



## Freestanding Building/Former CVS Available for Sublease

### PROPERTY HIGHLIGHTS

- 13,013 SF freestanding building available for sublease.
- Sublease term through 1/31/2027.
- Located at the northeast corner of the lighted intersection of SW 17th St. & S. Pine Ave. (Hwy. 27), the major north-south arterial running through Ocala.
- Property is just south of Kindred's Ocala General Hospital.
- Great access and visibility in a major retail corridor with great traffic counts.
- [Click here for more site photos.](#)

### AREA DEMOGRAPHICS



#### Population

1-Mile: 3,252  
3-Mile: 43,302  
5-Mile: 92,615



#### Average HH Income

1-Mile: \$63,941  
3-Mile: \$66,058  
5-Mile: \$65,640



#### Households

1-Mile: 1,381  
3-Mile: 16,652  
5-Mile: 36,981



#### Daytime Population

1-Mile: 15,409  
3-Mile: 78,001  
5-Mile: 12,818

1607 S. Pine Avenue  
Ocala, FL

Contact Us for  
Pricing Details

#### SCOTT CORBIN

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#### COLLIERS INTERNATIONAL

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← **SITE**

INTERSTATE 75

SW 20th St

76,000 AADT

SW College Rd

39,500 AADT

SW College Rd

SW 42nd St

18,100 AADT

41,500 AADT

SW College Rd

76,000 AADT

INTERSTATE 75

24,000 AADT

SW 17th St

34,500 AADT

24,000 AADT

S Pine Ave

**GAITWAY PLAZA**  
BED BATH & BEYOND  
Famous Footwear  
T.J. MAXX  
Office DEPOT  
ROSS  
MICHAEL'S  
DOLLAR TREE

**GAITWAY PLAZA**  
FIVE GUYS  
COLD STONE  
CHECKERS

First Watch  
Chick-fil-A  
Olive Garden  
OUTBACK  
Wendy's

Aspen Dental  
KIDS TO GO  
chili's

**BERKSHIRE OAKS**  
MILANO FLATS  
MEALISTERS  
DUNKIN' DONUTS  
McDonald's

**BERKSHIRE OAKS**  
KOHLS  
petco  
Guitar Center  
Ashley

**THE MARKET AT HEATH BROOK**  
BARNES & NOBLE  
Dillard's  
HomeGoods  
OLD NAVY  
DICK'S  
DSW  
KIRKLAND'S  
ULTA

**THE MARKET AT HEATH BROOK**  
Mimi's Cafe  
Panera

**PADDOCK MALL**  
belk  
macy's  
sears  
Payless  
JCPenney  
Bath & Body Works

**PADDOCK MALL**  
Chick-fil-A  
COLD STONE  
Starbucks

**BOYD MARKET CENTER**  
Walmart  
Stein Mart  
SHOE CARNIVAL

**OCALA WEST**  
SKY ZONE  
HOBBY LOBBY  
Pier 1 Imports

**SHADY OAKS SHOPPING CENTER**  
Tuesday Morning  
Dartington  
Earth Fare  
JO-ANN  
CITITRENDS  
STAPLES  
BEST BUY  
CVS pharmacy

McDonald's  
Applebee's  
Sonic Drive-Ins  
Moe's  
Burger King  
Wendy's

REGAL CINEMAS  
LABOY  
ALDI

PAPA JOHN'S  
SMOOTHIE KING  
BURGER KING

CARRABBA'S  
Badcock & More

Bravo  
golden corral  
SONNY'S BBQ  
TARGET

ihop  
Wendy's  
BURGER KING  
POPEYES  
McDonald's

Kindred Hospital Ocala

MILLER'S

DOLLAR GENERAL

West Marion Community Hospital  
94 Beds

The Vines Hospital  
64 Beds

BMW of Ocala  
Porsche of Ocala



## SITE PLAN

