

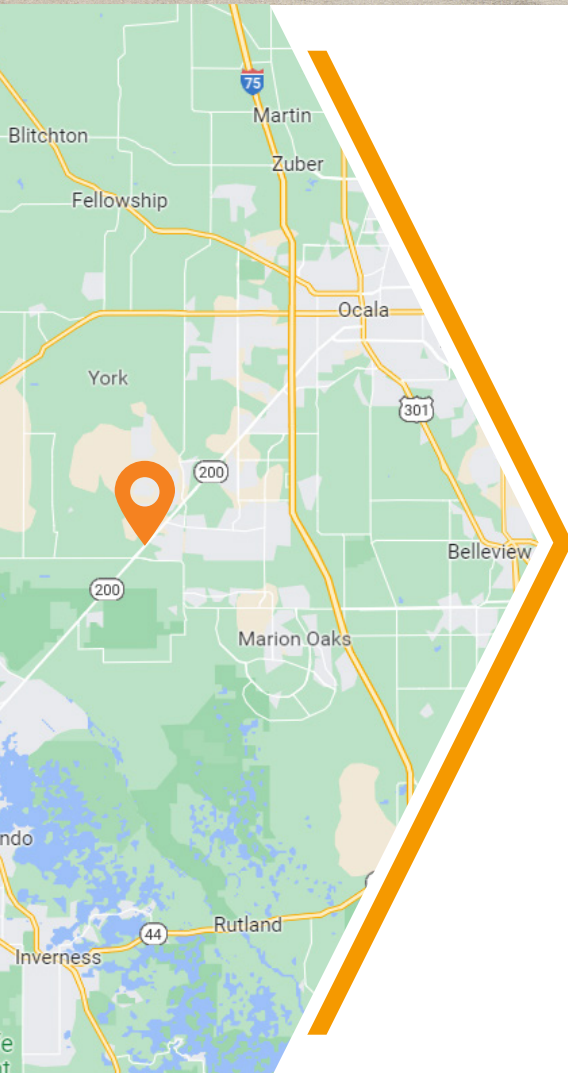
TRIPLE CROWN PLAZA

11100 SW 93rd Court Rd., Ocala, FL 34481



1,440 SF RETAIL SPACE AVAILABLE WITH DIRECT FRONTAGE ON HWY 200

- » Located near Oak Run Country Club, a 55+ community with over 3,500 homes
- » Across from AdventHealth TimberRidge ER
- » Minutes from the world-famous Equestrian Hotel
- » Adjacent to busy 200,000 SF Walmart Supercenter
- » Surrounded by affluent retirement communities
- » Strong tenant mix - join IHOP, Beef O' Brady's, and AT&T
- » 2024 Traffic Counts: 28,500 AADT Hwy 200



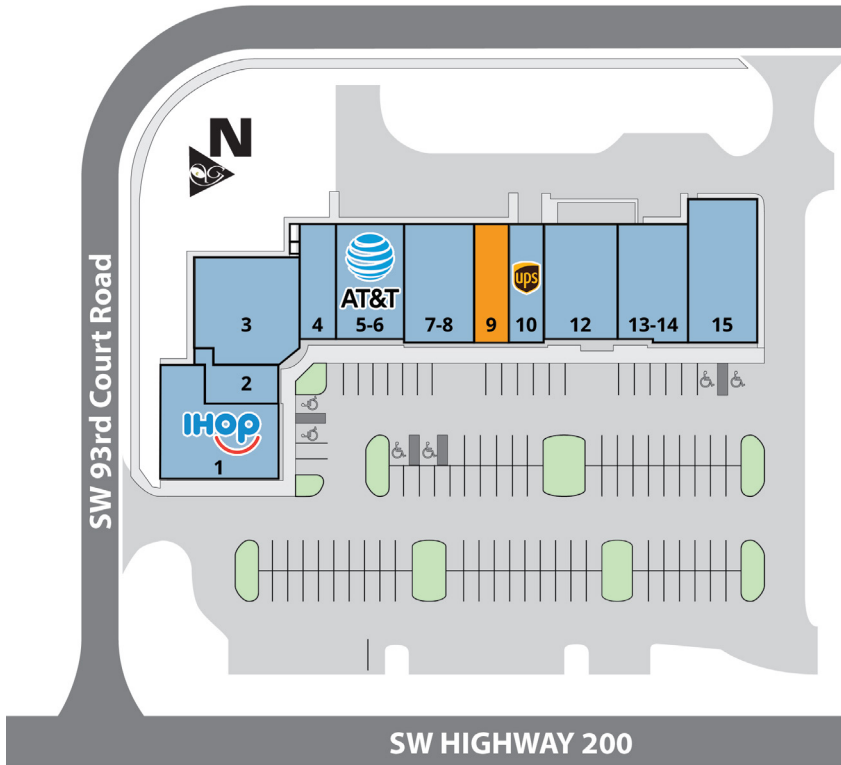
Demographics	1-mile	3-mile	5-mile
2024 Population	2,168	22,917	51,625
Daytime Employment	1,852	4,298	6,659
Average HH Income	\$56,054	\$68,421	\$73,453
Median Age	73	71.4	65.9

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SUITE	TENANT	SF
1	IHOP	3,588
2	The Lodge Barbershop	1,200
3	Dr. Snooze Mattresses & Bedding	3,837
4	Jay Berry Signs	1,496
5-6	AT&T	2,776
7-8	Amscot	2,880
9	AVAILABLE	1,440
10	UPS	1,440
12	Beef O' Brady's	3,006
13-14	Florida Medical Associates VIPcare	2,891
15	Lange Eye Care	3,421



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