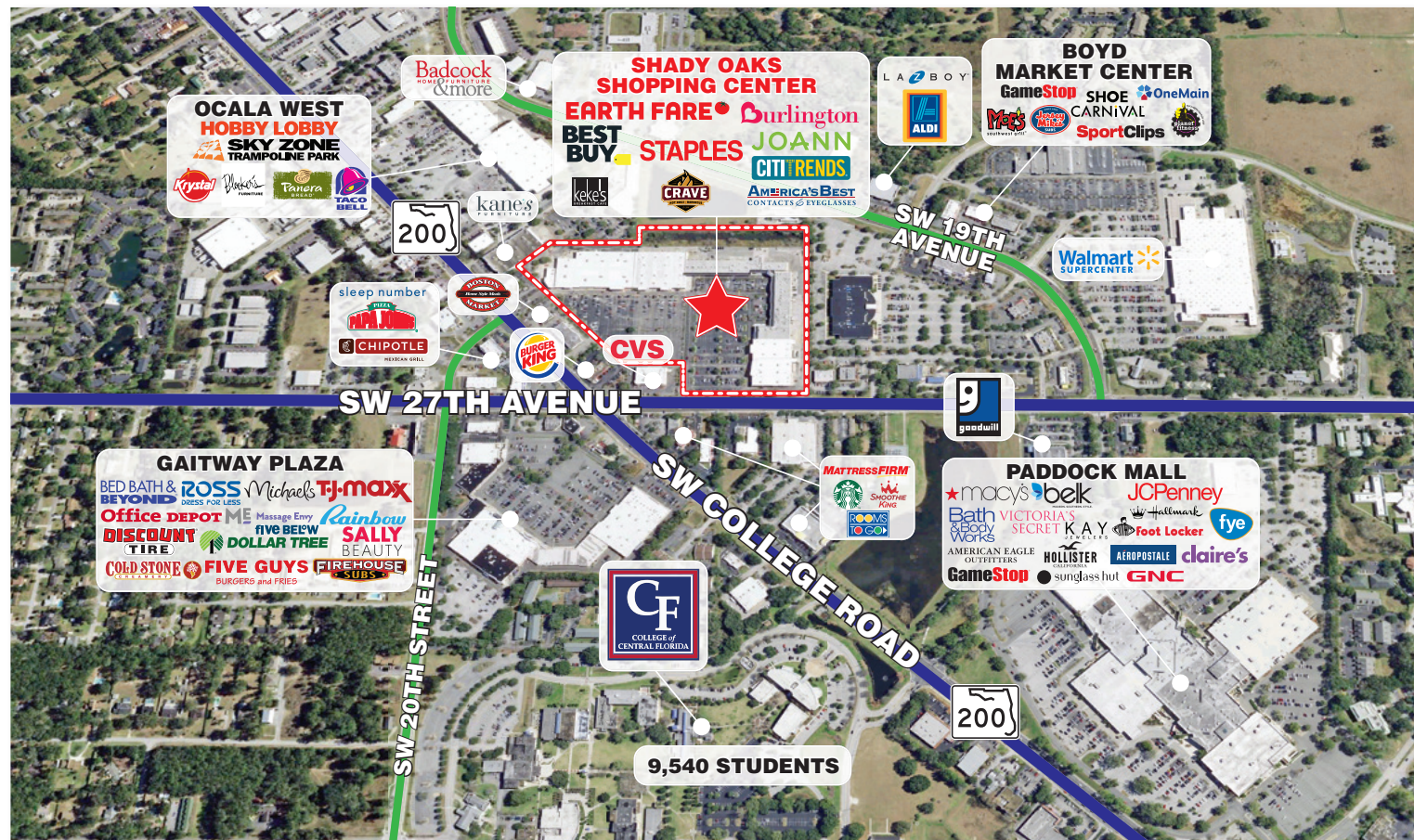


Shady Oaks Shopping Center Ocala, Florida 34471

RD MANAGEMENT LLC

Ocala, Florida

Shady Oaks Shopping Center



Demographics	3 mile	5 mile	7 mile	10 mile
Population				
2022 (estimate)	31,800	72,100	123,800	189,400
2025 (projection)	34,700	78,700	136,500	211,100
Number of HH				
2022 (estimate)	12,600	29,500	50,800	78,900
2025 (projection)	13,900	32,300	56,100	88,300
Average HH Income				
2022 (estimate)	\$53,400	\$59,600	\$60,800	\$60,100
2025 (projection)	\$59,700	\$66,600	\$68,000	\$67,200
Median Age				
2022 (estimate)	39.7	41.7	43.7	46.0
Daytime Population				
2022 (estimate)	79,000	134,200	176,200	234,800



Location:

Shady Oaks Shopping Center is located in Marion County at 2401-2499 SW 27th Avenue & SW College Road/SR 200 in Ocala, Florida 34471.

Type:

Neighborhood Strip Center

GLA:

261,761 sf on 25.5 acres

Parking:

1,065 spaces

Traffic:

Two way average daily traffic
58,000 cars per day

Anchor:

Earth Fare Supermarket
Burlington, Best Buy, Staples,
JOANN Fabrics

Vital Statistics:

- Across from Gaitway Plaza (Bed Bath & Beyond, TJ Maxx, Ross Dress for Less, Michael's)
- Near Paddock Mall (Macy's, Belk, JC Penney) and Walmart Supercenter
- "Main & Main" intersection in Ocala



RD Management LLC
Bradley M. Schwartz
212-265-6600 x298
bschwartz@rdmanagement.com

810 Seventh Avenue, 10th floor
New York, NY 10019

Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

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Space	Suite #	Tenant	Size
1A.	2602	America's Best	4,971 sf
1B.	2606	Tuesday Morning (92' x 182')	16,774 sf
2.	2403	Burlington	65,445 sf
3.	2405	Earth Fare	29,522 sf
4.	2405-102	JOANN Fabrics	25,304 sf
5/6.	2407/2411	Phenix Salon	5,800 sf
7/8.	2413/2415	Dentist	3,600 sf
9.	2417	Acceptance Insurance	1,600 sf
10.	2419	Noire Nail Bar	2,000 sf
11.	2423	Armed Force Services	4,000 sf
12.	2427	Keke's Breakfast Café	4,401 sf
13.	2431	Available (14.58' x 80' irr.)	1,195 sf
14.	2433	Available (15' x 80')	1,204 sf
15.	2435	Sara Fay Farm Gluten Free Bakery	2,160 sf
16.	2437/2439	Ayuttaya Thai Cuisine	4,000 sf
17.	2441	Available (125' x 50')	6,250 sf
18.	2443/2445	Fiesta Cancun Mexican Restaurant	5,200 sf
19.	2449	Jay's Nails	1,000 sf
20.	2451	Ocala Personal Training	2,000 sf
21.	2453	Xuanla Day Spa	1,200 sf
22.	2455	Available (15' x 80')	1,200 sf
23.	2457	Pushti Eyebrows	1,200 sf
24.	2459	Bagels	1,800 sf
25.	2461	Available (33' x 80')	2,665 sf
26.	2463A	Available (32' x 80')	2,560 sf
27.	2463	Crave Hot Dogs & BBQ	5,920 sf
28.	2467	Citi Trends	11,996 sf
29.	2497	Staples	20,388 sf
30.	2499	Best Buy	30,038 sf
31.		Chase Bank ATM	1,890 sf



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