



SIZE

79,590 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	3,027	19,897	65,233
Households	1,516	8,721	28,789
Median HH Income (\$)	60,691	57,829	52,477

MAJOR TENANT(S)

Publix
Subway



LOCATION

5400 SW College Road | Ocala, FL 34474

PROPERTY HIGHLIGHTS

- Anchored by Publix, the leading grocer by market share in the Ocala area
- Additional tenants include Subway and Fantastic Sams
- Located in Ocala, Florida with a population greater than 22,300 in a three-mile radius
- The center is located on College Road and State Road 200 which benefits from over 40,673 vehicles per day

LEASING CONTACT

Jamie Pearson
Mobile (770) 355-0954
jpearson@phillipsedison.com

MORE INFO

www.phillipsedison.com

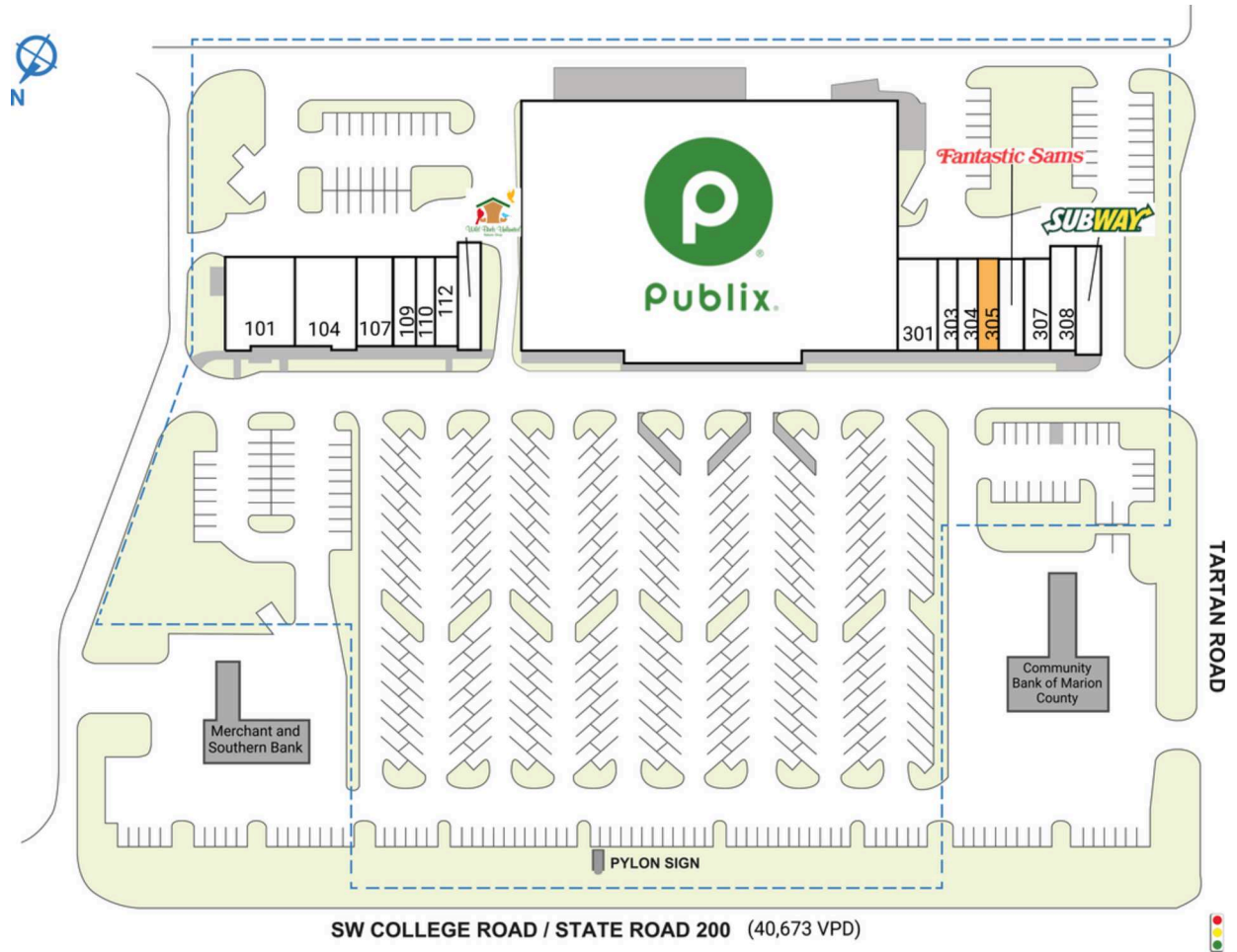


HEATH BROOK COMMONS

5400 SW College Road | Ocala, FL 34474

SPACE	TENANT	SQ. FT.
Shad1	Community Bank of Marion County	
Shad2	Merchant and Southern Bank	
Shad3	Highland Apartment	
101	Family Diner	3,500 SF
104	Milano	3,500 SF
107	Pro Nails	2,100 SF
109	Farmers Insurance	1,200 SF
110	Natural Life	1,100 SF
112	Scenthound	1,300 SF
113	Wild Birds Unlimited	1,300 SF
200	Publix	54,340 SF
301	Liquors of Ocala	2,100 SF
303	One Hour Cleaners	1,050 SF
304	New China Restaurant	1,050 SF
305	AVAILABLE	1,050 SF
306	Fantastic Sams	1,400 SF
307	TruEar	1,400 SF
308	Huddys Escape	1,600 SF
309	Subway	1,600 SF
TOTAL SQ. FT.		79,590

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

HEATH BROOK COMMONS

5400 SW College Road | Ocala, FL 34474



HEATH BROOK COMMONS

5400 SW College Road | Ocala, FL 34474



Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Heath Brook Commons Ocala, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	3,027	19,897	65,233
	2027 Projected Population	3,155	21,371	70,948
	2010 Census Population	2,660	16,043	51,937
	2000 Census Population	961	8,076	33,985
	1990 Census Population	785	5,077	20,165
	Historical Annual Growth 1990 to 2000	2.05%	4.75%	5.36%
	Historical Annual Growth 2000 to 2010	10.72%	7.10%	4.33%
	Estimated Annual Growth 2010 to 2022	1.02%	1.70%	1.80%
	Projected Annual Growth 2022 to 2027	0.84%	1.44%	1.69%
	Median Age	44.9	46.2	52.5
Households	Q2 2022 Estimated Households	1,516	8,721	28,789
	2027 Projected Households	1,578	9,346	31,473
	2010 Census Households	1,338	7,107	22,742
	2000 Census Households	523	3,669	14,680
	1990 Census Households	347	2,195	8,672
	Historical Annual Growth 1990 to 2000	4.19%	5.27%	5.41%
	Historical Annual Growth 2000 to 2010	9.85%	6.84%	4.47%
	Estimated Annual Growth 2010 to 2022	0.99%	1.62%	1.87%
	Projected Annual Growth 2022 to 2027	0.80%	1.39%	1.80%
	Population per Household	1.99	2.26	2.20
Population by Race	White	59.0%	65.1%	68.4%
	Black or African American	4.2%	8.7%	10.4%
	Asian & Pacific Islander	9.5%	4.7%	3.1%
	Other Races	2.8%	2.2%	2.0%
	Hispanic Population	24.5%	19.3%	16.0%
Income	Average Household Income	\$89,429	\$78,051	\$73,546
	Median Household Income	\$60,691	\$57,829	\$52,477
	Per Capita Income	\$44,869	\$34,510	\$32,885
Education (Age 25+)	Elementary	2.7%	2.3%	2.4%
	Some High School	6.2%	5.9%	5.9%
	High School Graduate	25.1%	29.8%	31.9%
	Some College	18.1%	20.6%	21.7%
	Associates Degree Only	9.9%	9.0%	8.7%
	Bachelors Degree Only	26.7%	21.2%	18.6%
	Graduate Degree	11.3%	11.2%	10.8%
Business	Number of Businesses	131	958	2,466
	Total Number of Employees	2,983	17,717	46,051
	Employees per Business	22.84	18.50	18.68
	Residential Population per Business	23.18	20.77	26.45

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.