



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

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

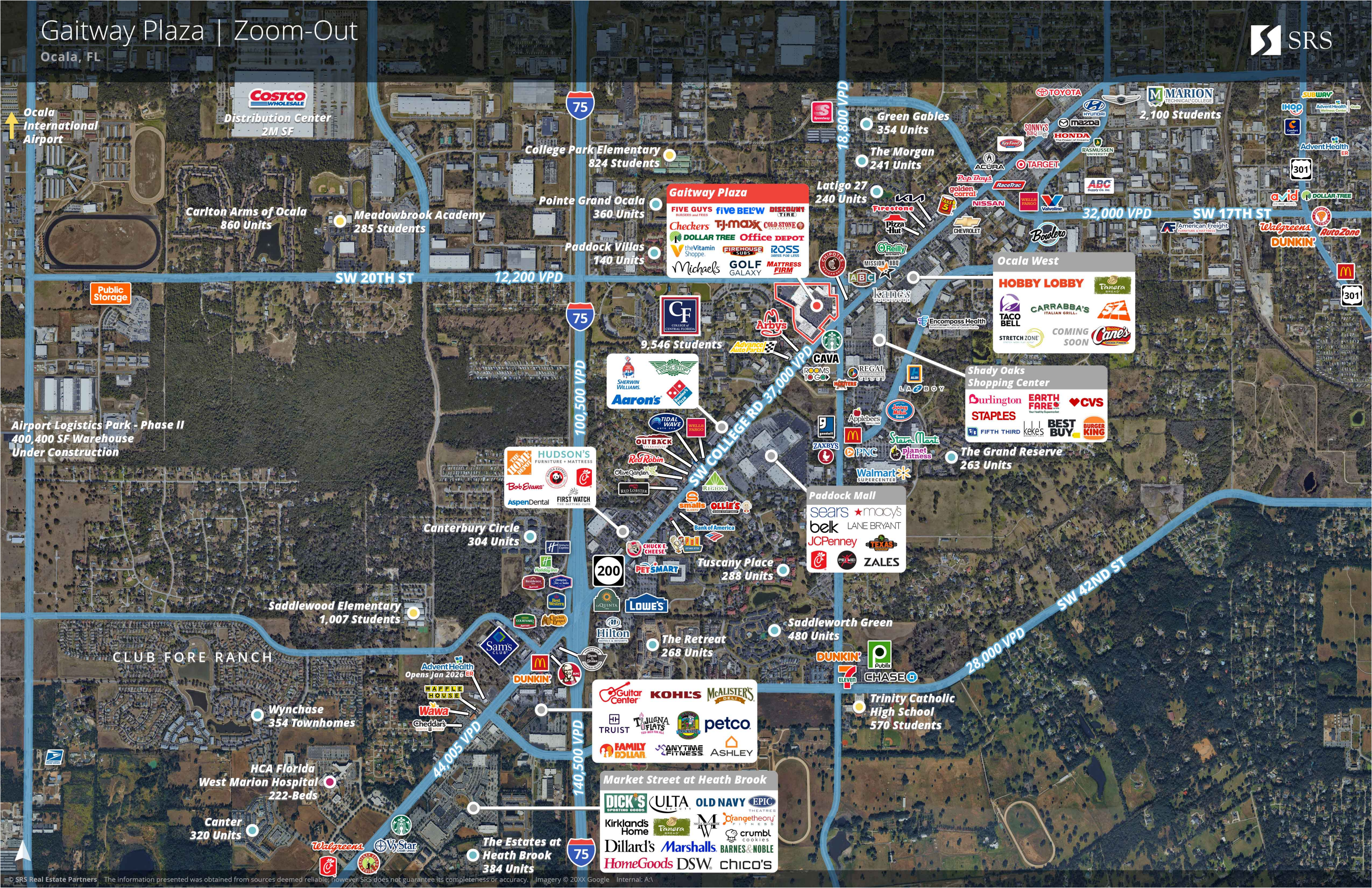
Year: 2025 | Source: FDOT

Nearby Retailers



Gaitway Plaza | Zoom-Out

Ocala, FL



Ocala International Airport

COSTCO WHOLESALE
Distribution Center
2M SF

Carlton Arms of Ocala
860 Units

Meadowbrook Academy
285 Students

College Park Elementary
824 Students

Pointe Grand Ocala
360 Units

Paddock Villas
140 Units

Gaitway Plaza
FIVE GUYS FIVE BELOW DISCOUNT TIRE
Checkers TJ-MAXX COLD STONE
DOLLAR TREE Office DEPOT
the Vitamin Shoppe FIREHOUSE SUBS ROSS
Michaels GOLF GALAXY MATTRESS FIRM

Latigo 27
240 Units

Green Gables
354 Units

The Morgan
241 Units

2,100 Students

Ocala West
HOBBY LOBBY Panera
TACO BELL CARRABBA'S ITALIAN GRILL
STRETCH ZONE COMING SOON Canes

Shady Oaks Shopping Center
Durlington EARTH FARE CVS
STAPLES FIFTH THIRD kekes BEST BUY BURGER KING

The Grand Reserve
263 Units

Paddock Mall
sears macy's
belk LANE BRYANT
JCPenney TEXAS ZALES

Tuscany Place
288 Units

Saddleworth Green
480 Units

The Retreat
268 Units

Trinity Catholic High School
570 Students

Market Street at Heath Brook
DICK'S SPORTING GOODS ULTA OLD NAVY EPIC
Kirklands Home Panera Orangetheory
Dillard's Marshalls BARNES & NOBLE
HomeGoods DSW chico's

The Estates at Heath Brook
384 Units

HCA Florida West Marion Hospital
222-Beds

Wynchase
354 Townhomes

Saddlewood Elementary
1,007 Students

Canterbury Circle
304 Units

HUDSON'S
FURNITURE + MATTRESS
Bob Evans Chick-fil-A
AspenDental FIRST WATCH

CF
9,546 Students
Aarons Sherwin Williams Wingstop
SHERWIN WILLIAMS Wingstop

12,200 VPD

100,500 VPD

18,800 VPD

32,000 VPD

28,000 VPD

44,005 VPD

140,500 VPD

Airport Logistics Park - Phase II
400,400 SF Warehouse
Under Construction

Gaitway Plaza | Zoom-In

Ocala, FL



College Square Apartments
192 Beds in 48 Units
Student Housing

SW 20TH ST 12,200 VPD

18,800 VPD

200

Gladewinds Apartments
82 Units



9,546 Students

Starting Gate Executive Offices
31,287 Total SF

CAVA

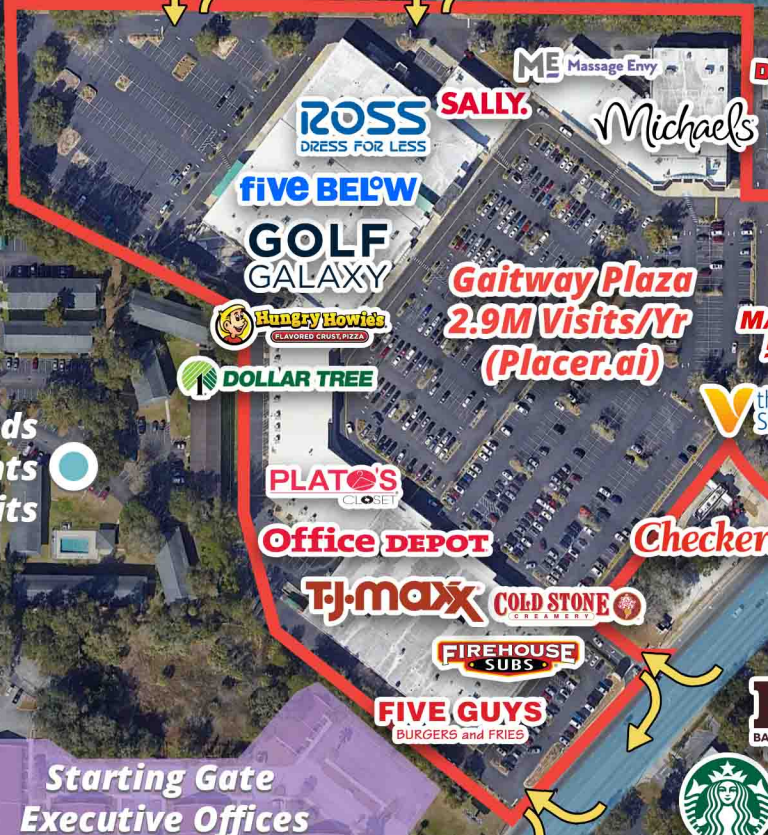
ROOMS TO GO

200

27TH AVE

SW COLLEGE RD

EASY ST



Gaitway Plaza
2.9M Visits/Yr
(Placer.ai)

FIVE GUYS
BURGERS and FRIES

Arby's

Advance Auto Parts

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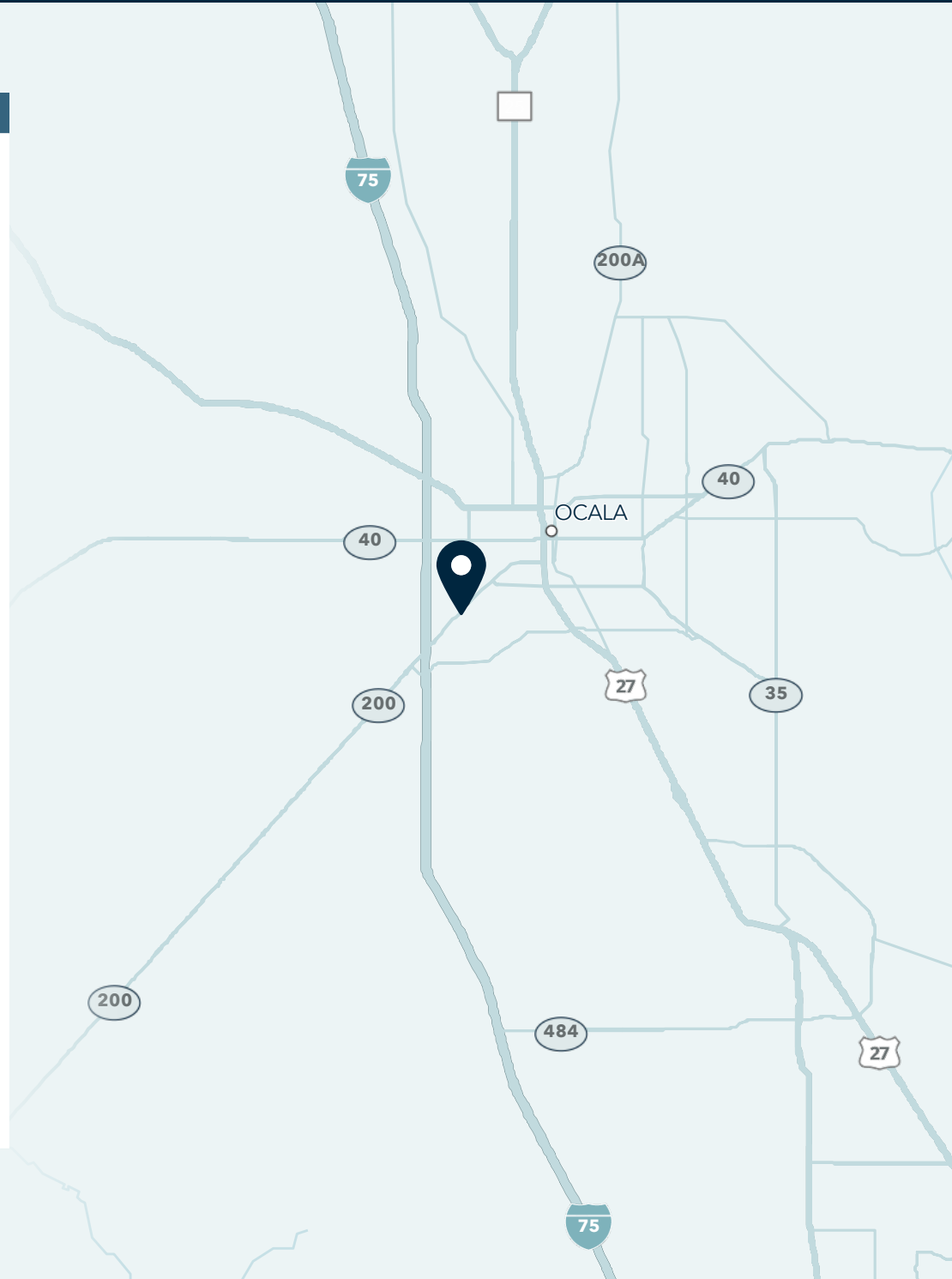
Suite	Tenant	SF
XD	TJ Maxx	24,480
XE	AVAILABLE	26,920
XH	Golf Galaxy	19,740
XG	Ross	30,491
XF	Michael's	21,440
A01	AVAILABLE	1,328
A02A	Five Guys	2,760
A04	Lenscrafters	4,092
A07	The Joint	1,364
A08	Firehouse Subs	1,380
A09	Cold Stone Creamery	1,276
A10	Alterations	792
A11	Hair Cuttery	863
B03B	H&R Block	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	Magnolia Soap & Bath Co	1,800
C07B	Leslie's Pool Supplies	3,193
C08A	Barbershop	759
C08B	Ana's Eyebrows	759





Area Snapshot

	1 MILE	3 MILES	5 MILES
Population			
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%

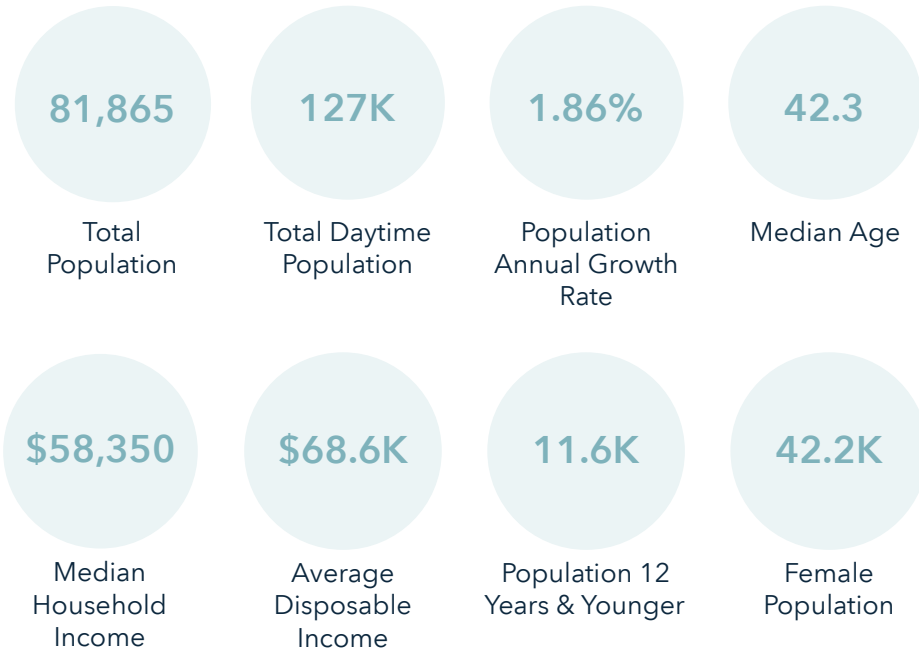


Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

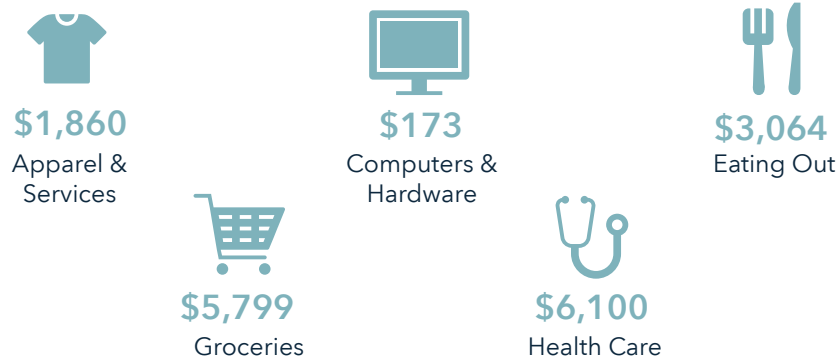


Ring of 5 Mile

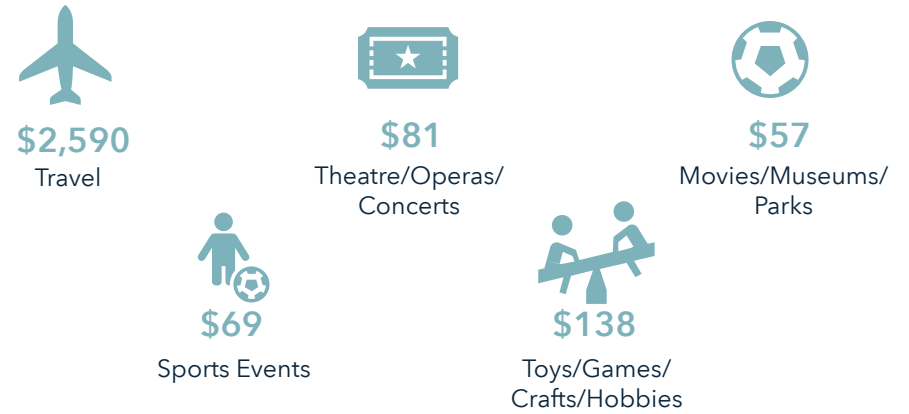
Key Facts



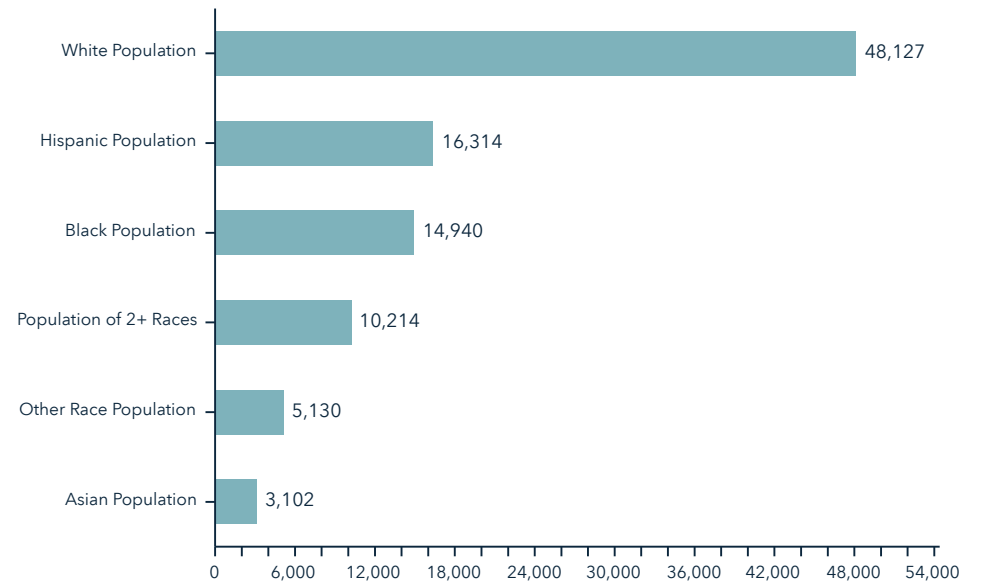
Annual Household Spending



Annual Lifestyle Spending



Race

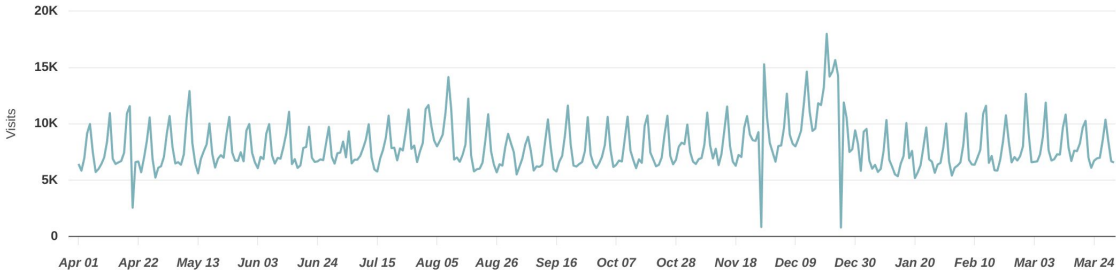




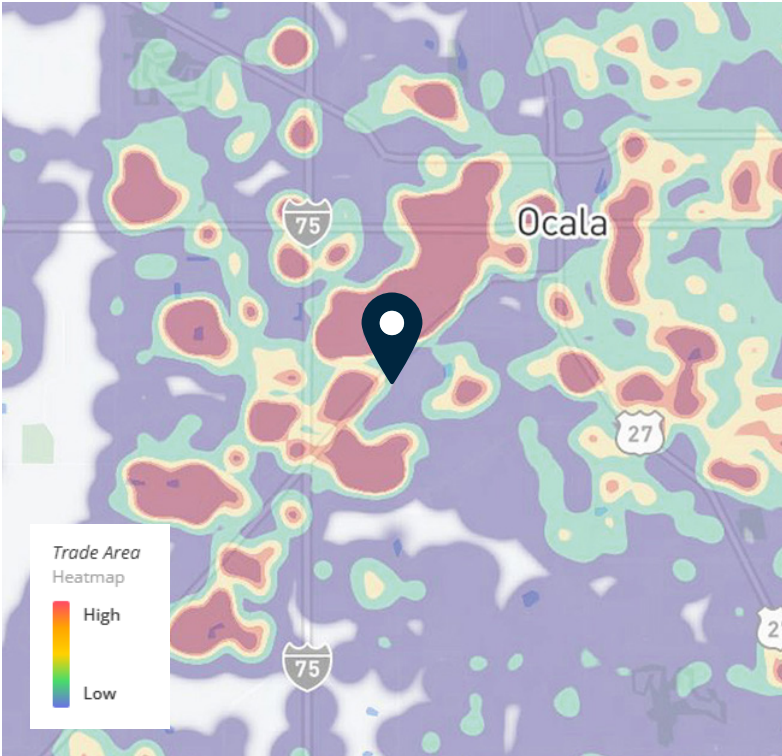
Data for 04/01/2025 - 03/31/2026



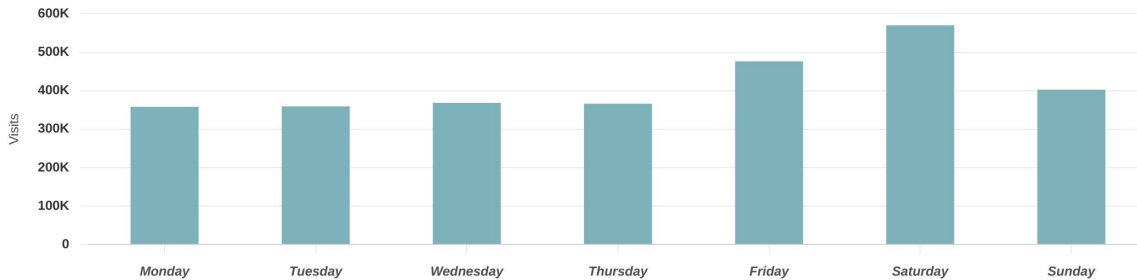
VISITS TREND



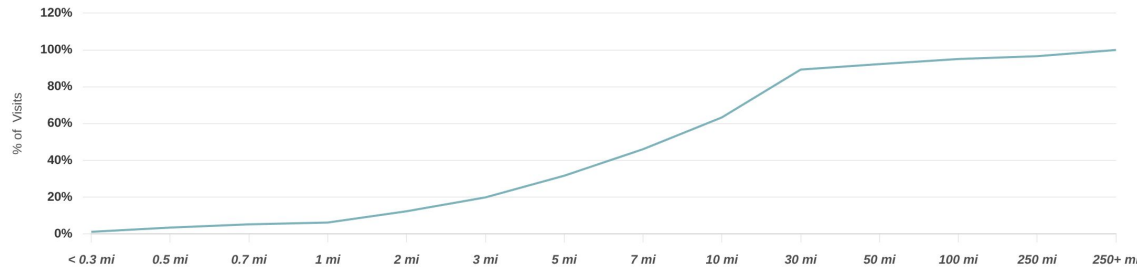
TRADE AREA



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



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

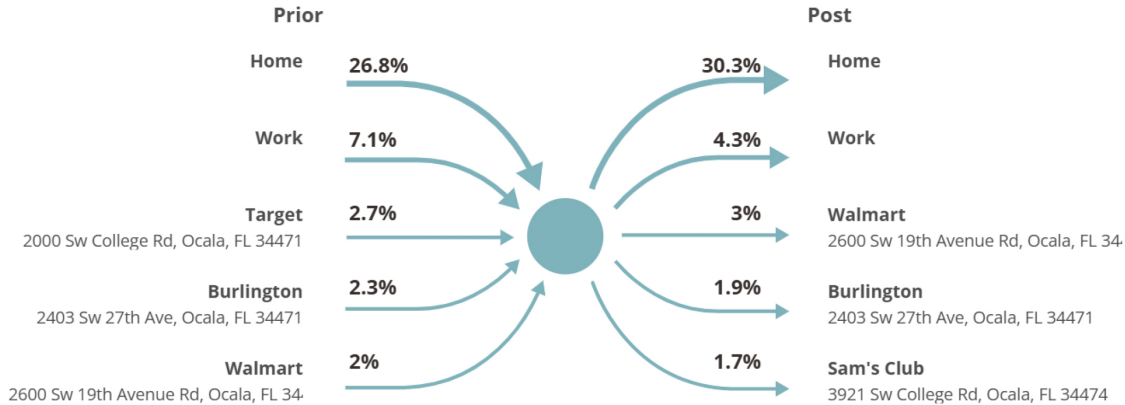


Visits	Visitors	Avg Dwell Time	Nationwide	Florida	Local: 15mi
459.7K	178.6K	41 Min	553 / 1,092	40 / 85	1 / 1



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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