



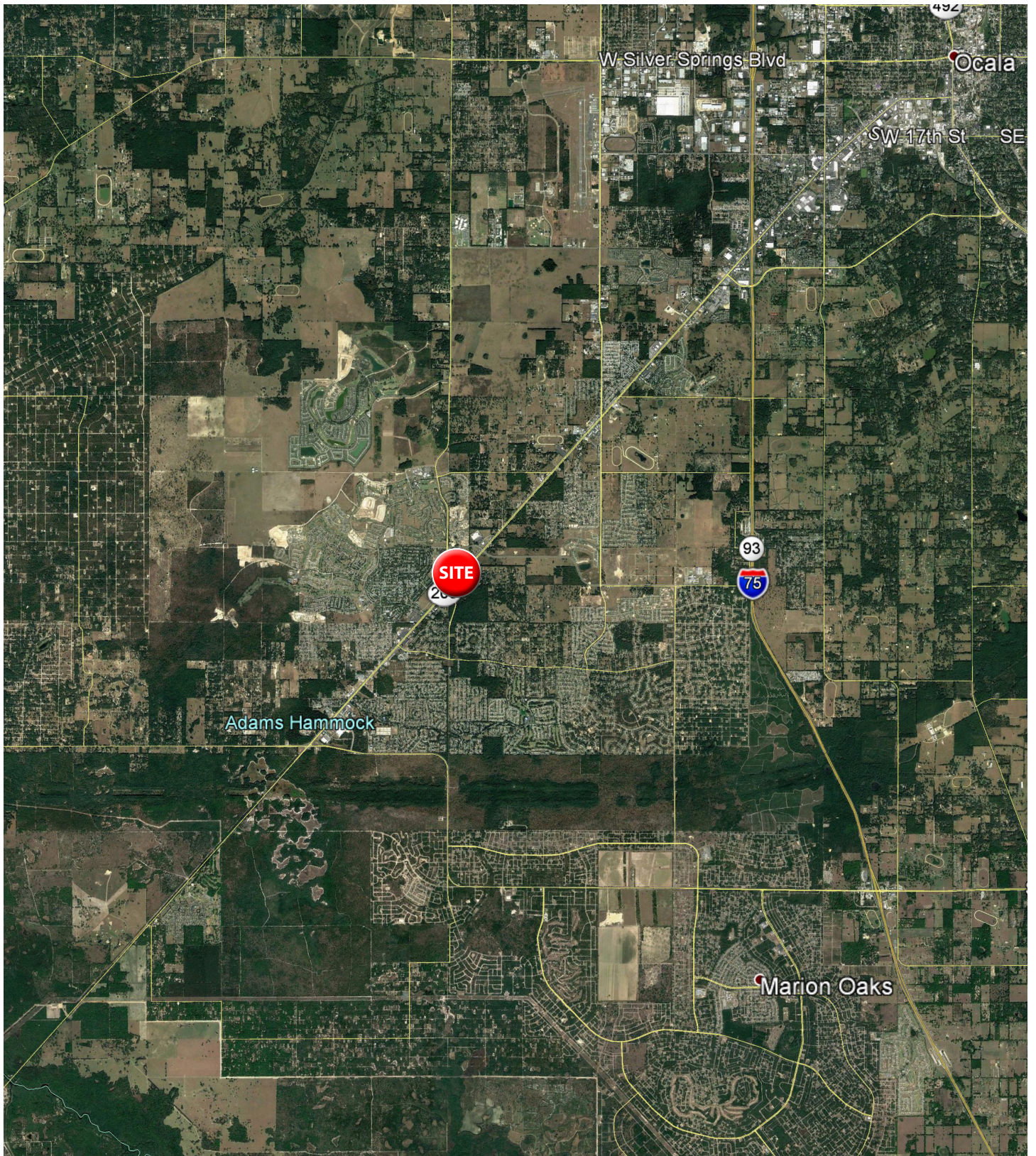
SHOPPES AT OCALA

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	AVAILABLE 5,000 SF
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**
49,008



**Estimated
Households**
24,498



**Average HH
Income**
\$60,459



**Median HH
Income**
\$50,830



**Total
Businesses**
1,273



**Total
Employees**
9,236



DEMOGRAPHIC REPORT

Lat/Lon: 29.0865/-82.25

RF1

7859 SW State Rd 200

Ocala, FL 34476

1 mi radius 3 mi radius 5 mi radius

POPULATION	2020 Estimated Population	3,959	32,480	49,008
	2025 Projected Population	4,200	34,709	52,739
	2010 Census Population	3,489	25,558	40,544
	2000 Census Population	2,383	18,362	24,723
	Projected Annual Growth 2020 to 2025	1.2%	1.4%	1.5%
	Historical Annual Growth 2000 to 2020	3.3%	3.8%	4.9%
HOUSEHOLDS	2020 Estimated Households	2,348	17,297	24,498
	2025 Projected Households	2,352	17,416	24,735
	2010 Census Households	2,054	13,352	19,693
	2000 Census Households	1,234	9,346	12,413
	Projected Annual Growth 2020 to 2025	-	0.1%	0.2%
	Historical Annual Growth 2000 to 2020	4.5%	4.3%	4.9%
AGE	2020 Est. Population Under 10 Years	2.1%	4.3%	6.5%
	2020 Est. Population 10 to 19 Years	2.2%	4.6%	6.6%
	2020 Est. Population 20 to 29 Years	2.0%	3.8%	6.2%
	2020 Est. Population 30 to 44 Years	3.6%	7.4%	10.6%
	2020 Est. Population 45 to 59 Years	8.1%	11.2%	12.8%
	2020 Est. Population 60 to 74 Years	37.3%	36.1%	31.2%
	2020 Est. Population 75 Years or Over	44.7%	32.5%	26.1%
	2020 Est. Median Age	70.3	64.3	57.9
MARITAL STATUS & GENDER	2020 Est. Male Population	43.6%	45.5%	46.3%
	2020 Est. Female Population	56.4%	54.5%	53.7%
	2020 Est. Never Married	13.9%	15.0%	17.6%
	2020 Est. Now Married	55.4%	56.8%	54.8%
	2020 Est. Separated or Divorced	16.2%	14.9%	15.6%
	2020 Est. Widowed	14.5%	13.3%	12.0%
INCOME	2020 Est. HH Income \$200,000 or More	1.0%	1.8%	2.3%
	2020 Est. HH Income \$150,000 to \$199,999	3.0%	2.8%	2.9%
	2020 Est. HH Income \$100,000 to \$149,999	7.9%	9.8%	10.1%
	2020 Est. HH Income \$75,000 to \$99,999	10.9%	13.2%	12.6%
	2020 Est. HH Income \$50,000 to \$74,999	20.3%	22.7%	22.7%
	2020 Est. HH Income \$35,000 to \$49,999	24.0%	18.7%	18.2%
	2020 Est. HH Income \$25,000 to \$34,999	14.1%	11.7%	12.1%
	2020 Est. HH Income \$15,000 to \$24,999	15.0%	13.3%	12.6%
	2020 Est. HH Income Under \$15,000	3.8%	6.1%	6.5%
	2020 Est. Average Household Income	\$57,815	\$57,745	\$60,459
	2020 Est. Median Household Income	\$44,897	\$50,059	\$50,830
	2020 Est. Per Capita Income	\$34,305	\$30,784	\$30,246
	2020 Est. Total Businesses	219	779	1,273
	2020 Est. Total Employees	1,385	4,956	9,236

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RF1

7859 SW State Rd 200

Ocala, FL 34476

1 mi radius 3 mi radius 5 mi radius

RACE	2020 Est. White	91.6%	87.6%	83.7%
	2020 Est. Black	4.2%	6.5%	8.4%
	2020 Est. Asian or Pacific Islander	2.3%	2.7%	3.3%
	2020 Est. American Indian or Alaska Native	0.2%	0.2%	0.3%
	2020 Est. Other Races	1.8%	3.0%	4.3%
HISPANIC	2020 Est. Hispanic Population	255	2,869	5,855
	2020 Est. Hispanic Population	6.4%	8.8%	11.9%
	2025 Proj. Hispanic Population	7.4%	9.6%	12.6%
	2010 Hispanic Population	3.4%	6.4%	9.8%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	3,751	29,023	41,271
	2020 Est. Elementary (Grade Level 0 to 8)	0.9%	2.4%	2.5%
	2020 Est. Some High School (Grade Level 9 to 11)	4.4%	5.8%	6.5%
	2020 Est. High School Graduate	28.8%	31.9%	32.1%
	2020 Est. Some College	31.2%	24.3%	24.0%
	2020 Est. Associate Degree Only	7.6%	9.7%	9.5%
	2020 Est. Bachelor Degree Only	17.9%	17.5%	17.0%
	2020 Est. Graduate Degree	9.0%	8.4%	8.4%
HOUSING	2020 Est. Total Housing Units	2,512	18,468	26,335
	2020 Est. Owner-Occupied	85.3%	86.6%	81.5%
	2020 Est. Renter-Occupied	8.1%	7.1%	11.6%
	2020 Est. Vacant Housing	6.5%	6.3%	7.0%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	3.4%	8.5%	7.3%
	2020 Homes Built 2000 to 2009	29.5%	31.0%	34.1%
	2020 Homes Built 1990 to 1999	29.2%	29.0%	25.4%
	2020 Homes Built 1980 to 1989	19.4%	16.8%	16.3%
	2020 Homes Built 1970 to 1979	7.6%	5.6%	6.5%
	2020 Homes Built 1960 to 1969	2.8%	1.7%	2.1%
	2020 Homes Built 1950 to 1959	1.1%	0.6%	0.8%
	2020 Homes Built Before 1949	0.4%	0.4%	0.6%
HOME VALUES	2020 Home Value \$1,000,000 or More	-	0.2%	0.4%
	2020 Home Value \$500,000 to \$999,999	2.9%	1.3%	1.4%
	2020 Home Value \$400,000 to \$499,999	0.6%	2.5%	2.4%
	2020 Home Value \$300,000 to \$399,999	3.7%	4.6%	4.2%
	2020 Home Value \$200,000 to \$299,999	23.9%	26.8%	25.1%
	2020 Home Value \$150,000 to \$199,999	22.7%	29.8%	30.4%
	2020 Home Value \$100,000 to \$149,999	16.3%	31.1%	30.3%
	2020 Home Value \$50,000 to \$99,999	35.3%	25.9%	22.6%
	2020 Home Value \$25,000 to \$49,999	2.8%	3.2%	4.3%
	2020 Home Value Under \$25,000	1.4%	2.5%	4.5%
	2020 Median Home Value	\$162,192	\$149,489	\$146,267
	2020 Median Rent	\$930	\$866	\$859

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DEMOGRAPHIC REPORT

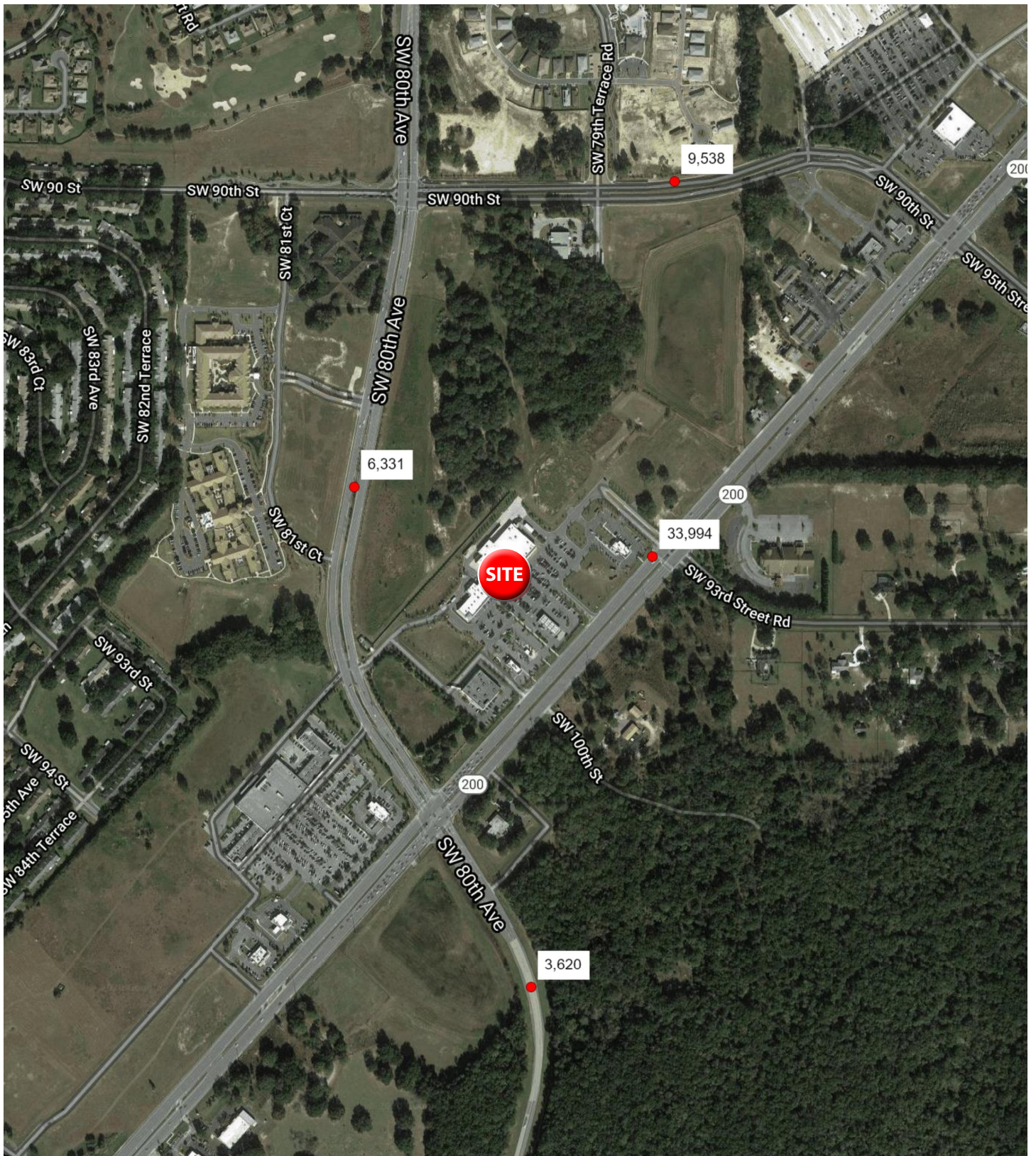
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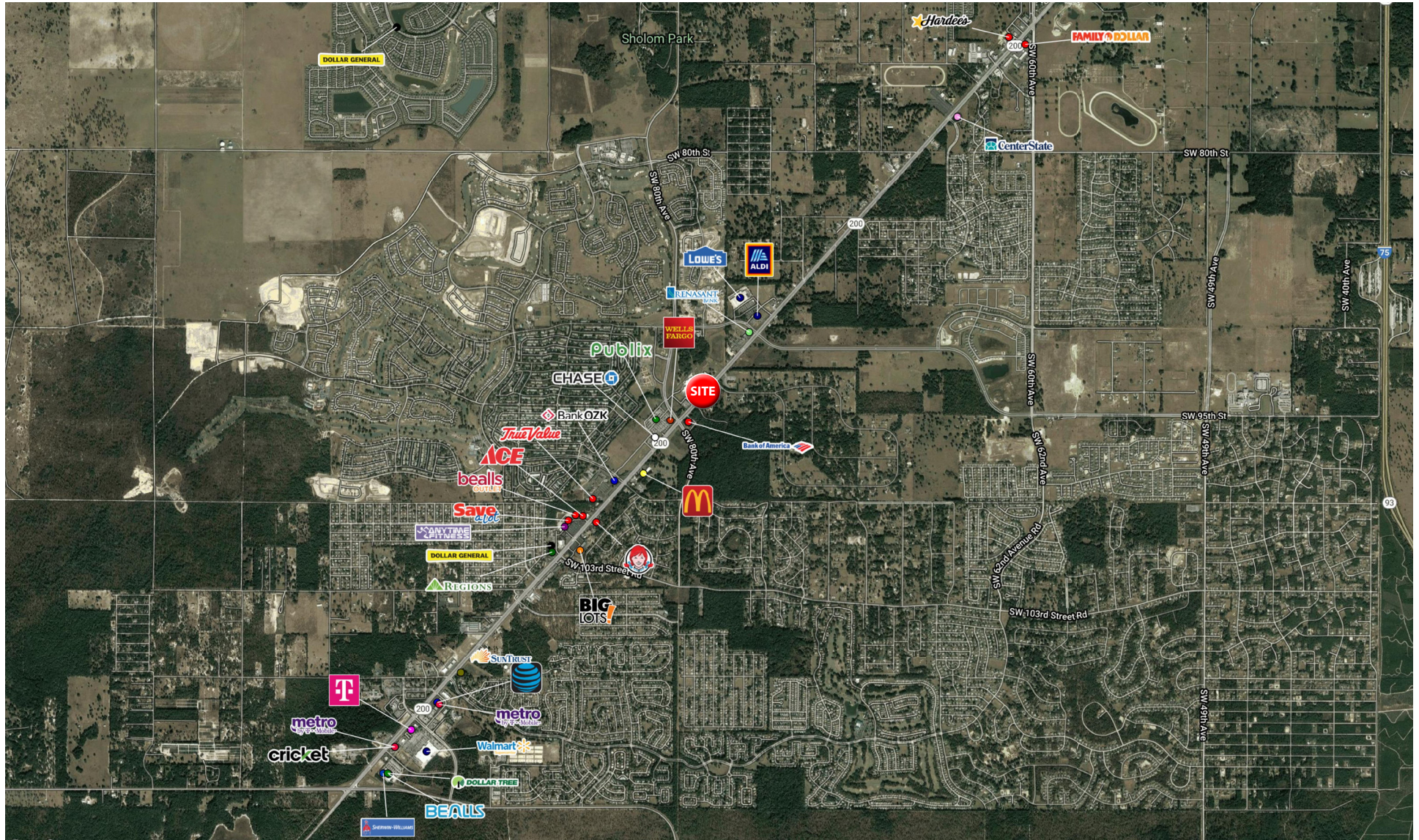
7859 SW State Rd 200		1 mi radius	3 mi radius	5 mi radius
Ocala, FL 34476				
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	3,822	30,136	43,821
	2020 Est. Civilian Employed	24.2%	27.1%	34.3%
	2020 Est. Civilian Unemployed	0.2%	0.6%	0.9%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	75.6%	72.2%	64.8%
	2020 Labor Force Males	43.3%	45.1%	45.7%
	2020 Labor Force Females	56.7%	54.9%	54.3%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	925	8,182	15,033
	2020 Mgmt, Business, & Financial Operations	6.9%	14.1%	15.5%
	2020 Professional, Related	24.4%	18.4%	20.1%
	2020 Service	8.9%	17.9%	17.3%
	2020 Sales, Office	38.3%	29.6%	27.8%
	2020 Farming, Fishing, Forestry	0.7%	1.3%	1.1%
	2020 Construction, Extraction, Maintenance	4.1%	6.1%	6.9%
	2020 Production, Transport, Material Moving	16.6%	12.5%	11.3%
	2020 White Collar Workers	69.6%	62.2%	63.4%
	2020 Blue Collar Workers	30.4%	37.8%	36.6%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	70.9%	76.2%	77.3%
	2020 Drive to Work in Carpool	2.5%	8.6%	9.6%
	2020 Travel to Work by Public Transportation	-	-	-
	2020 Drive to Work on Motorcycle	-	0.1%	0.2%
	2020 Walk or Bicycle to Work	-	0.5%	0.4%
	2020 Other Means	1.1%	1.6%	1.4%
	2020 Work at Home	25.4%	13.0%	11.0%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	13.5%	12.8%	16.1%
	2020 Travel to Work in 15 to 29 Minutes	25.2%	31.9%	39.0%
	2020 Travel to Work in 30 to 59 Minutes	18.9%	17.3%	21.2%
	2020 Travel to Work in 60 Minutes or More	6.6%	5.6%	6.3%
	2020 Average Travel Time to Work	25.5	23.6	23.4
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$113.28 M	\$832.78 M	\$1.22 B
	2020 Est. Apparel	\$3.76 M	\$27.87 M	\$41.07 M
	2020 Est. Contributions, Gifts	\$6.39 M	\$46.88 M	\$68.31 M
	2020 Est. Education, Reading	\$2.97 M	\$22.48 M	\$33.58 M
	2020 Est. Entertainment	\$6.25 M	\$46.22 M	\$67.55 M
	2020 Est. Food, Beverages, Tobacco	\$17.48 M	\$128.51 M	\$188.02 M
	2020 Est. Furnishings, Equipment	\$3.91 M	\$28.93 M	\$42.23 M
	2020 Est. Health Care, Insurance	\$11.39 M	\$82.62 M	\$119.25 M
	2020 Est. Household Operations, Shelter, Utilities	\$36.95 M	\$270.59 M	\$395.81 M
	2020 Est. Miscellaneous Expenses	\$2.19 M	\$15.98 M	\$23.26 M
	2020 Est. Personal Care	\$1.53 M	\$11.23 M	\$16.39 M
	2020 Est. Transportation	\$20.46 M	\$151.48 M	\$221.64 M

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TRAFFIC COUNTS



COMMERCIAL AERIAL





WRS^{INC}

REAL ESTATE INVESTMENTS

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