

FOR LEASE

Prime Retail Corner Pad Available

9268 SE Maricamp Rd | Ocala, FL



0.81± AC

Available

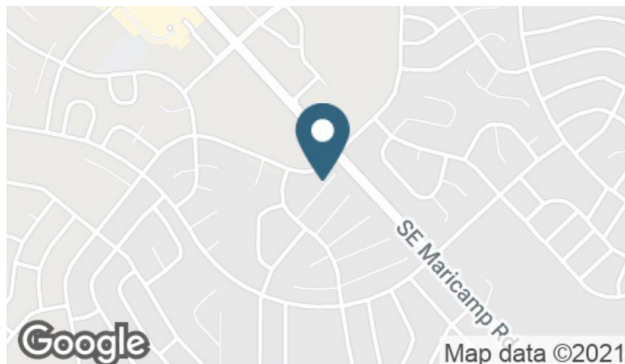
Contact Broker

Lease Rate

DESCRIPTION

- Outparcel to Shores Landing, a 51,720 SF grocery anchored neighborhood center
- Located at a main lighted corner intersection in Silver Springs Shores, Marion County's most active residential community
- Near Heather Island Plaza, a Publix anchored shopping center and Walmart Supercenter

NEARBY RETAILERS



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	25,438	57,412	36,997
2025 Growth	1.34%	1.41%	1.24%
Avg HH Income	\$50,050	\$58,761	\$63,360
Daytime Population	5,208	21,740	50,043

Year: 2021 | Source: Esri

TRAFFIC COUNTS

SE Maricamp Rd 11,400 VPD

Year: 2020 | Source: FDOT

CONTACT

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SE Maricamp Rd & Bahia Ave

Ocala, FL



11,400 CPD

Walgreens

CVS pharmacy

Walmart SUPERCENTER

Midway Rd

McDonald's

Publix

TACO BELL

AutoZone



Bahia Ave

Advance Auto Parts

Save a Lot

SITE

ALDI

PROPOSED Aspen Dental
PROPOSED O'Reilly AUTO PARTS

Wendy's





SITE

AutoZone

Florida
Credit Union

PROPOSED
AspenDental

PROPOSED
O'Reilly
AUTO PARTS

Wendy's

Advance
Auto Parts

ALDI

Save
a lot

Executive Summary

9268 SE Maricamp Rd | Ocala, FL



	1 mile	3 miles	5 miles
Population			
2020 Population	5,925	25,438	57,412
2000 Population	4,078	14,308	37,462
2010 Population	5,212	22,221	51,107
2025 Population	6,332	27,283	61,067
2000-2010 Annual Rate	2.48%	4.50%	3.15%
2010-2020 Population: Annual Growth Rate	1.26%	1.33%	1.14%
2020-2025 Population: Annual Growth Rate	1.34%	1.41%	1.24%
2020 Median Age	35.7	36.5	40.6
Households			
2000 Households	1,579	5,556	15,026
2010 Households	1,882	8,059	19,591
2020 Total Households	2,095	9,050	21,640
2025 Total Households	2,229	9,667	22,940
2000-2010 Annual Rate	1.77%	3.79%	2.69%
2010-2020 Households: Annual Growth Rate	1.05%	1.14%	0.98%
2020-2025 Households: Annual Growth Rate	1.25%	1.33%	1.17%
2020 Average Household Size	2.83	2.81	2.65
Housing Units			
2020 Total Housing Units	2,561	10,938	25,580
2020 Owner Occupied Housing Units	1,280	6,142	15,337
2020 Renter Occupied Housing Units	815	2,908	6,303
2020 Vacant Housing Units	466	1,888	3,940
Race and Ethnicity			
2020 White Alone	51.0%	62.0%	73.0%
2020 Black Alone	35.0%	25.0%	16.0%
2020 American Indian/Alaska Native Alone	1.0%	1.0%	1.0%
2020 Asian Alone	2.0%	2.0%	2.0%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Hispanic Origin (Any Race)	24.0%	23.0%	18.0%
Income			
2020 Median Household Income	\$37,377	\$43,406	\$46,637
2020 Average Household Income	\$50,050	\$58,761	\$63,360
2020 Per Capita Income	\$17,826	\$20,955	\$23,806
2020 Population 25+ by Educational Attainment			
Total	3,915	16,871	40,008
High School Graduate	37.0%	33.0%	31.0%
GED/Alternative Credential	6.0%	7.0%	8.0%
Some College, No Degree	18.0%	22.0%	22.0%
Associate Degree	7.0%	10.0%	10.0%
Bachelor's Degree	10.0%	11.0%	12.0%
Graduate/Professional Degree	5.0%	5.0%	7.0%
Data for all businesses in area			
Total Businesses:	112	436	1,470
Total Employees:	822	4,082	10,419
Total Residential Population:	5,925	25,438	57,412
Employee/Residential Population Ratio:	0:1	0:1	0:1
2020 Total Daytime Population	5,208	21,740	50,043
Workers	1,433	6,082	14,732
Residents	3,775	15,658	35,311