



Gaitway Plaza

2701 SW College Rd | Ocala, FL



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For Lease

2701 SW College Rd
Ocala, FL

* Available retail space at
Gaitway Plaza. Join an
incredible tenant roster!

Property Specifications

SUITE A01

1,328 SF

SUITE B15

9,000 SF

SUITE C07A

1,800 SF

ANCHOR XE

26,920 SF

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About the Property

- Well-positioned regional retail center along SW College Road, a major east-west thoroughfare serving Ocala.
- 1,328 SF vacancy has highly visible frontage on College Rd.
- Anchored by strong, value-oriented national retailers including Ross Dress for Less, T.J.Maxx, Golf Galaxy, and Michaels.
- Prominently located at the lighted intersection of College Road (SR 200) and SW 27th Avenue, offering excellent visibility, signalized access, and strong traffic exposure.
- Ample surface parking and convenient ingress/egress.

Traffic Counts

SW College Rd	37,000 VPD
27th Ave	18,800 VPD
SW 20th St	12,200 VPD

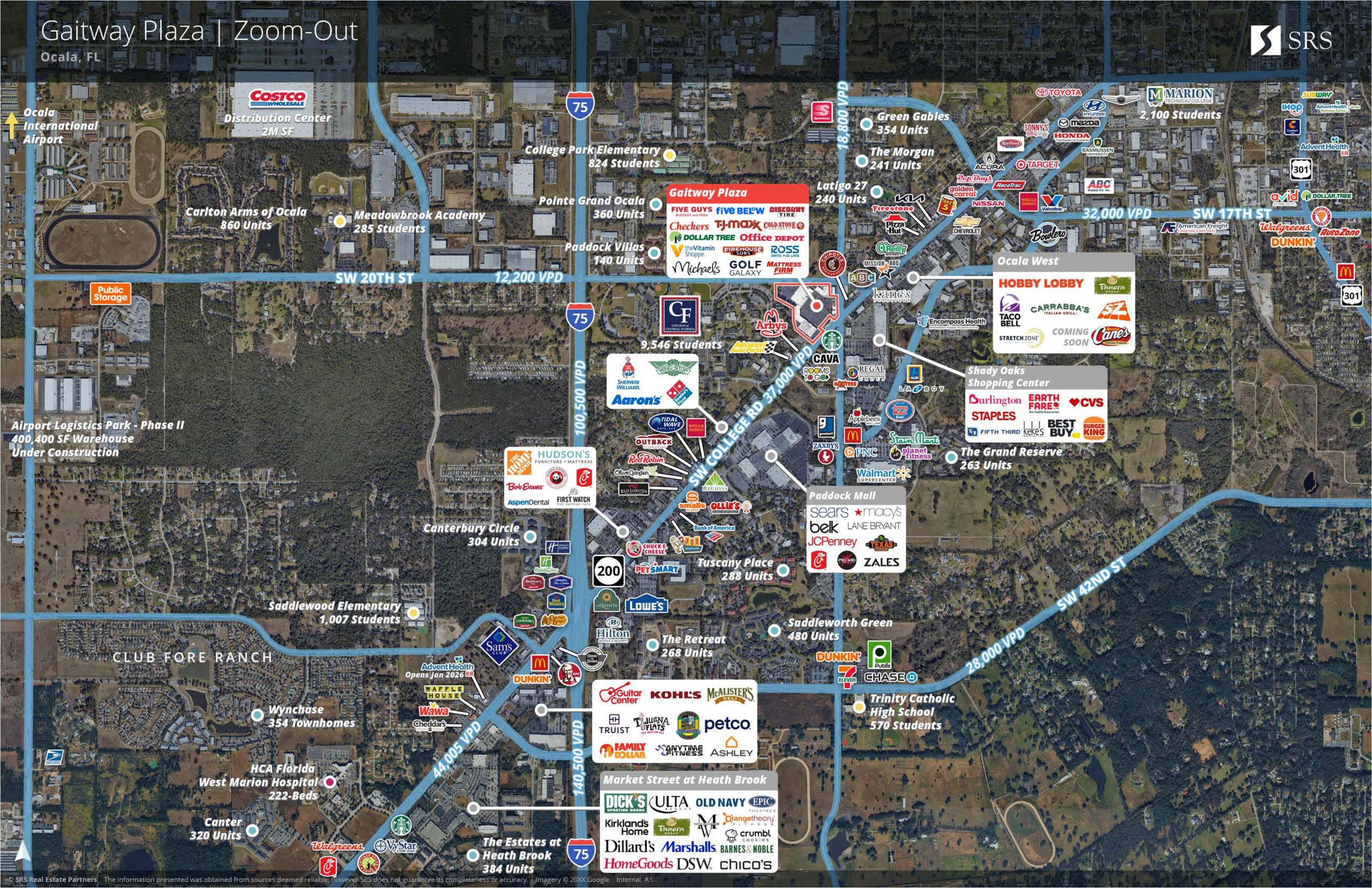
Year: 2025 | Source: FDOT

Nearby Retailers



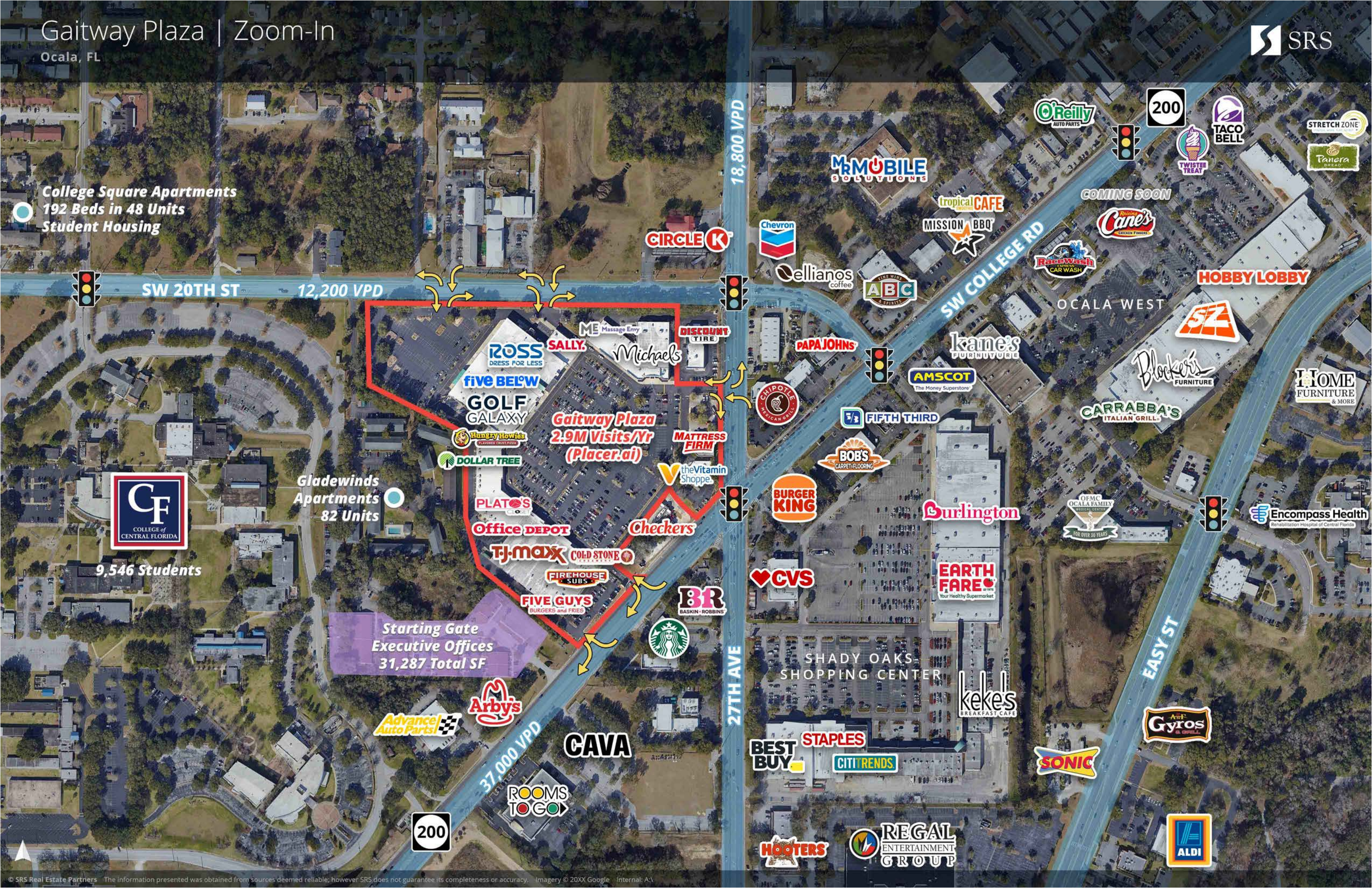
Gaitway Plaza | Zoom-Out

Ocala, FL



Gaitway Plaza | Zoom-In

Ocala, FL





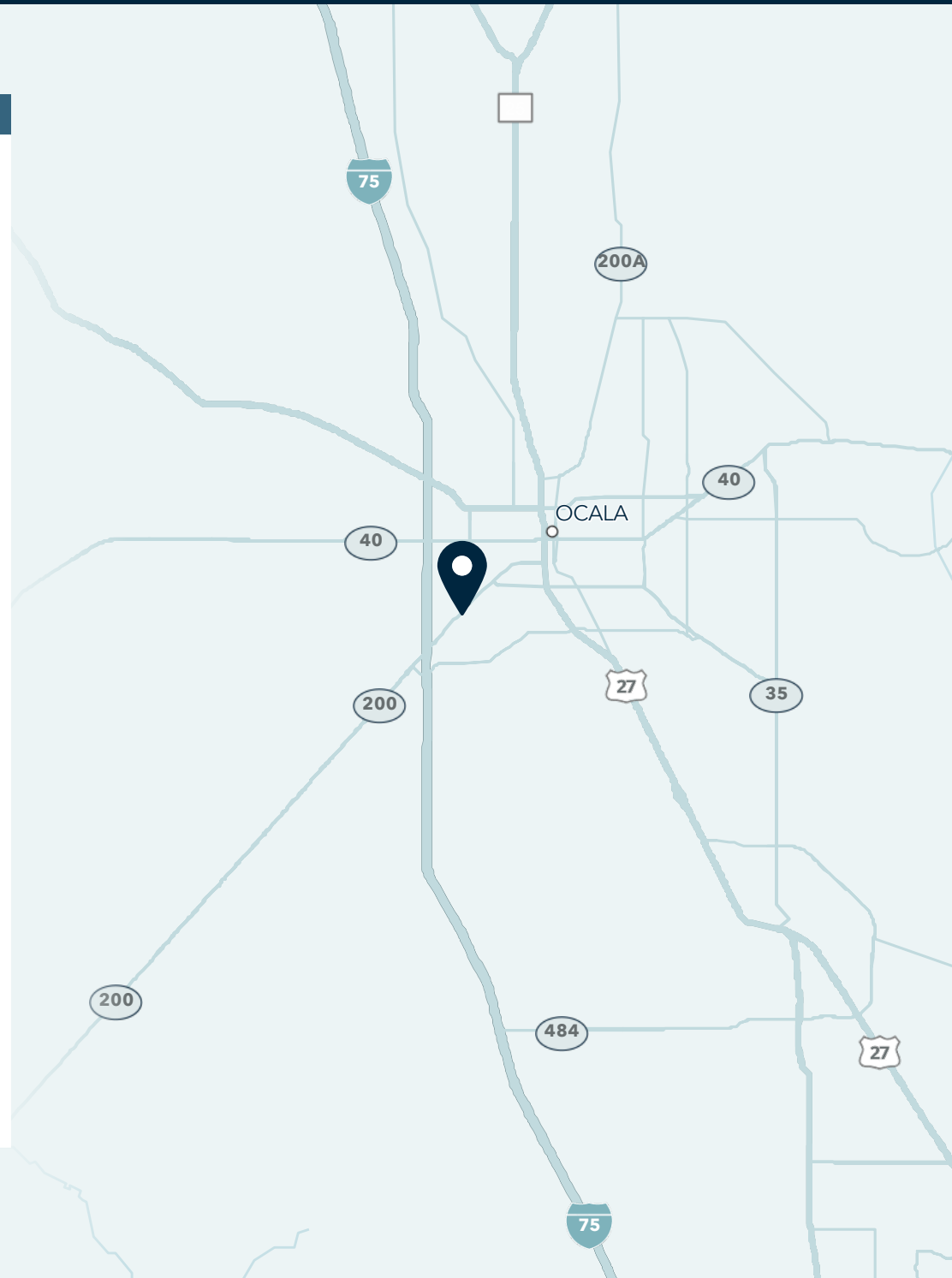
Suite	Tenant	SF
XD	TJ Maxx	24,480
XE	AVAILABLE	26,920
XH	Golf Galaxy	19,740
XG	Ross	30,491
XF	Michael's	21,440
A01	LEASE PENDING	1,328
A02A	Five Guys	2,760
A04	Lenscrafters	4,092
A07	The Joint	1,364
A08	Firehouse Subs	1,380
A09	Cold Stone Creamery	1,276
A10	Alterations	792
A11	Hair Cuttery	863
B03B	H&R Block	2,855
B05B	Rainbow	8,530
B06B	Dollar Tree	10,205
B10	Hungry Howies	1,547
B11	Five Below	8,512
B12	Fresenius Kidney Care Ocala	12,377
B15	AVAILABLE	9,000
C01	Sally Beauty Supply	1,875
C03	Carter's / Osh Kosh	5,512
C04	Massage Envy	2,388
C05	Ocala Spa	3,200
C06	All Nail &Spa	1,600
C07A	AVAILABLE	1,800
C07B	Leslie's Pool Supplies	3,193
C08A	Barbershop	759
C08B	Ana's Eyebrows	759





Area Snapshot

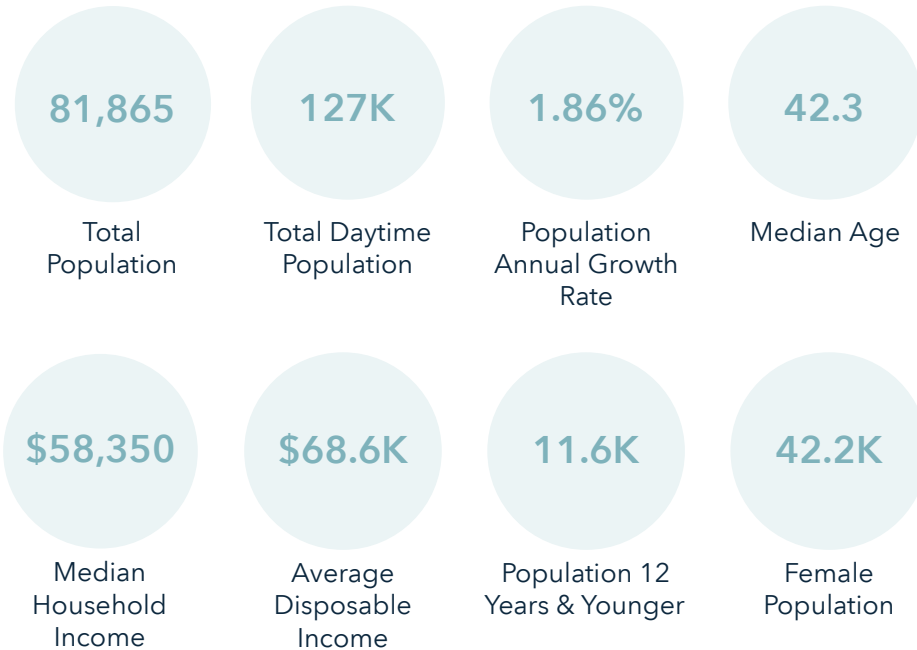
Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	5,077	36,166	81,865
2030 Projected Population	5,498	39,159	89,752
Proj. Annual Growth 2025 to 2030	1.61%	1.60%	1.86%
Daytime Population			
2025 Daytime Population	14,463	73,504	126,921
Workers	11,717	53,429	79,179
Residents	2,746	20,075	47,742
Income			
2025 Est. Average Household Income	\$63,235	\$79,336	\$86,315
2025 Est. Median Household Income	\$45,141	\$54,480	\$58,350
Households & Growth			
2025 Estimated Households	2,234	14,372	33,924
2030 Estimated Households	2,457	15,785	37,696
Proj. Annual Growth 2025 to 2030	1.92%	1.89%	2.13%
Race & Ethnicity			
2025 Est. White	42%	49%	59%
2025 Est. Black or African American	22%	23%	18%
2025 Est. Asian or Pacific Islander	4%	5%	4%
2025 Est. American Indian or Native Alaskan	1%	0%	0%
2025 Est. Other Races	31%	22%	19%
2025 Est. Hispanic (Any Race)	38%	25%	20%





Ring of 5 Mile

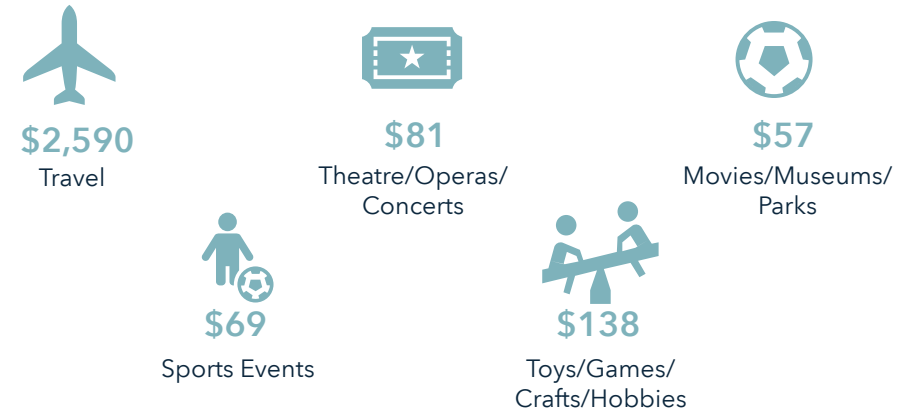
Key Facts



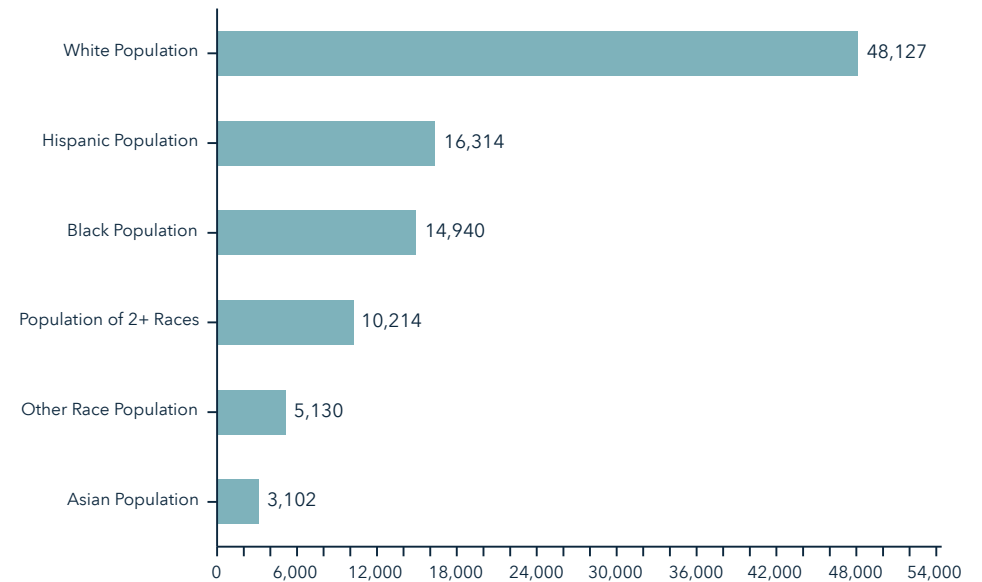
Annual Household Spending



Annual Lifestyle Spending



Race

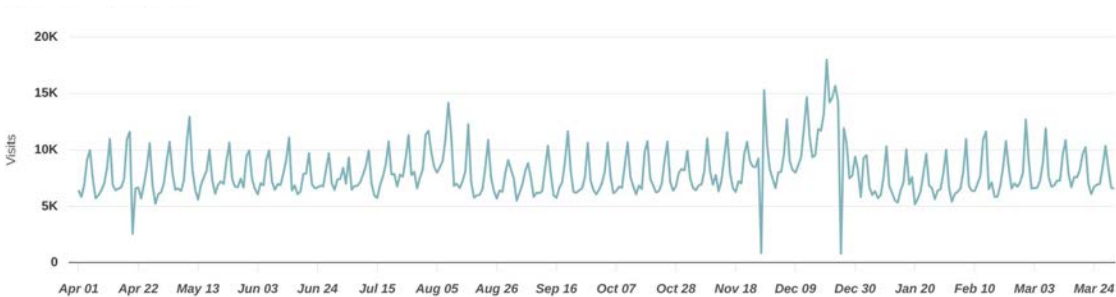




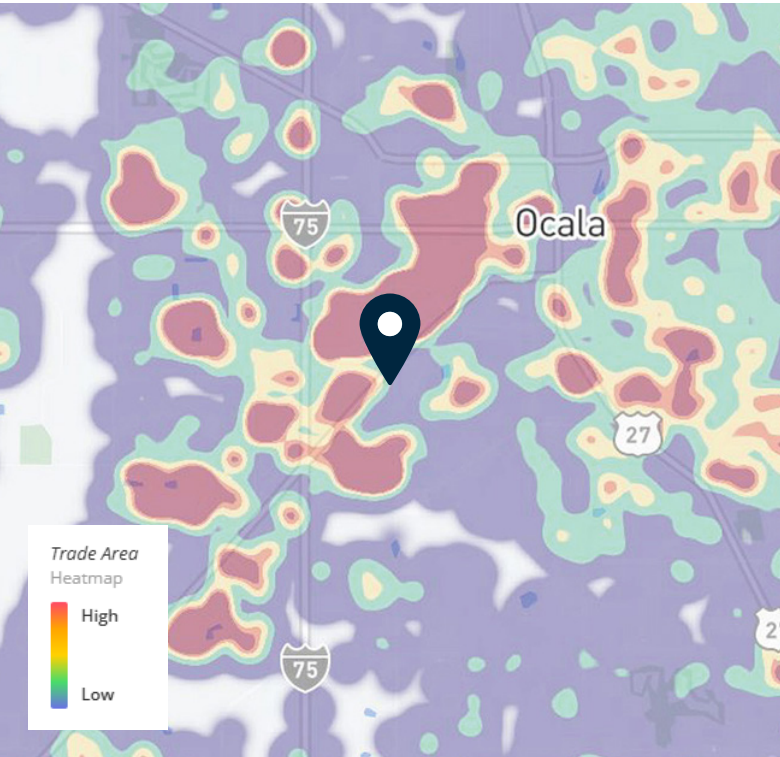
Data for 04/01/2025 - 03/31/2026



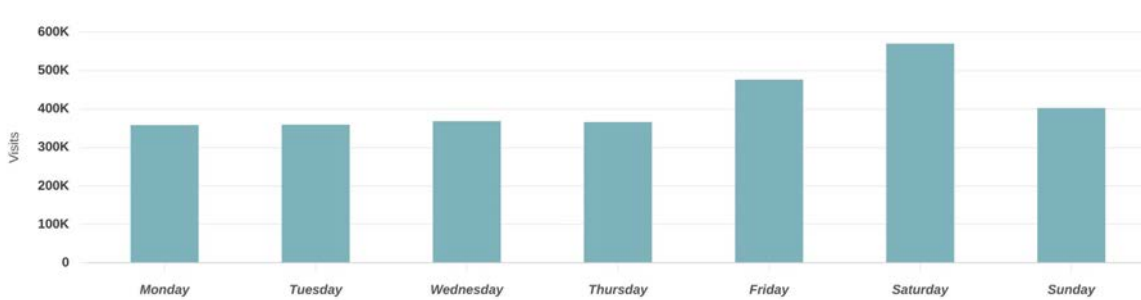
VISITS TREND



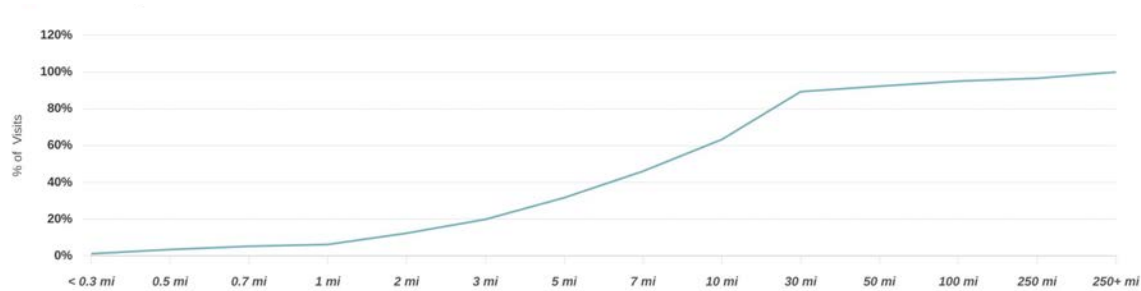
TRADE AREA



DAILY VISITS



TRADE AREA COVERAGE BY DISTANCE



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Data for 04/01/2025 - 03/31/2026



Placer.AI

Visits	Visitors	Avg Dwell Time	Nationwide	Florida	Local: 15mi
525.5K	197.3K	44 Min	241 / 1,737	13 / 190	1 / 2



Placer.AI

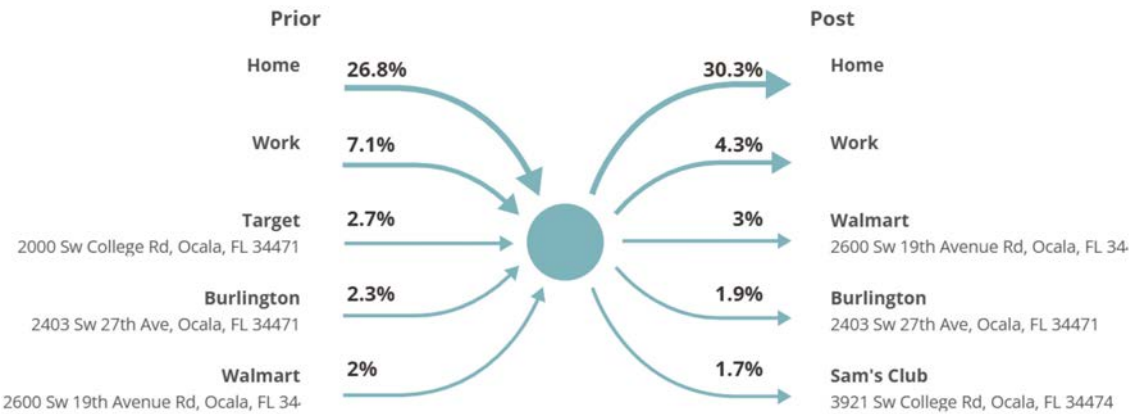
Visits	Visitors	Avg Dwell Time	Nationwide	Florida	Local: 15mi
459.7K	178.6K	41 Min	553 / 1,092	40 / 85	1 / 1



Placer.AI

Visits	Visitors	Avg Dwell Time	Nationwide	Florida	Local: 15mi
219.4K	117.1K	24 Min	801 / 1,179	58 / 89	1 / 1

VISITOR JOURNEY



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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