



LAUREL COMMONS

8256 SW 67th Avenue, Ocala, FL 34476

OCALA, FL



MARKET: Central Florida

COUNTY: Marion

ZONING: PUD B-2

TRAFFIC COUNT: ±37,000



- Flexible size outparcels available for sale, ground lease, or build-to-suit
- 312 townhomes by DR Horton currently under construction behind the site
- Left-in access from SR 200 seeing 37,000 vehicles per day
- Located between “On Top of the World” 55+ community which will see 10,000 homes upon full buildout, and several new sprawling residential developments to the east of site.
- Pad-ready sites: fully graded with utilities to site and off-site master retention
- Additional RI/RO access points to be created from SR 200

NOLAN COLLIER | LEASING AGENT

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(407) 233-1393 | Mobile (407) 864-6897



WWW.SOUTHEASTCENTERS.COM



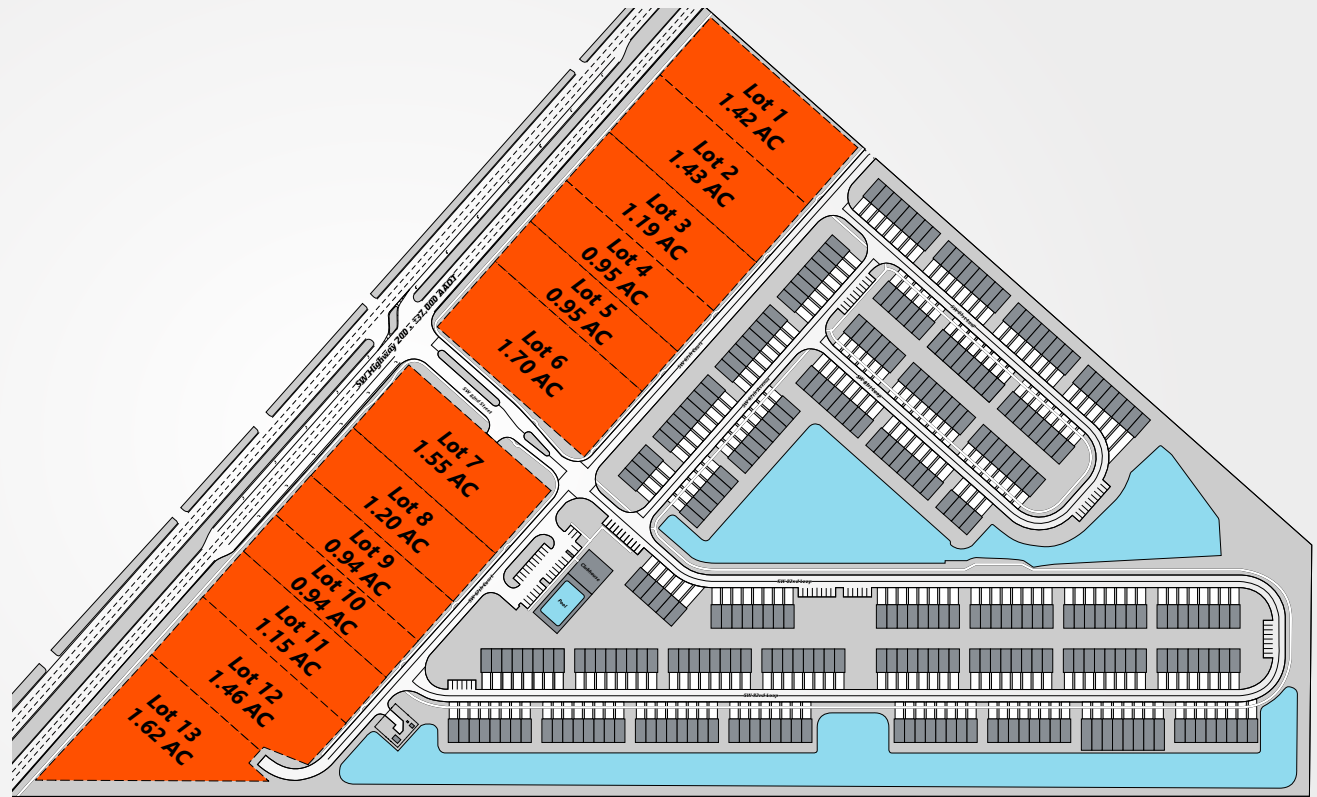
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SOUTHEAST CENTERS

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TENANTS	UNIT	SIZE
Available	Lot 1	1.42 AC
Available	Lot 2	1.43 AC
Available	Lot 3	1.19 AC
Available	Lot 4	0.95 AC
Available	Lot 5	0.95 AC
Available	Lot 6	1.70 AC
Available	Lot 7	1.55 AC
Available	Lot 8	1.20 AC
Available	Lot 9	0.94 AC
Available	Lot 10	0.94 AC
Available	Lot 11	1.15 AC
Available	Lot 12	1.46 AC
Available	Lot 13	1.62 AC



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DEMOGRAPHICS

TOTAL POPULATION

MEDIAN AGE

AVERAGE HH INCOME

1 MILE	2,810	62.0	\$61,092
3 MILES	29,410	65.8	\$76,767
5 MILES	65,097	61.4	\$77,170

Southeast Centers offers best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management.



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.