



BERKSHIRE OAKS

FOR LEASE 4465 - 4475 SW 40TH AVE. // OCALA, FL

PROPERTY HIGHLIGHTS

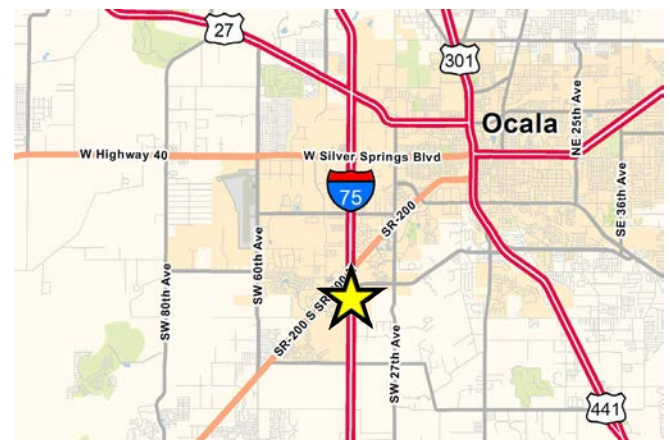
- 30,000 SF former HHGregg box space available.
- 250,000 SF Regional Power center strategically located with excellent exposure to I-75 and frontage on SR 200.
- 1.83± acre outparcel available for ground lease or BTS, can build up to approximately 4,536 SF and can accommodate a drive-thru.
- Shop space available 1,800 SF - 15,300 SF.
- New extension road allows customers to easily access and 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.

CONTACT US

Genny Hall
Managing Director,
Retail Services
+1 407 362 6162
genny.hall@colliers.com

Colliers International
255 S. Orange Avenue,
Suite 1300
Orlando, FL 32801
www.colliers.com

LOCATION MAP



AREA DEMOGRAPHICS

| | 3-Mile | 5-Mile | 7-Mile |
|--------------------|----------|----------|----------|
| Population | 27,004 | 62,519 | 83,706 |
| Daytime Population | 19,332 | 52,593 | 102,354 |
| Average HH Income | \$60,883 | \$59,492 | \$59,069 |
| Households | 8,723 | 23,539 | 47,911 |
| 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 | 4039-4469 | Ashley Furniture | 48,000 |
| F | 4031 | Kohl's | 88,800 |

EXCELLENT VISIBILITY FROM I-75



MARKET AERIAL

