

BERKSHIRE OAKS

4465 - 4475 SW 40th Avenue
Ocala, FL 34474

Colliers
INTERNATIONAL



Property Highlights

- 250,000 SF Regional Power center strategically located with excellent exposure to I-75 and frontage on SR 200.
- 42,000 SF former Sports Authority available with ability to subdivide or combine with adjacent space to get 48,000 SF.
- 30,000 SF former HHGregg box space available.
- 1.83± acre outparcel available for ground lease or BTS, can build up to approximately 4,536 SF and can accommodate a drive-thru.
- Shop space available 1,800 SF - 15,300 SF.
- New extension road will allow customers easy access to bypass congestion on SR 200 and connect site to both north side and east side of town.
- West Marion Community Hospital, a 94 bed community hospital, is located across the street.
- Twelve hotels in a 1 mile radius.

Owned by:

**COHEN
EQUITIES**

Location



Demographics

	3-Mile	5-Mile	7-Mile
Total Population	27,004	62,519	83,706
Daytime Population	19,332	52,593	102,354
Households	8,723	23,539	47,911
Average HH Income	\$60,883	\$59,492	\$59,069
Median Age	38.3	43.9	48.6

Site Plan



BLDG.	SUITE #	TENANT	SIZE (SF)
OUTPARCEL	-	AVAILABLE	1.83± AC
A	110	McAlister's Deli	4,050
A	109	AVAILABLE	2,700
A	108	AVAILABLE	1,800
A	107 & 106	AVAILABLE	5,400
A	105	AVAILABLE	1,800
A	104	AVAILABLE	3,600
A	103 & 102	Anytime Fitness	4,200
A	101	AVAILABLE	5,400
B	103	Guitar Center	8,400
B	101 & 102	Gator's Dockside	6,000
C	101 - 106	Specialty Grocery	7,500
D	101	Batteries + Bulbs	2,000
D	102	AVAILABLE	4,600
D	103	Tijuana Flats	2,000
E	102	AVAILABLE	30,000
E	102	My Salon Suite	4,000
F	4475	PetCo	15,000
F	4039	IN NEGOTIATION	42,000*
F	4469	AVAILABLE	6,000*
F	4031	Kohl's	88,800

*Suites 4039 & 4469 may be combined for a total of 48,000 SF

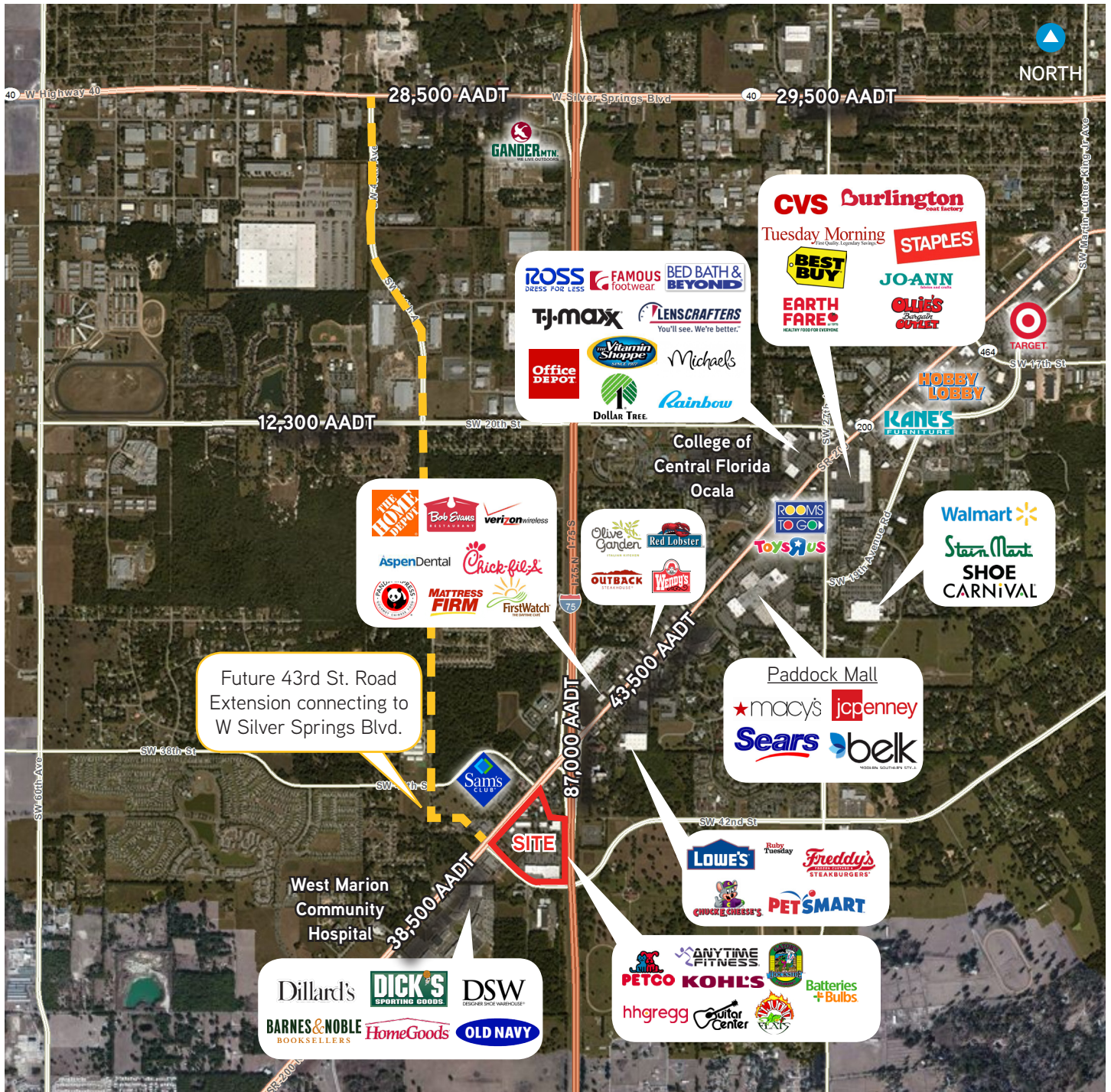
Excellent Visibility from I-75



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