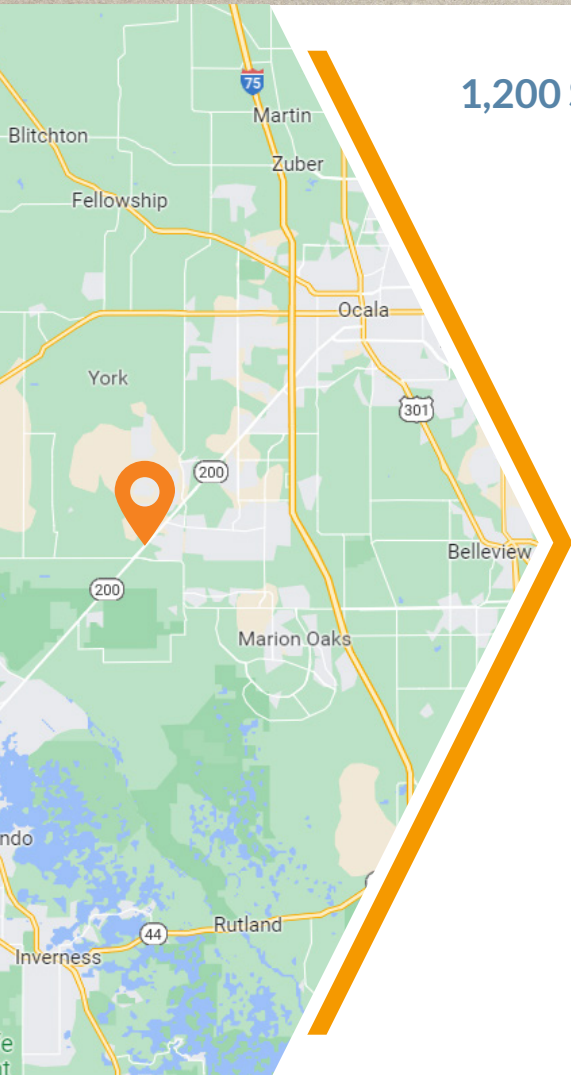


# TRIPLE CROWN PLAZA

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



## 1,200 SF 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
- » 2022 Traffic Counts: 28,292 AADT Hwy 200 & 91st Ave

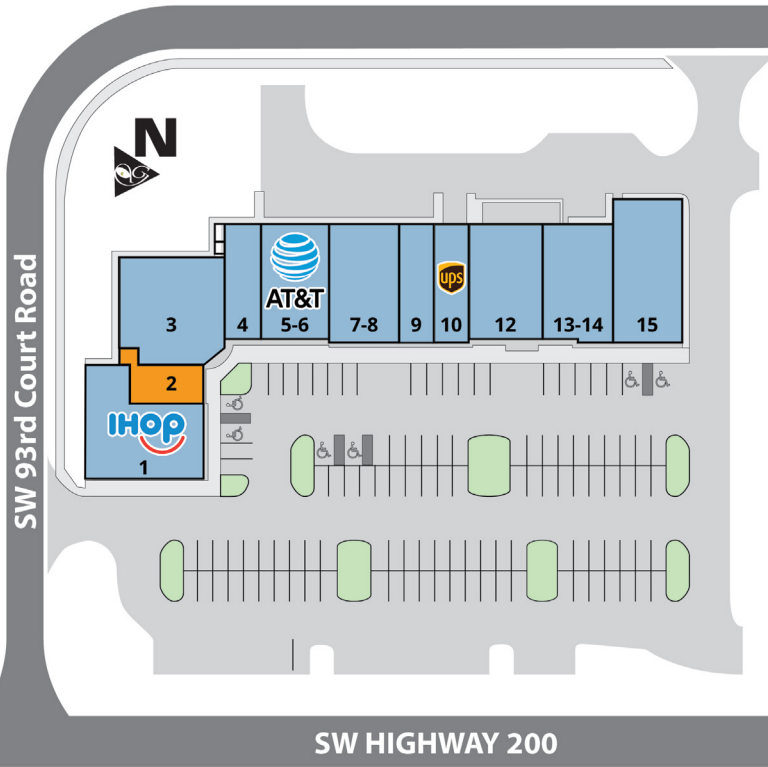
Demographics	1-mile	3-mile	5-mile
2023 Population	2,102	20,582	45,886
Daytime Employment	1,891	4,206	6,245
Average HH Income	\$53,290	\$50,272	\$53,338
Median Age	75.9	72.3	65.1

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SUITE	TENANT	SF
1	IHOP	3,588
2	AVAILABLE	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	Goldydrops CBD	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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