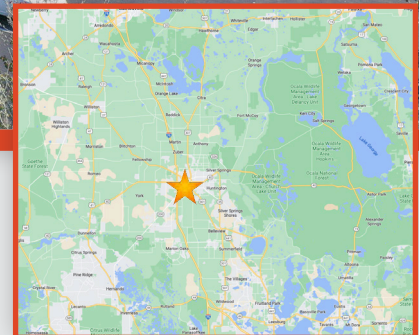


FOR LEASE
Call for Pricing



2800 SW 24th AVENUE, OCALA, FL 34471
**Second-Generation Restaurant
Space for Lease**



PROPERTY HIGHLIGHTS

- One vacancy in a busy center, anchored by Planet Fitness and Conn's Home Plus
- Available space is 2,400 SF in outparcel building
- Located adjacent to Walmart Supercenter, right off Interstate-75
- Paddock Mall sits across the street, anchored by Macy's, JC Penny, Regal Cinemas, and more
- In the heart of Ocala's busy retail corridor
- Easily accessible center with multiple points of entry
- Traffic Count: 22,600 VPD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	4,850	33,804	76,495
Households	2,056	13,379	31,433
Avg. HH Income	\$54,391	\$57,738	\$66,528

For More Information:



Kim Manson
407-718-0541
kim@v3capital.com



Jeff Tanner
407-399-5544
jeff@v3capital.com

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SITE PLAN

Suite	Tenant	Size
101-102	Todd & Shelly's Cafe	3,200
103	Scrubs Paradise	1,600
104	One Main Financial	1,600
105	Shoe Carnival	12,000
200	Conn's Home Plus	34,066
300	Planet Fitness	23,800
401-406	CSL Plasma	9,600
407	Avalon Nails and Spa	1,600
408	Gamestop	1,600
101	AVAILABLE	2,400
102	Boost Mobile	1,200
103	Ocala Nutrition Center	1,200
100	The Juicy Crab	5,400
101	Moe's Southwest Grill	2,800

TOTAL 102,066

