SELECT STRATEGIES REALTY
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RETAIL AERIAL

