



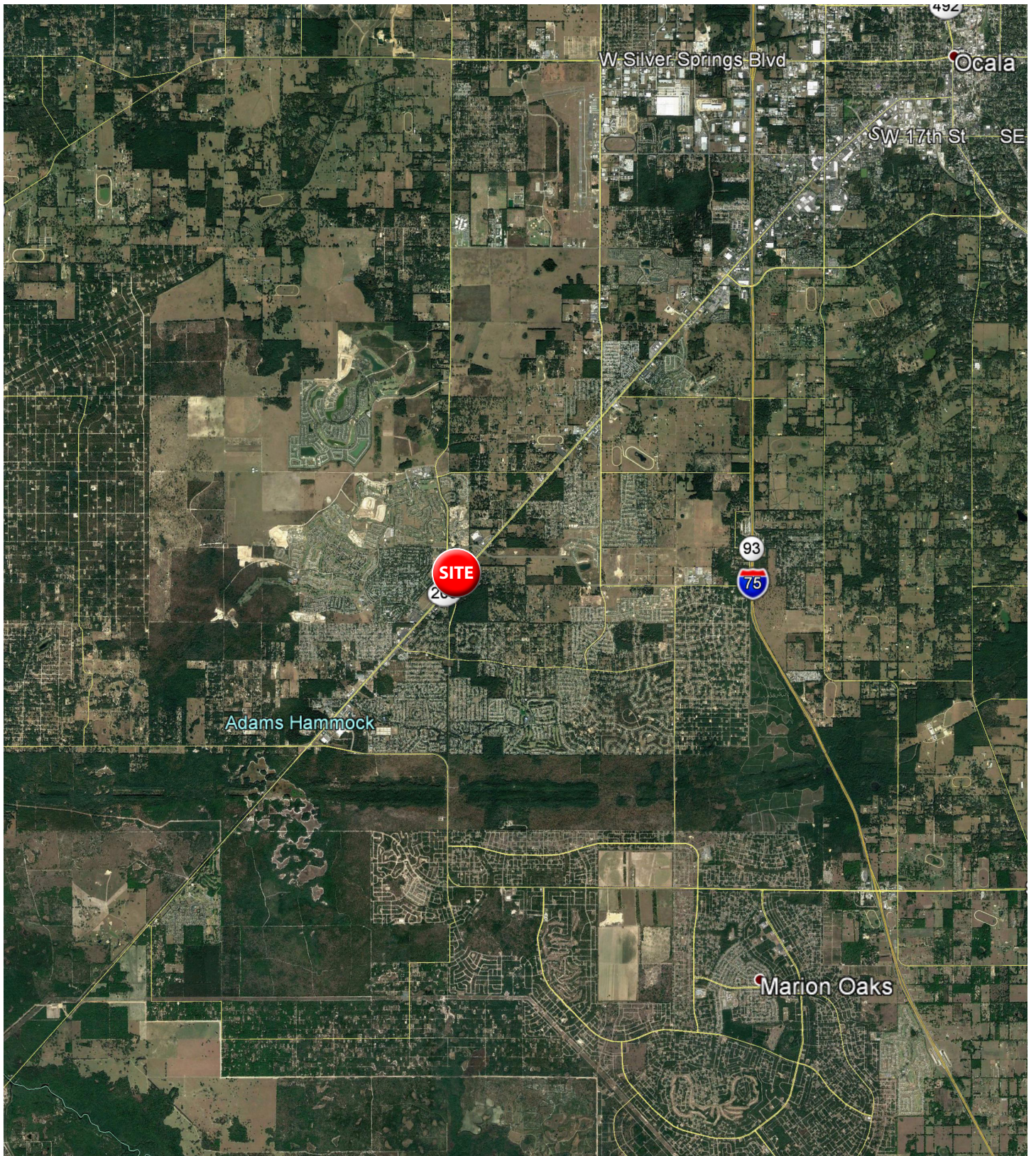
SHOPPES AT OCALA

7859 SW HIGHWAY 200
OCALA, FL 34476



Frank Peters, Leasing
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LOCATION



AERIAL



INLINE RETAIL AVAILABLE

Space	Tenant
1 & 2	Dr. Snooze
3	Verizon Wireless
4	Tobacco Store
5 & 6	Azul Mexican Restaurant
7 & 8	Studio 200 Salon
9	KA Nails & Spa

Outparcels	Tenant
1	Starbucks & Heartland Dental
2	Burger King



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PROPERTY PHOTOS



5 MILE DEMOGRAPHIC SNAPSHOT



**Estimated
Population**

50,915



**Estimated
Households**

24,704



**Average HH
Income**

\$62,756



**Median HH
Income**

\$54,734



**Total
Businesses**

1,525



**Total
Employees**

10,641



DEMOGRAPHIC REPORT

Lat/Lon: 29.087/-82.2507

RF1

7859 SW State Rd 200

Ocala, FL 34476

1 mi radius 3 mi radius 5 mi radius

POPULATION	2021 Estimated Population	4,886	33,627	50,915
	2026 Projected Population	5,330	39,061	58,658
	2010 Census Population	3,915	25,037	40,449
	2000 Census Population	2,630	18,109	24,685
	Projected Annual Growth 2021 to 2026	1.8%	3.2%	3.0%
	Historical Annual Growth 2000 to 2021	4.1%	4.1%	5.1%
HOUSEHOLDS	2021 Estimated Households	2,791	17,354	24,704
	2026 Projected Households	2,922	19,297	27,279
	2010 Census Households	2,319	13,103	19,654
	2000 Census Households	1,365	9,212	12,394
	Projected Annual Growth 2021 to 2026	0.9%	2.2%	2.1%
	Historical Annual Growth 2000 to 2021	5.0%	4.2%	4.7%
AGE	2021 Est. Population Under 10 Years	2.3%	4.4%	6.3%
	2021 Est. Population 10 to 19 Years	2.4%	4.5%	6.4%
	2021 Est. Population 20 to 29 Years	2.2%	4.1%	6.3%
	2021 Est. Population 30 to 44 Years	4.2%	7.7%	10.8%
	2021 Est. Population 45 to 59 Years	8.7%	11.3%	12.9%
	2021 Est. Population 60 to 74 Years	38.6%	36.1%	31.4%
	2021 Est. Population 75 Years or Over	41.6%	32.0%	25.9%
	2021 Est. Median Age	69.3	64.1	58.0
MARITAL STATUS & GENDER	2021 Est. Male Population	44.4%	45.6%	46.3%
	2021 Est. Female Population	55.6%	54.4%	53.7%
	2021 Est. Never Married	13.2%	14.0%	17.0%
	2021 Est. Now Married	62.6%	62.0%	59.5%
	2021 Est. Separated or Divorced	9.9%	12.2%	12.4%
	2021 Est. Widowed	14.3%	11.8%	11.0%
INCOME	2021 Est. HH Income \$200,000 or More	1.0%	2.4%	3.1%
	2021 Est. HH Income \$150,000 to \$199,999	3.2%	2.7%	2.9%
	2021 Est. HH Income \$100,000 to \$149,999	8.8%	11.1%	11.2%
	2021 Est. HH Income \$75,000 to \$99,999	11.5%	14.4%	13.9%
	2021 Est. HH Income \$50,000 to \$74,999	23.0%	24.6%	23.9%
	2021 Est. HH Income \$35,000 to \$49,999	22.2%	16.9%	16.2%
	2021 Est. HH Income \$25,000 to \$34,999	15.8%	11.3%	11.9%
	2021 Est. HH Income \$15,000 to \$24,999	9.8%	10.4%	10.0%
	2021 Est. HH Income Under \$15,000	4.7%	6.3%	6.9%
	2021 Est. Average Household Income	\$55,996	\$59,343	\$62,756
	2021 Est. Median Household Income	\$48,192	\$54,726	\$54,734
	2021 Est. Per Capita Income	\$32,002	\$30,653	\$30,473
	2021 Est. Total Businesses	230	768	1,525
	2021 Est. Total Employees	1,416	4,729	10,641

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RF1

7859 SW State Rd 200

Ocala, FL 34476

1 mi radius 3 mi radius 5 mi radius

RACE	2021 Est. White	90.7%	87.4%	83.8%
	2021 Est. Black	5.2%	6.9%	8.7%
	2021 Est. Asian or Pacific Islander	2.1%	2.3%	2.8%
	2021 Est. American Indian or Alaska Native	0.2%	0.3%	0.3%
	2021 Est. Other Races	1.9%	3.1%	4.4%
HISPANIC	2021 Est. Hispanic Population	337	3,109	6,149
	2021 Est. Hispanic Population	6.9%	9.2%	12.1%
	2026 Proj. Hispanic Population	8.1%	10.2%	12.9%
	2010 Hispanic Population	3.2%	6.4%	9.8%
EDUCATION (Adults 25 or Older)	2021 Est. Adult Population (25 Years or Over)	4,607	30,029	43,026
	2021 Est. Elementary (Grade Level 0 to 8)	0.8%	1.9%	2.0%
	2021 Est. Some High School (Grade Level 9 to 11)	4.6%	5.4%	5.9%
	2021 Est. High School Graduate	28.2%	30.8%	31.3%
	2021 Est. Some College	28.9%	24.3%	23.9%
	2021 Est. Associate Degree Only	8.1%	9.7%	9.4%
	2021 Est. Bachelor Degree Only	18.7%	17.9%	17.3%
	2021 Est. Graduate Degree	10.6%	10.1%	10.1%
HOUSING	2021 Est. Total Housing Units	3,159	19,699	28,232
	2021 Est. Owner-Occupied	80.4%	81.4%	76.9%
	2021 Est. Renter-Occupied	8.0%	6.7%	10.6%
	2021 Est. Vacant Housing	11.7%	11.9%	12.5%
HOMES BUILT BY YEAR	2021 Homes Built 2010 or later	3.7%	10.1%	9.3%
	2021 Homes Built 2000 to 2009	25.5%	26.9%	29.6%
	2021 Homes Built 1990 to 1999	25.3%	23.2%	20.7%
	2021 Homes Built 1980 to 1989	23.8%	20.3%	19.6%
	2021 Homes Built 1970 to 1979	7.6%	5.5%	5.7%
	2021 Homes Built 1960 to 1969	1.8%	1.6%	1.8%
	2021 Homes Built 1950 to 1959	0.3%	0.5%	0.6%
	2021 Homes Built Before 1949	0.2%	0.2%	0.3%
HOME VALUES	2021 Home Value \$1,000,000 or More	0.4%	0.5%	1.0%
	2021 Home Value \$500,000 to \$999,999	2.3%	1.1%	1.1%
	2021 Home Value \$400,000 to \$499,999	1.0%	2.9%	2.9%
	2021 Home Value \$300,000 to \$399,999	8.5%	7.5%	7.1%
	2021 Home Value \$200,000 to \$299,999	23.3%	24.1%	24.3%
	2021 Home Value \$150,000 to \$199,999	14.7%	18.1%	18.1%
	2021 Home Value \$100,000 to \$149,999	19.0%	23.0%	21.7%
	2021 Home Value \$50,000 to \$99,999	27.2%	18.6%	16.7%
	2021 Home Value \$25,000 to \$49,999	1.8%	2.0%	3.2%
	2021 Home Value Under \$25,000	1.9%	2.2%	4.0%
	2021 Median Home Value	\$169,544	\$169,939	\$164,836
	2021 Median Rent	\$1,257	\$1,087	\$1,038

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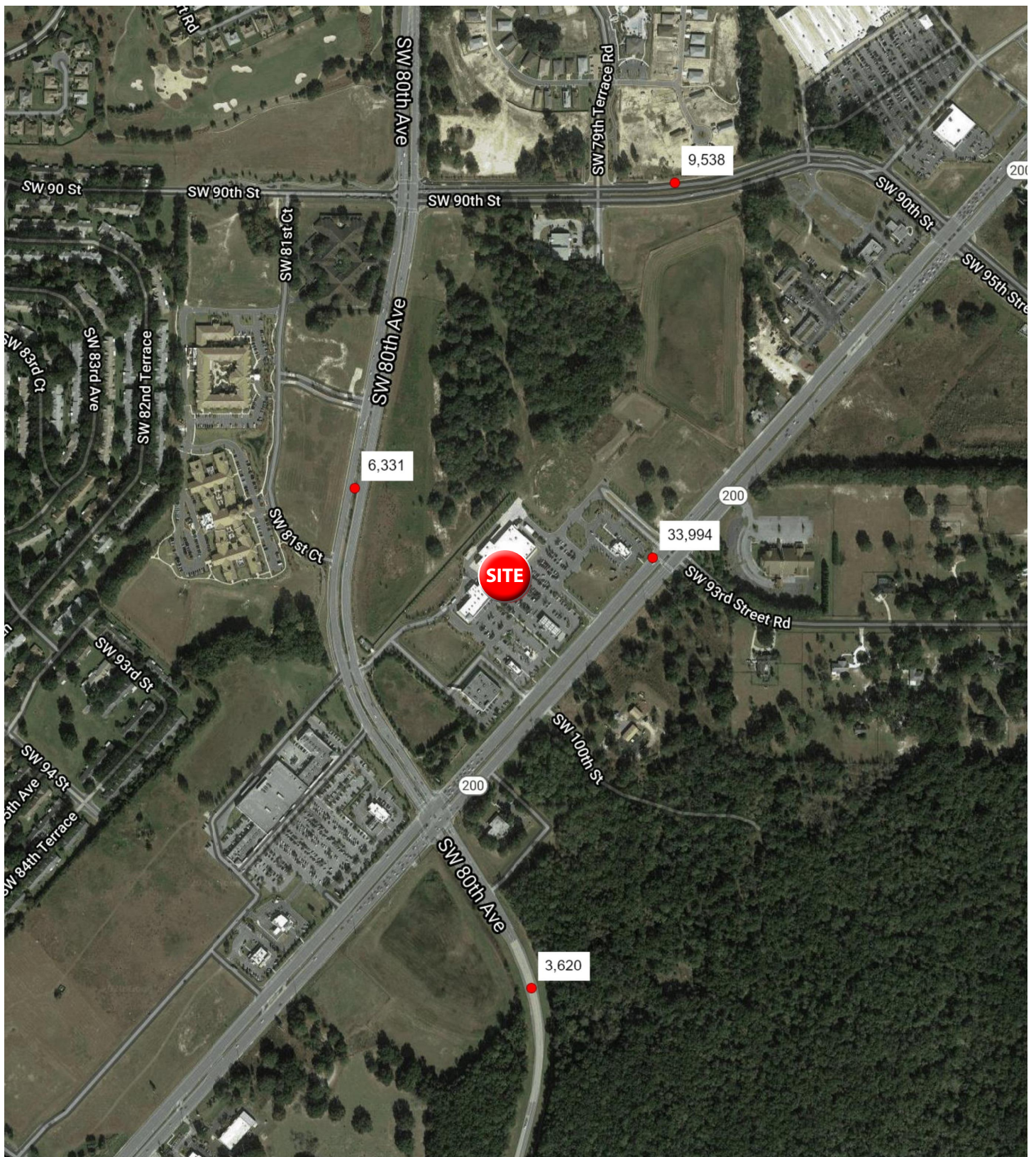
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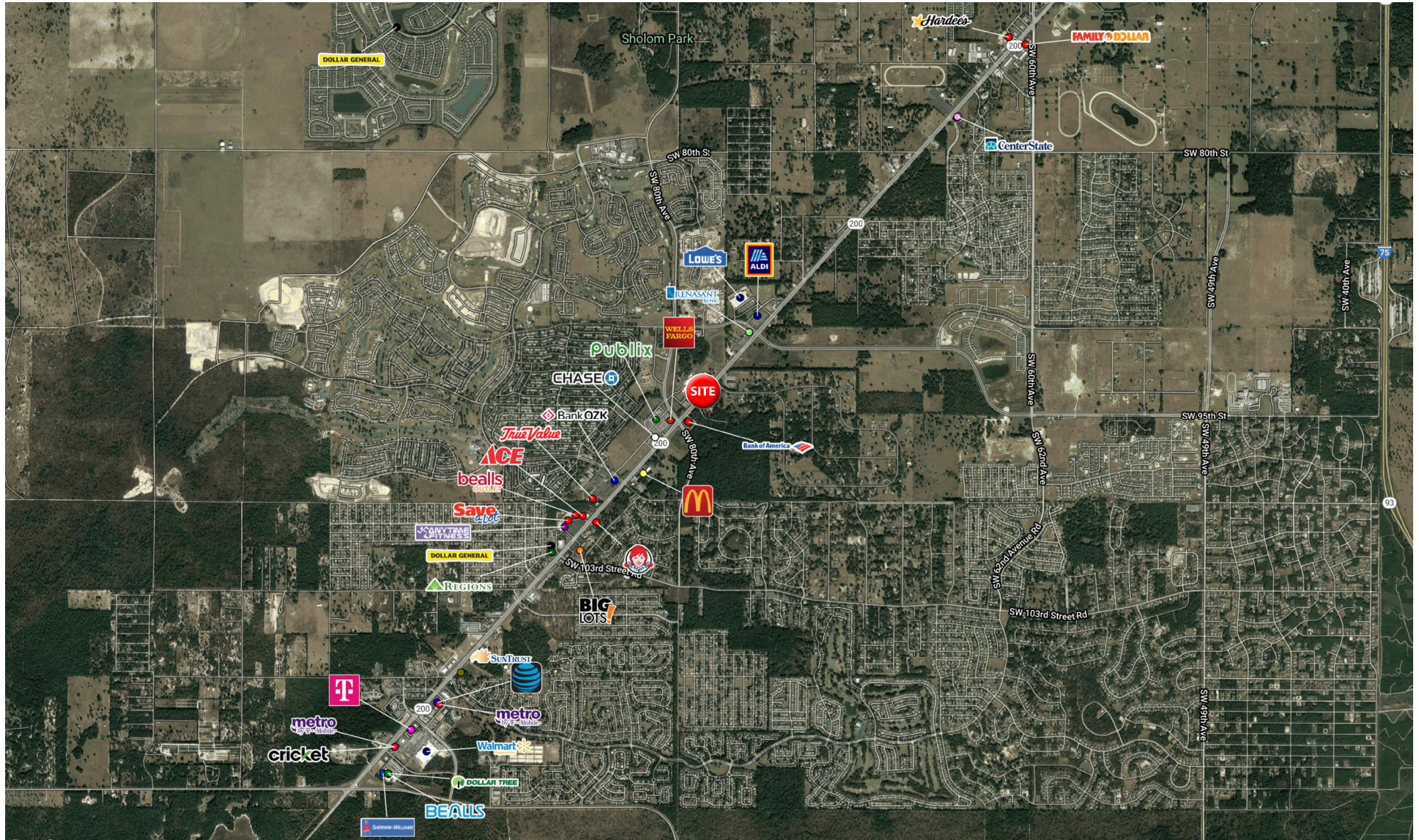
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Ocala, FL 34476				
LABOR FORCE	2021 Est. Labor Population Age 16 Years or Over	4,699	31,188	45,616
	2021 Est. Civilian Employed	21.0%	26.4%	32.6%
	2021 Est. Civilian Unemployed	0.8%	1.0%	1.4%
	2021 Est. in Armed Forces	-	-	0.1%
	2021 Est. not in Labor Force	78.2%	72.6%	65.9%
	2021 Labor Force Males	44.0%	45.1%	45.7%
	2021 Labor Force Females	56.0%	54.9%	54.3%
OCCUPATION	2021 Occupation: Population Age 16 Years or Over	985	8,228	14,882
	2021 Mgmt, Business, & Financial Operations	10.7%	15.3%	15.7%
	2021 Professional, Related	20.7%	20.0%	23.4%
	2021 Service	12.8%	21.1%	20.4%
	2021 Sales, Office	35.8%	27.5%	24.8%
	2021 Farming, Fishing, Forestry	-	0.2%	0.2%
	2021 Construction, Extraction, Maintenance	4.0%	5.1%	6.0%
	2021 Production, Transport, Material Moving	15.9%	10.8%	9.5%
	2021 White Collar Workers	67.2%	62.8%	63.9%
	2021 Blue Collar Workers	32.8%	37.2%	36.1%
TRANSPORTATION TO WORK	2021 Drive to Work Alone	68.3%	76.4%	77.8%
	2021 Drive to Work in Carpool	2.9%	8.6%	9.8%
	2021 Travel to Work by Public Transportation	-	-	-
	2021 Drive to Work on Motorcycle	-	-	0.2%
	2021 Walk or Bicycle to Work	-	0.5%	0.5%
	2021 Other Means	0.6%	2.2%	1.7%
	2021 Work at Home	28.1%	12.1%	9.9%
TRAVEL TIME	2021 Travel to Work in 14 Minutes or Less	15.1%	14.1%	17.4%
	2021 Travel to Work in 15 to 29 Minutes	27.3%	29.9%	35.4%
	2021 Travel to Work in 30 to 59 Minutes	11.2%	18.6%	21.5%
	2021 Travel to Work in 60 Minutes or More	4.9%	4.6%	5.9%
	2021 Average Travel Time to Work	22.6	23.0	22.6
CONSUMER EXPENDITURE	2021 Est. Total Household Expenditure	\$131.76 M	\$851.52 M	\$1.26 B
	2021 Est. Apparel	\$4.39 M	\$28.58 M	\$42.64 M
	2021 Est. Contributions, Gifts	\$7.43 M	\$48.16 M	\$71.2 M
	2021 Est. Education, Reading	\$3.49 M	\$23.25 M	\$35.35 M
	2021 Est. Entertainment	\$7.28 M	\$47.43 M	\$70.16 M
	2021 Est. Food, Beverages, Tobacco	\$20.33 M	\$131.24 M	\$194.18 M
	2021 Est. Furnishings, Equipment	\$4.57 M	\$29.7 M	\$43.88 M
	2021 Est. Health Care, Insurance	\$13.21 M	\$84.15 M	\$122.83 M
	2021 Est. Household Operations, Shelter, Utilities	\$42.86 M	\$275.96 M	\$408.4 M
	2021 Est. Miscellaneous Expenses	\$2.55 M	\$16.32 M	\$24.05 M
	2021 Est. Personal Care	\$1.78 M	\$11.48 M	\$16.96 M
	2021 Est. Transportation	\$23.88 M	\$155.25 M	\$229.51 M

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TRAFFIC COUNTS



COMMERCIAL AERIAL





WRS^{INC}

REAL ESTATE INVESTMENTS

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