

# SHOPPES OF OCALA

4701 SW COLLEGE ROAD  
OCALA, FL

## INVESTMENT RETAIL FOR SALE

**Colliers**  
INTERNATIONAL

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Sean Glickman, CCIM and Mike Milano, CCIM, MAI with the Milano-Glickman Retail Team and Executive Managing Directors at Colliers International are proud to offer for sale Shoppes of Ocala, a 13,962 SF **unanchored, value add** strip center located in the heart of Ocala's most dynamic retail corridor. The property is **shadow anchored by Walgreens** and is located on a **hard signalized intersection**, featuring a diversified line-up of national brands and strong regional/local tenants that are service-oriented, **recession and e-commerce resilient**. Although there are stable tenants in-place with triple net (NNN) leases, there is an excellent opportunity to create value during the course of ownership as a **majority of the tenants are paying significantly below-market rents**.

**NOI: \$221,645**

**Cap Rate: 8.01%**

**Asking Price: \$2,765,888**

## INVESTMENT HIGHLIGHTS

- **Positioned at a hard-signalized intersection along Hwy 200 in Ocala's dominant retail corridor.**
- Across the street from Ocala's premier 600,000 SF open-air lifestyle center.
- **Outparcel to one of Ocala's major hospitals and shadow-anchored by Walgreens.**
- Easy access to I-75, one of Florida's major highways.
- **Ideal line-up of service-oriented, recession and ecommerce resilient tenants.**
- Anchored by Bonefish, a national chain with over 188 locations.
- All leases are triple net (NNN) – minimal expense slippage.
- Consistent NOI growth due to contractual rent increases.
- Well-diversified income stream from seven (7) types of users.
- Many tenants have a significant track record of success at this property.
- **Multiple tenants pay below market rents**

## AREA DEMOGRAPHICS



### Population

1-Mile: 5,387  
3-Mile: 19,414  
5-Mile: 58,264



### Daytime Population

1-Mile: 5,325  
3-Mile: 32,738  
5-Mile: 85,412



### Average HH Income

1-Mile: \$76,154  
3-Mile: \$69,033  
5-Mile: \$64,429



### Households

1-Mile: 2,362  
3-Mile: 8,332  
5-Mile: 23,753

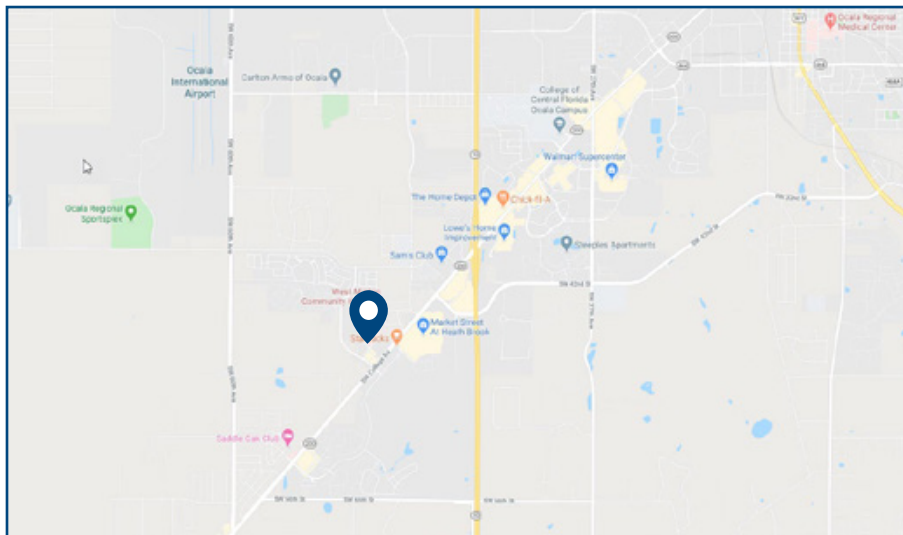


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## PROPERTY OVERVIEW

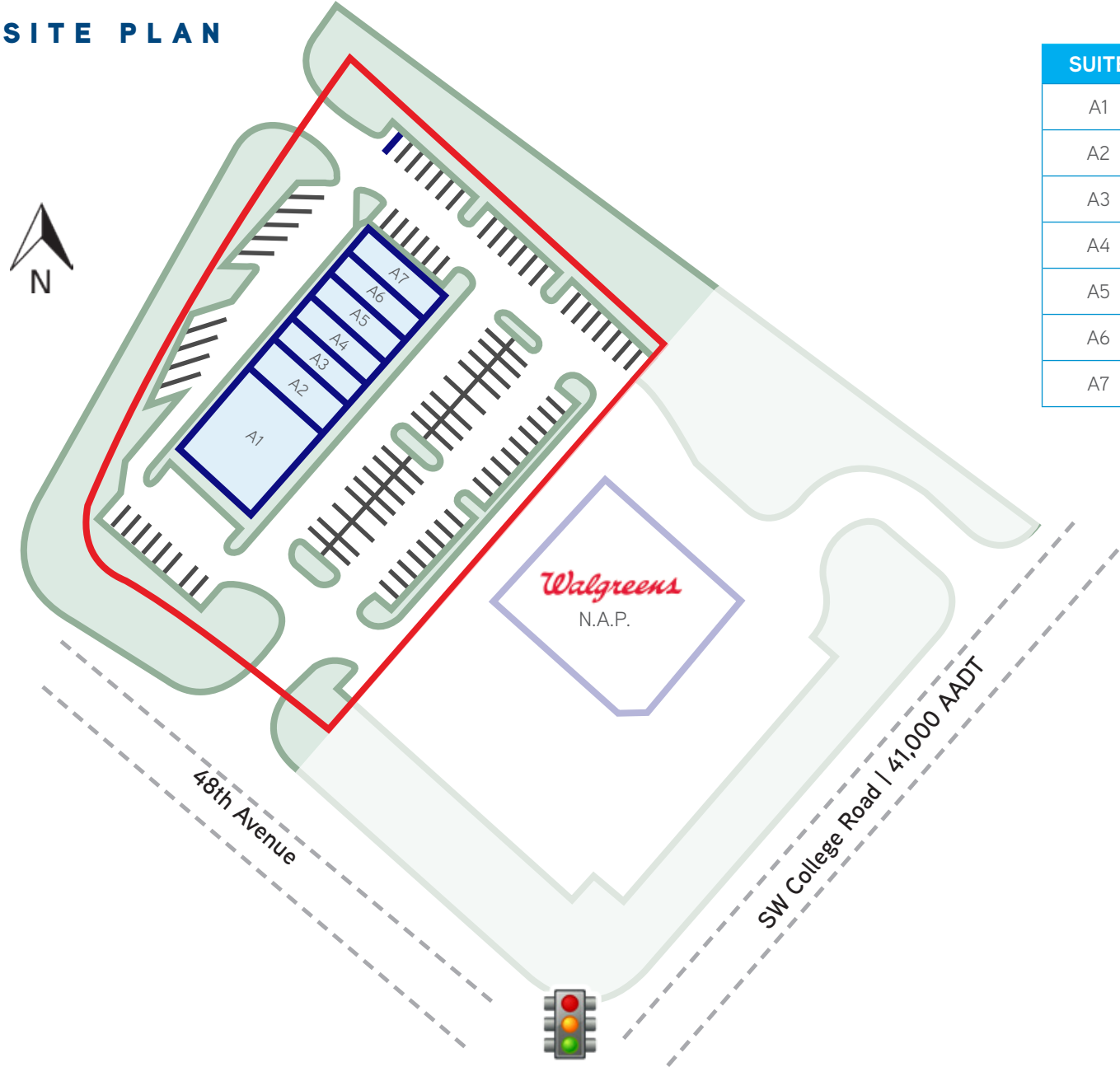
|                      |  |
|----------------------|--|
| ADDRESS              | 4701 SW College Road<br>Ocala, FL 34474      |
| GLA                  | 13,962 SF                                    |
| OCCUPANCY            | 100%   |
| YEAR BUILT/RENOVATED | 2005   |
| UNITS                | Seven (7)                                    |
| LOT SIZE             | 2.24± Acres                                  |
| TRAFFIC COUNTS       | SW College Road: 41,500 ± AADT               |
| KEY TENANTS          | Bonefish: 5,200 SF<br>Edward Jones: 1,400 SF |



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## SITE PLAN



| SUITE | TENANT                          | RSF    |
|-------|---------------------------------|--------|
| A1    | Bonefish Grill                  | 5,200  |
| A2    | Ideal Image                     | 1,762  |
| A3    | First International Title       | 1,400  |
| A4    | Edward D. Jones & Co.           | 1,400  |
| A5    | Provision Financial & Insurance | 1,400  |
| A6    | Prana RX                        | 1,400  |
| A7    | Austin James Hair Studio        | 1,400  |
|       |                                 | 13,962 |



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