



**For Lease**

- Premium retail or restaurant opportunity available for lease at the Paddock Mall in Ocala, FL.
- The Paddock Mall is the leading climate-controlled shopping destination in Ocala and Marion County featuring anchor stores Macy's, JCPenney, and Belk, as well as more than 100 specialty stores such as Aéropostale, Buckle, Bath & Body Works, Francesca's, Hollister and Victoria's Secret.
- Four locations are available for lease suitable for restaurants. These spaces feature excellent visibility and are located at main entrances of the mall. The Paddock Mall is located half a mile from Interstate-75 and features ample parking, easy access, and superb visibility.

**Retail/Restaurant  
Regional Mall  
737 - 5,051 sf Available  
Negotiable (NNN)**

Building Size	548,120 sf
Population	189,380 within a 10 mile radius
Parking	Ample
Anchor Tenants	Macy's, JCPenney, Belk

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**Population**  
189,380 people within  
a 10 mile radius



**Average Home Value**  
\$405,396 within  
a one mile radius



**Location**  
Half a mile from  
Interstate-75



**Parking**  
Ample and convenient  
parking

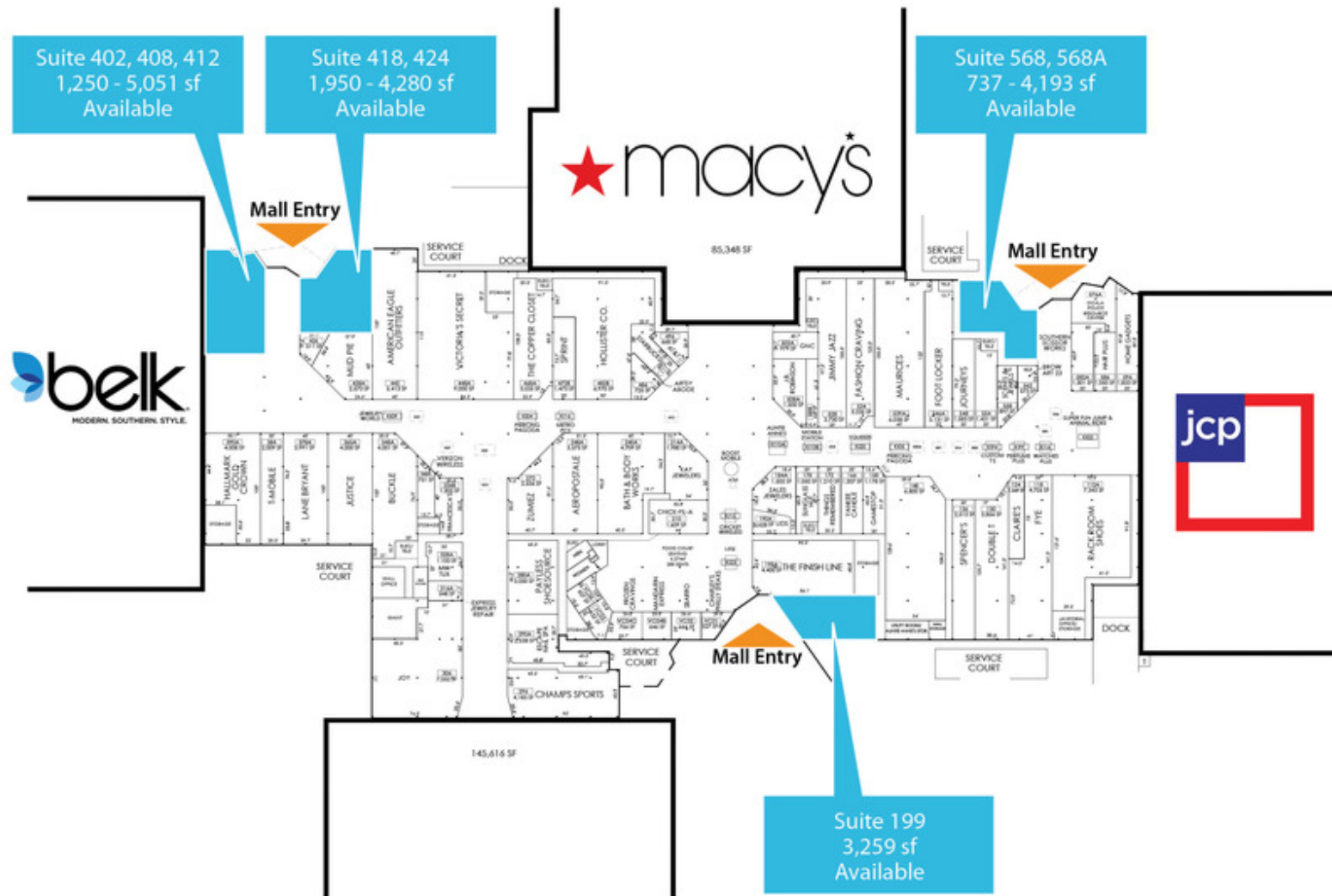
Aerial Map



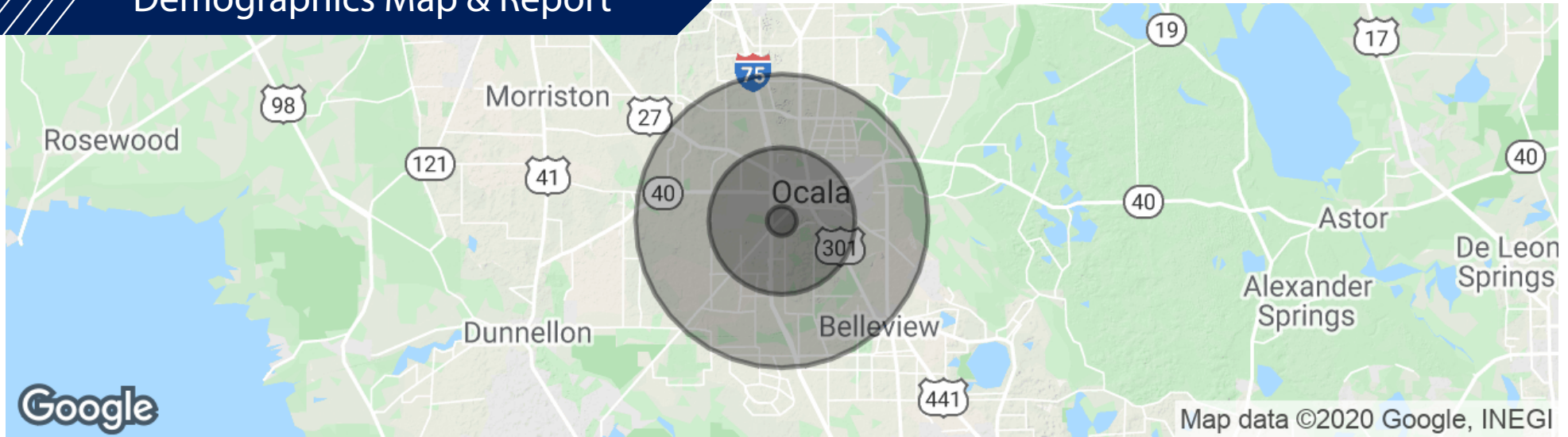
## Site Plan



## Site Plan



**Demographics Map & Report**



**POPULATION**

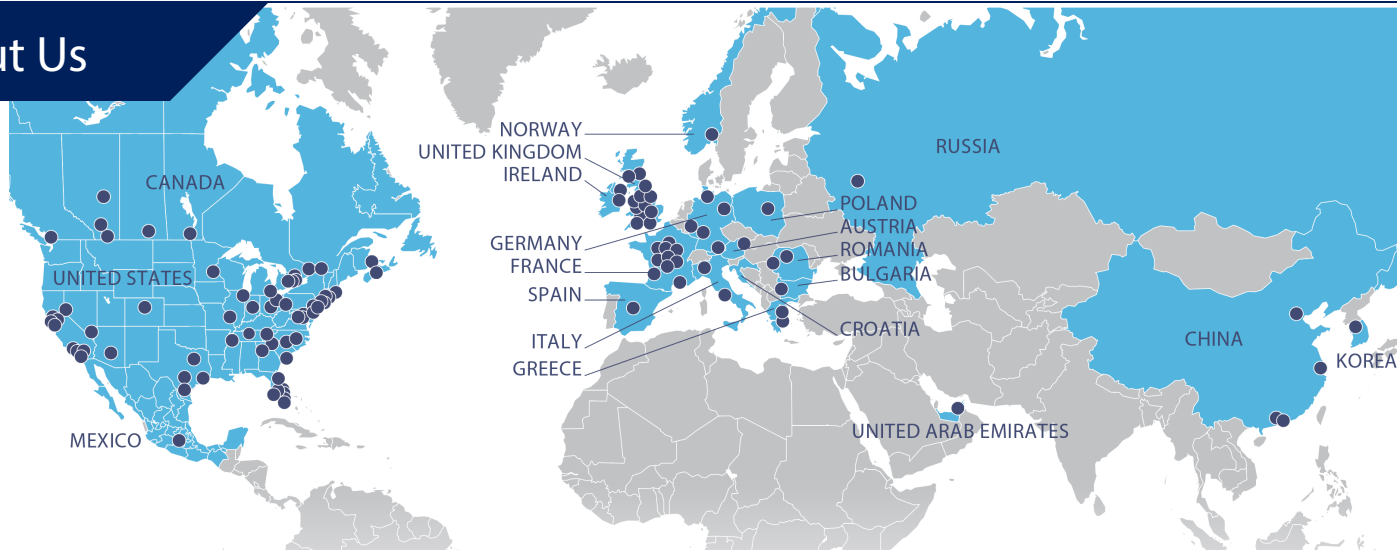
	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	2,932	61,740	189,380
Median age	34.2	39.7	44.2
Median age (Male)	34.1	38.5	42.8
Median age (Female)	34.2	41.4	45.5

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	860	23,988	77,620
# of persons per HH	3.4	2.6	2.4
Average HH income	\$60,482	\$57,681	\$54,720
Average house value	\$405,396	\$247,083	\$201,579

*\* Demographic data derived from 2010 US Census*

## About Us



### Avison Young at a Glance

Founded: **1978**  
 Total Real Estate Professionals: **5,000**  
 Offices: **120**  
 Countries: **20**  
 Brokerage Professionals: **1,600**  
 Property Under Management: **290 million sf**

Avison Young is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its Principals. Founded in 1978, with legacies dating back more than 200 years, the company comprises approximately 5,000 real estate professionals in 120 offices in 20 countries. The firm's experts provide value-added, client-centric investment sales, leasing, advisory, management and financing services to clients across the office, retail, industrial, multi-family and hospitality sectors.



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