



MARKET STREET AT HEATH BROOK

OCALA, FL





GAVIN WALSH
407.919.6970 | GWALSH@ATLANTICRETAIL.COM

1,200 - 18,732 SF
AVAILABLE FOR LEASE

Atlantic RETAIL® | CP COLUMBUS PACIFIC

MARKET STREET AT HEATH BROOK



PROJECT HIGHLIGHTS

- Ideally located at SWC of College Rd (SR 200) & I-75
- 515,000 GLA
- **1,200 – 18,723 SF** Available
- .6 – 2AC Outparcels Available
- The dominant open-air shopping center in Marion County
- Serves growing Ocala market
- Excellent Access to I-75
- Multiple access including signalized access
- **GPS trade area** of 404,347
- **CO-TENANTS**
  Dillard's, Dick's Sporting Goods, Epic Theaters, Barnes & Noble, Marshalls, Home Goods, Kilwins, Men's Wearhouse, DSW, Old Navy, ULTA, Talbots, Chico's, SOMA, Kirkland's, Zone Fitness, Orange Theory Fitness, Panera Bread, Las Margaritas, Eggs Up Grill, The Great Greek
- **AREA RETAILERS**
  Target, Belk, Macy's, Walmart Supercenter, Lowe's Home Improvement, Ross, TJX, PetSmart, Michael's, Kohl's
- Traffic Counts
  SR 200 - **44,471 ADT**
  I-75 - **114,833 ADT**



	3 MILE	5 MILE	10 MILE
POPULATION	23,068	71,477	237,203
DAYTIME POPULATION	37,703	107,098	254,129
MEDIAN HH INCOME	$62,527	$59,654	$63,410
TOTAL HOUSEHOLDS	9,564	30,166	99,564

SOURCE: ESRI 2024

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TENANTS

SPECIALTY

- Barnes & Noble
- Dick's Sporting Goods
- HomeGoods
- Kirkland's

BEAUTY

- Azulene Day Spa
- Dermalase Medical Spa
- Envious Eyebrows
- Ulta Beauty

SOFT GOODS

- chico's
- Dillard's
- DSW Designer Shoe Warehouse
- Marshalls
- Men's Wearhouse
- Old Navy
- SOMA
- Talbots

DINING

- The Crazy Cucumber
- The Great Greek Mediterranean Grill
- Kilwins
- crumbl cookies
- Las Margaritas
- Mimi's Bistro + Bakery
- EDO Sushi & Steakhouse
- Panera Bread
- Eggs Up Grill
- Five Star Pizza
- Shuckin' Shack Oyster Bar

BUSINESS

- Absolute Law Group
- Great American Financial Resources
- Lennar
- Truist
- U.S. Army

FITNESS

- Orangetheory Fitness
- iZone Health & Fitness

ENTERTAINMENT

- Epic Theatres
- Painting With A Twist

SITE PLAN


SW COLLEGE RD (SR 200)
44,471 ADT
SW 46th CT
Dillard's
Mimi's
OP 4
OP 3
OP 2
OP 1
310
315
TALBOTS
330
370
BARNES & NOBLE
500
HomeGoods
DSW
2000
DICK'S SPORTING GOODS
1600
Kirkland's
1730
ULTA
1700
OLD NAVY
1600
Marshalls
810-850
910
940
950
990
Zone Health & Fitness
1440
1410
1400
1380
1360
1340
1310
EPIC THEATRES
Lennar Homes
U912-932
U942
U952
U962
U972
SECOND LEVEL OFFICE / RETAIL SPACE
Ocala Eye
U1462
U1312
Great American Insurance

TENANT ROSTER



SUITE	TENANT	SF
100	Mimi's Café	6,040 SF
310	Edo Japanese Restaurant	5,229 SF
315	The Great Greek	2,615 SF
320A	Planet Smoothie	1,364 SF
320B	Crumbl Cookies	1,200 SF
340	Talbots	5,031 SF
350	**AVAILABLE**	**1,200 SF**
360	**AVAILABLE**	**1,573 SF**
370	Painting with a Twist	2,902 SF
380	Envious Eyebrow	971 SF
410	LasMargaritas	7,948 SF
420	Kilwins	994 SF

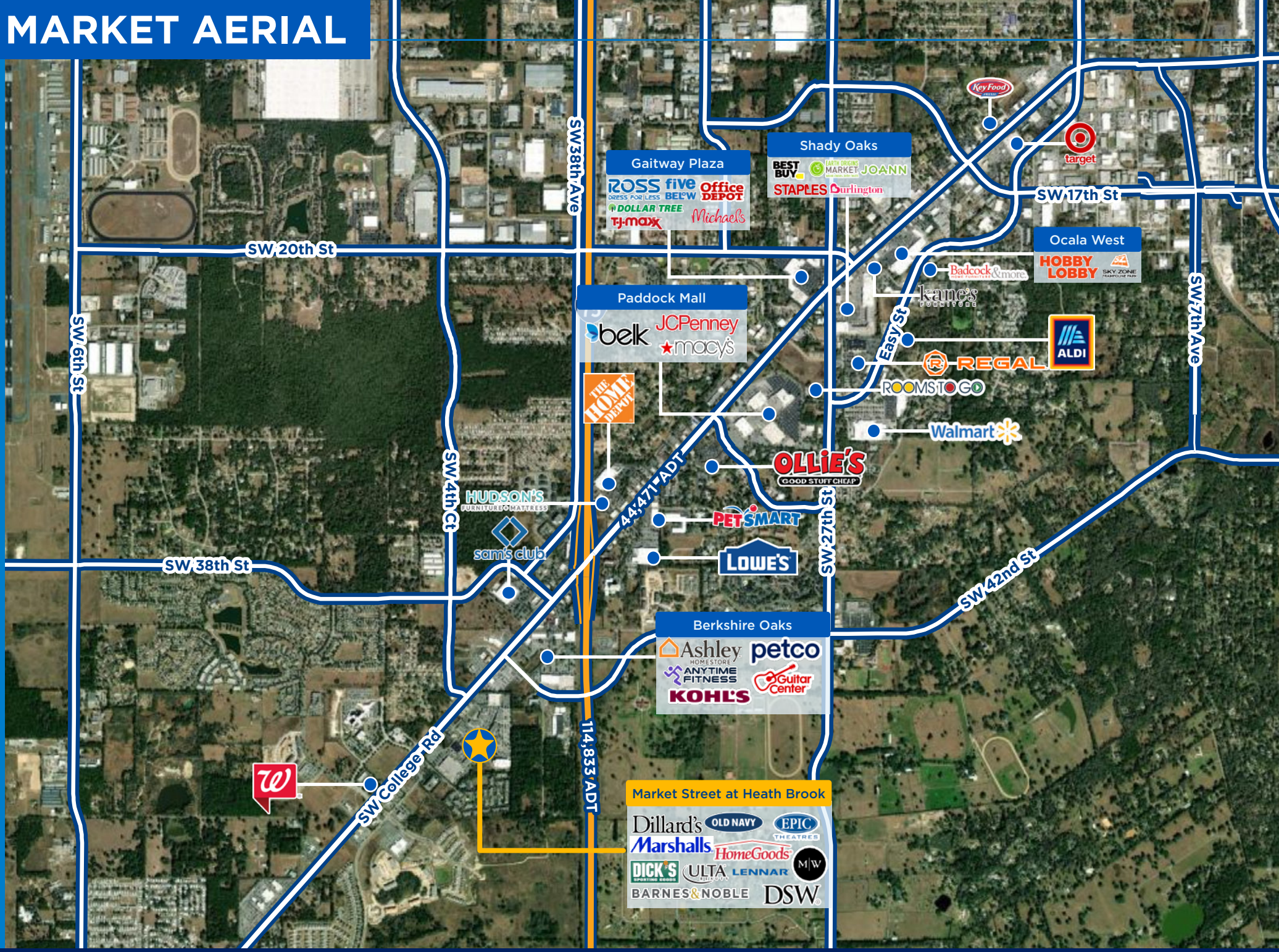
SUITE	TENANT	SF
430	**AVAILABLE**	**5,408 SF**
440	Consumer Cellular	4,000 SF
500	Barnes & Noble	27,228 SF
600A	Eggs Up Grill	3,005 SF
600B	Shuckin' Shack	3,000 SF
810-850	Marshalls	21,252 SF
860	**AVAILABLE**	**3,271 SF**
910	**AVAILABLE**	**9,140 SF**
940	**AVAILABLE SOON**	**3,493 SF**
950	**AVAILABLE**	**2,321 SF**
960	Orangetheory Fitness	3,652 SF
990	Azulene Day Spa	4,390 SF

SUITE	TENANT	SF
1010	Zone Health & Fitness	6,426 SF
1020	Zone Health & Fitness	2,077 SF
1310	**AVAILABLE**	**6,000 SF**
1340	**AVAILABLE**	**4,000 SF**
1360	**AVAILABLE**	**3,000 SF**
1380	**AVAILABLE**	**2,400 SF**
1400	**AVAILABLE**	**1,562 SF**
1410	**AVAILABLE**	**1,561 SF**
1440	Men's Warehouse	6,485 SF
1450	**AVAILABLE**	**3,218 SF**
1460	Zuru Ramen	1,996 SF
1470	Dermalase Medical Spa	1,596 SF
1510	**AVAILABLE**	**3,141 SF**
1520	Pigtails & Crewcuts	1,600 SF
1530	Premear Hearing	500 SF
1540	Panera	4,500 SF
1600	Old Navy	15,200 SF
1700	Ulta	10,021 SF
1730	Kirkland's	7,466 SF
1740	Five Star Pizza	2,434 SF
1800	Dick's Sporting Goods	52,000 SF
1910	Crazy Cucumber	6,000 SF
1920	Chico's	2,996 SF
1930	Unique Lingerie	2,610 SF
2000	DSW	15,341 SF
2110	Soma	2,365 SF
2300	HomeGoods	22,445 SF
OP1	**AVAILABLE**	**4,543 SF**
OP2	**AVAILABLE**	**6,375 SF**
OP3	**AVAILABLE**	**5,500 SF**
OP4	**AVAILABLE**	**3,300 SF**
U912-932	Lennar Homes	9,049 SF
U942	Absolute Law	5,877 SF
U952	**AVAILABLE**	**2,876 SF**
U962	Army Recruiter	2,866 SF
U972	Lennar Homes	2,557 SF
U1012	Zone Health & Fitness	9,527 SF
U1312	Great American Insurance	13,945 SF
U1462	Ocala Eye	30,300 SF

SITE AERIAL


sam's club
CIRCLE K
WAFFLE HOUSE
Wawa
AdventHealth Care Pavilion
Cheddar's SCRATCH KITCHEN
Fore Ranch
1,100 Homes
Brentwood at Fore Ranch
Retirement Community
96 Units
HCA Florida West
Marion Hospital
236 Beds
Canter Luxury
Apartment Homes
320 Units
BONEFISH GRILL
Chick-fil-A
RaceTrac
Homewood Suites
Ocala at Heath Brook
99 Rms
The Estates at
Heathbrook
384 Units
SW College Rd
44,471 ADT
SW 43rd St 28,000 AADT
114,833 ADT
75
Berkshire Oaks
Ashley HOMESTORE
petco
ANYTIME FITNESS
Guitar Center
KOHL'S
McALISTER'S DELI
Market Street at
Heath Brook
Dillard's
OLD NAVY
EPIC THEATRES
LENNAR
Marshalls
HomeGoods
DSW
BARNES & NOBLE
ULTA
DICK'S SPORTING GOODS
Kilwins
Mimi's
Panera BREAD
crumbl cookies
EGGS UP GRILL

MARKET AERIAL



OCALA FLORIDA



The City of Ocala is located in the heart of Central Florida, less than 90 miles northwest of Orlando. The area's natural beauty includes many scenic bodies of water, public parks and recreational areas including the Ocala National Forest and the Silver Springs Nature Theme Park. Ocala is an ideal location for many active adult retirees. Active adults who choose to settle in the Ocala area will have their pick of several impressive age–restricted communities.

Ocala is ranked fifth best city for future job growth by Forbes with a projected annual job growth of 3.5%. A few top area employers include Munroe Regional Medical Center, Ocala Regional Medical Center, Lockheed Martin, and equestrian related employees. Known as the "Horse Capital the World," Ocala/Marion County is home to the largest number of horses and ponies – more than any other county in the United States. Marion County has more than 1,200 horse farms which includes 900 thoroughbred farms on more than 77,000 acres. Located just 1.5 miles northeast of Market Street at Heath Brook, College of Central Florida enrolls over 10,000 students annually. Other colleges in the area include Taylor College, Marion Community Technical and Adult Education, and Rasmussen College –located directly across the street from the property.







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