



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

 **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

MARKET STREET AT HEATH BROOK

TENANTS

SPECIALTY

**BARNES
& NOBLE**

DICK'S
SPORTING GOODS

HomeGoods
Kirkland's

SOFT GOODS

chico's
Dillard's

DSW
DESIGNER SHOE WAREHOUSE®

Marshalls
MEN'S WEARHOUSE®

OLD NAVY

SOMA
TALBOTS

DINING

THE CRAZY CUCUMBER
Sushi & Bar

crumbl
cookies

EDO Sushi & Steakhouse

EGGS UP GRILL

Five Star Pizza

THE GREAT GREEK
Mediterranean Grill
Kilwins®

Las Margaritas

Mimi's
BISTRO • BAKERY

Panera
BREAD®

SHUCKIN' SHACK
OYSTER BAR

BUSINESS

ABSOLUTE LAW GROUP
BUSINESS • TAX • ESTATE PLANNING

GREATAMERICAN
FINANCIAL RESOURCES

LENNAR®

U.S. ARMY

FITNESS

Orangetheory®
FITNESS

ZONE
HEALTH & FITNESS

ENTERTAINMENT

EPIC
THEATRES

PAINTING WITH A
Twist

BEAUTY

Azulene
DAY SPA



DERMALASE
Medical Spa

Envious Eyebrows

ULTA
BEAUTY

SITE PLAN



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

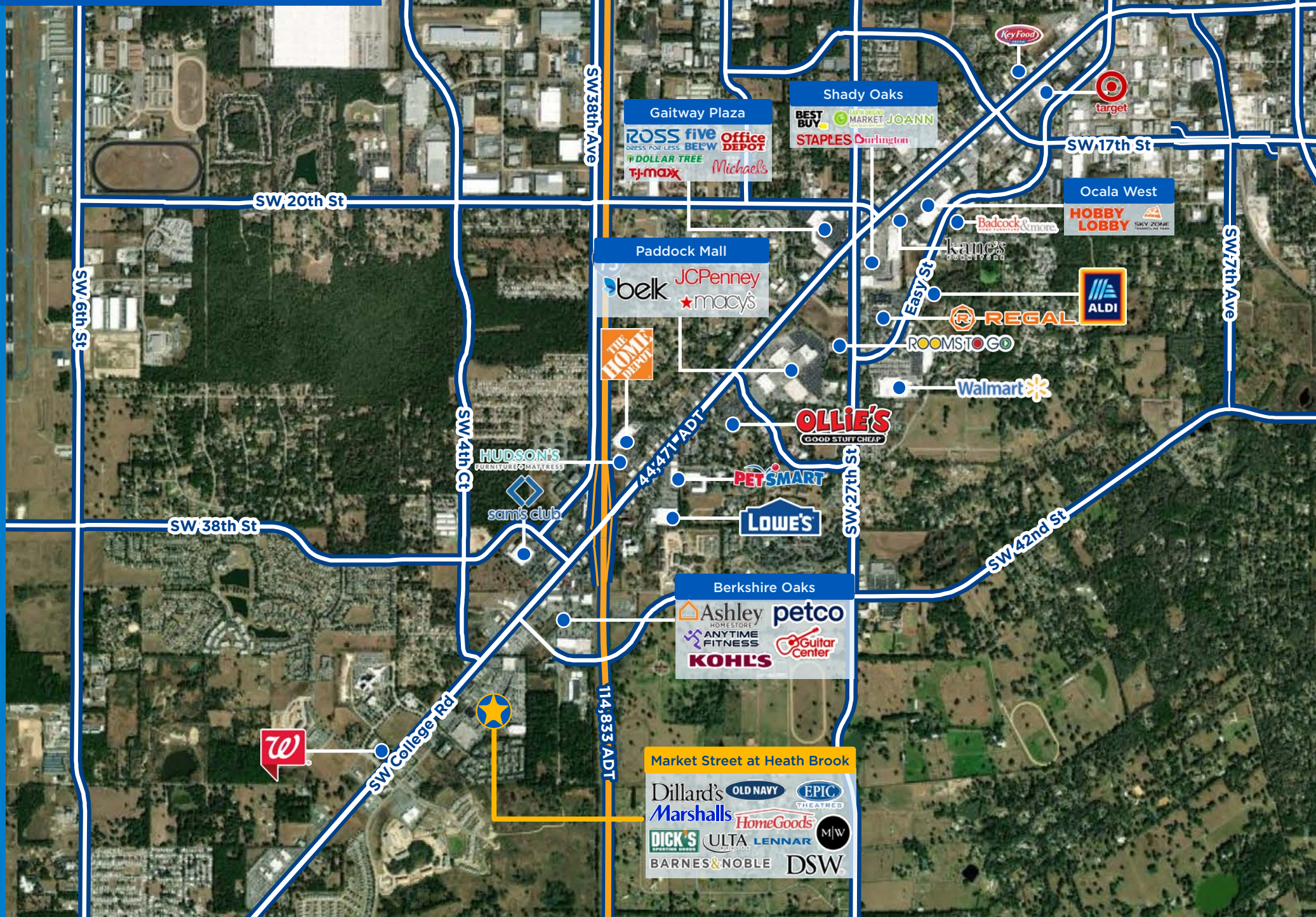
SUITE	TENANT	SF
430	AVAILABLE	5,408 SF
440	Consumer Cellular	4,000 SF
500	Barnes & Noble	27,228 SF
600A	Eggs Up Grill	3,005 SF
600B	Shuckin' Shack	3,000 SF
810-850	Marshalls	21,252 SF
860	AVAILABLE	3,271 SF
910	AVAILABLE	9,140 SF
940/950	Giovanni's Restaurant	5,814 SF
960	Orangetheory Fitness	3,652 SF
990	Azulene Day Spa	4,390 SF
1010/1020	Zone Health & Fitness	8,503 SF

SUITE	TENANT	SF
1310	Truist	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	CP Management Office	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



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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