

MARKET STREET AT HEATH BROOK

OCALA, FLORIDA



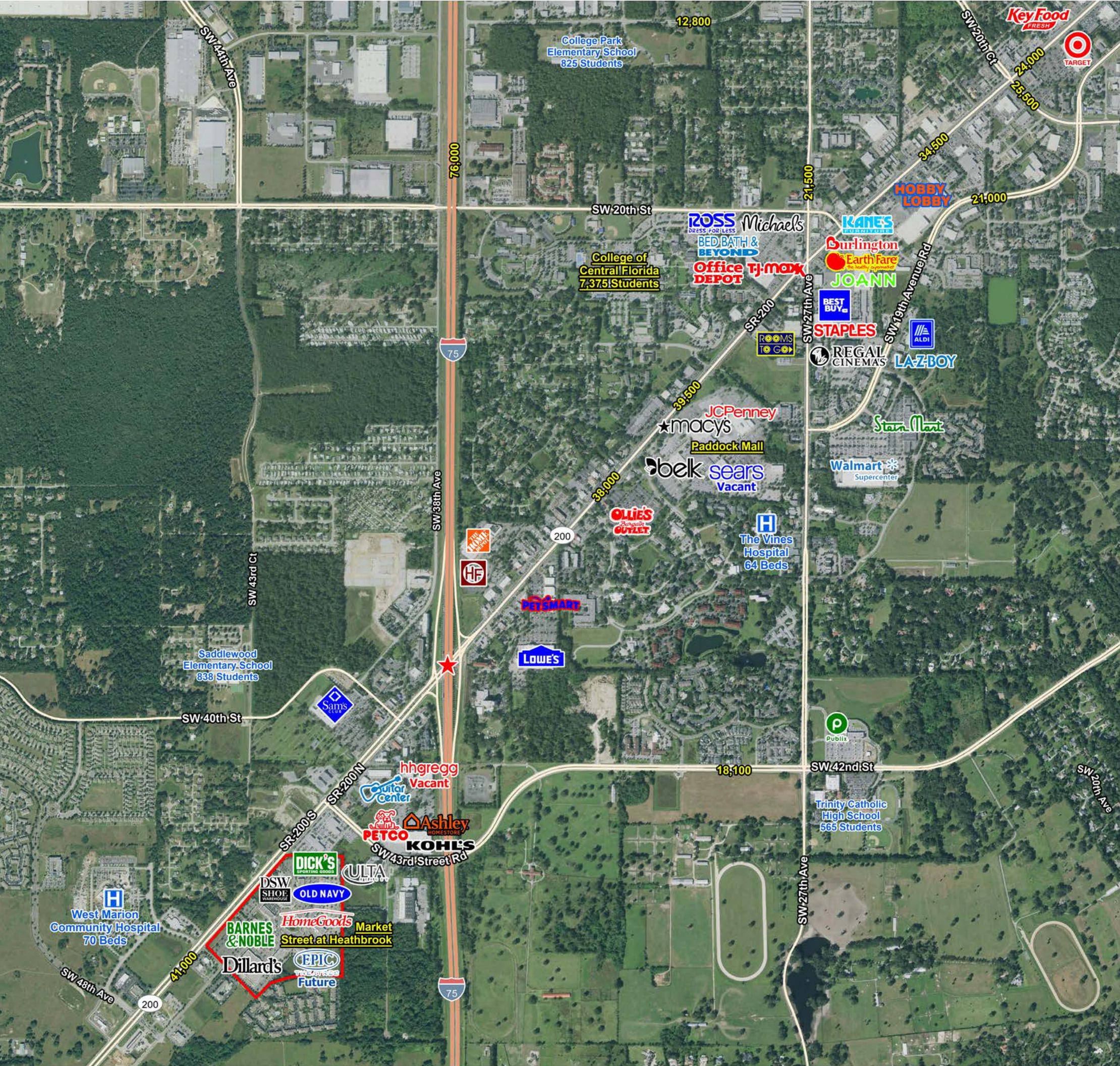
EXCLUSIVE LEASING PACKAGE

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TSCG

PROPERTY OVERVIEW

- 515,000 SF lifestyle center anchored by Dillard's, Dick's Sporting Goods, HomeGoods, Marshalls, Epic Theatre, Old Navy, DSW and ULTA.
- Key retailers in the trade area include Macy's, JC Penney, Beall's, Hobby Lobby, Ross Dress for Less, Bed Bath & Beyond, Michael's, TJ Maxx, Office Depot, Earth Fare, Best Buy, Burlington, Joann, Walmart, Planet Fitness, Shoe Carnival, Kohl's, Ashley Furniture, and Petco.
- Centrally located between Orlando, Jacksonville, Gainesville and Tampa.
- GPS trade area population of 395,604.
- Excellent accessibility to I-75
- Epic Theatre to open in 2019 with 12 digital screens and luxury stadium seating.
- Over 2,000 feet of frontage along SW College Road
- 1,000 – 21,000 SF available
- Outparcels available with excellent visibility from College Road with traffic counts of 41,000 AADT



OUTDOOR REGIONAL LIFE STYLE CENTER

SPECIALTY

SOFT GOODS

DINING

BEAUTY

BUSINESS

FITNESS

ENTERTAINMENT

HomeGoods

Marshalls

Mimi's
BISTRO + BAKERY

ULTA
BEAUTY

Webster
UNIVERSITY

Orangetheory
FITNESS

EPIC
THEATRES

DICK'S
SPORTING GOODS

Dillard's

EDO
Sushi &
Steakhouse

Azulene
DaySpa

BB&T

ZONE
HEALTH & FITNESS

Painting
with a Twist

Kirkland's

chico's

Panera
BREAD

OcalaEye

GREATAMERICAN
INSURANCE GROUP

BARNES
& NOBLE

TALBOTS

Las Margaritas
Mexican Restaurant & Gallery

DERMALASE
Medical Spa

REALTRUCK

OLD NAVY

EGGS UP
GRILL

Envious Eyebrows

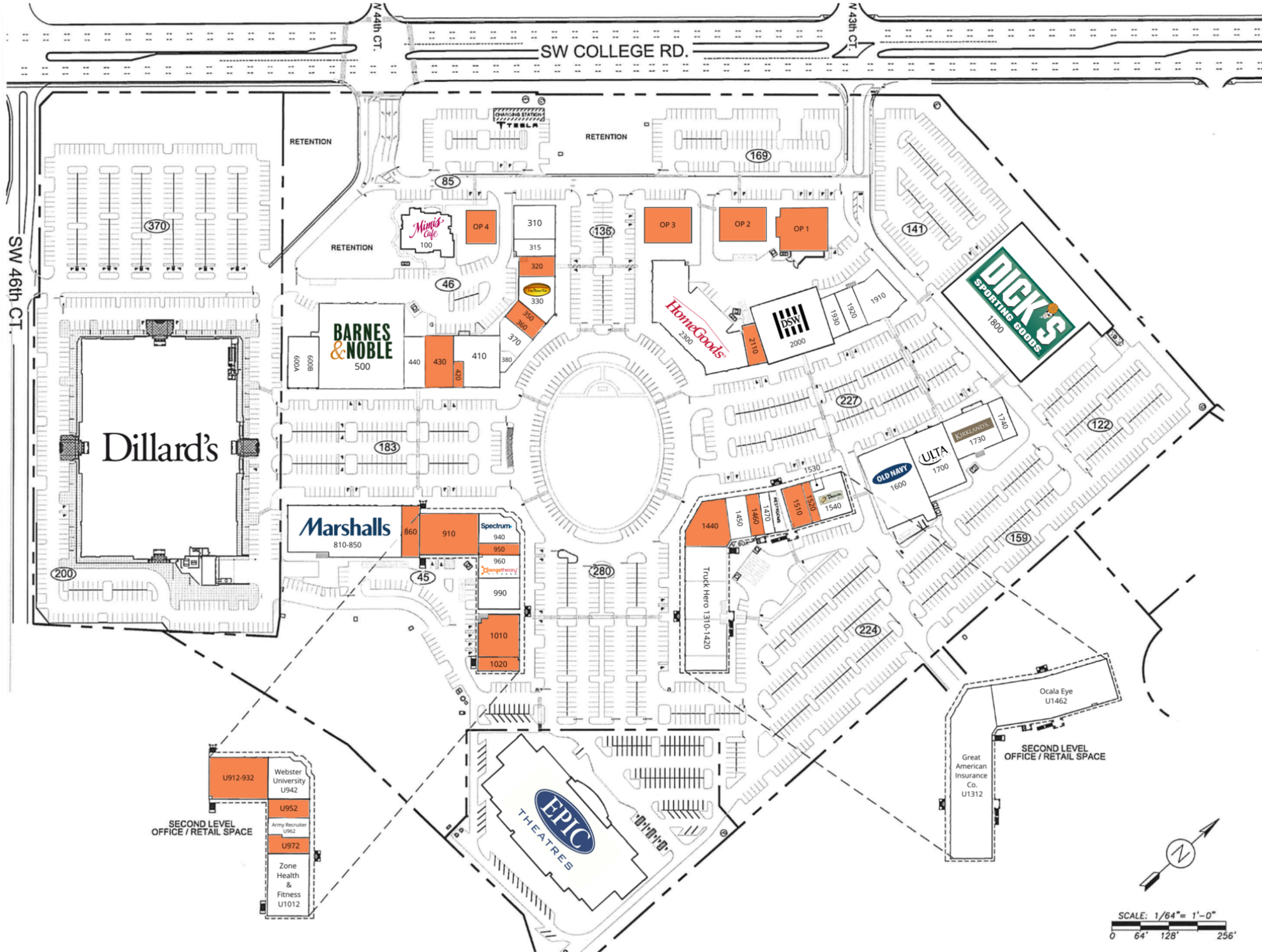
U.S. ARMY

DSW

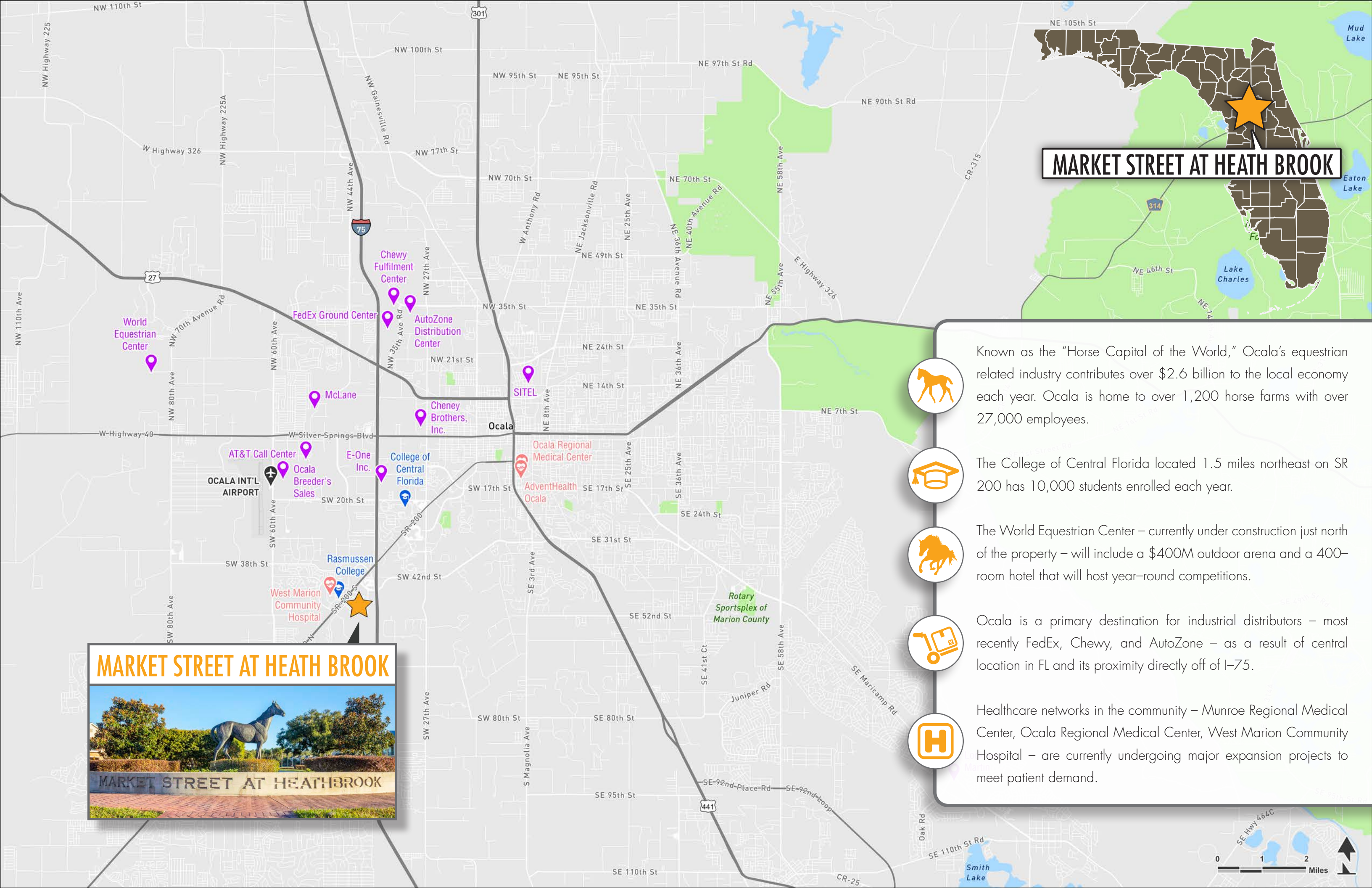
SHUCKIN' SHACK
OYSTER BAR

The Crazy Cucumber

SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
100	Mimi's Cafe	6,040 SF	1470	Dermalase Medical Spa	1,596 SF
310	Edo Japanese Restaurant	5,229 SF	1510	Available	3,141 SF
315	Pie O Mine	2,615 SF	1520	Available	1,600 SF
320	Available	2,564 SF	1530	Premear Hearing	500 SF
340	Talbots	5,031 SF	1540	Panera	4,500 SF
350	Available	1,200 SF	1600	Old Navy	15,200 SF
360	Available	1,573 SF	1700	Ulta	10,021 SF
370	Painting with a Twist	2,902 SF	1730	Kirkland's	7,466 SF
380	Envious Eyebrow	971 SF	1740	Five Star Pizza	2,434 SF
410	Las Margaritas	7,948 SF	1800	Dick's Sporting Goods	52,000 SF
420	Available	994 SF	1910	Crazy Cucumber	6,000 SF
430	Available	5,408 SF	1920	Chico's	2,996 SF
440	The Bead Strand	4,000 SF	1930	Unique Lingerie	2,610 SF
500	Barnes & Noble	27,228 SF	2000	DSW	15,341 SF
600A	Eggs Up Grill (LOI)	3,005 SF	2110	Available	2,365 SF
600B	Shuckin' Shack (LOI)	3,000 SF	2300	HomeGoods	22,445 SF
810-850	Marshalls	21,252 SF	OP 1	Available	4,543 SF
860	Available	3,271 SF	OP 2	Available	6,375 SF
910	Available	9,140 SF	OP 3	Available	5,500 SF
940	Spectrum Cable	3,493 SF	OP 4	Available	3,300 SF
950	Available	2,321 SF	U912-932	Available	9,049 SF
960	Orangetheory Fitness	3,652 SF	U942	Webster University	5,877 SF
990	Azulene Day Spa	4,390 SF	U952	Available	2,876 SF
1010	Available	6,426 SF	U962	Army Recruiter	2,866 SF
1020	Available	2,077 SF	U972	Available	2,557 SF
1310-1420	Truck Hero	18,723 SF	U1012	Zone Health & Fitness	9,527 SF
1440	Available	6,485 SF	U1312	Great American Insurance Co	25,668 SF
1450	BB&T	3,218 SF	U1462	Ocala Eye	18,600 SF
1460	Available	1,996 SF			



MARKET STREET AT HEATH BROOK

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Known as the "Horse Capital of the World," Ocala's equestrian related industry contributes over \$2.6 billion to the local economy each year. Ocala is home to over 1,200 horse farms with over 27,000 employees.



The College of Central Florida located 1.5 miles northeast on SR 200 has 10,000 students enrolled each year.



The World Equestrian Center – currently under construction just north of the property – will include a \$400M outdoor arena and a 400-room hotel that will host year-round competitions.



Ocala is a primary destination for industrial distributors – most recently FedEx, Chewy, and AutoZone – as a result of central location in FL and its proximity directly off of I-75.



Healthcare networks in the community – Munroe Regional Medical Center, Ocala Regional Medical Center, West Marion Community Hospital – are currently undergoing major expansion projects to meet patient demand.



OCALA, FLORIDA

The City of Ocala is located in the heart of Central Florida, less than 90 miles northwest of Orlando. The area's natural beauty includes many scenic bodies of water, public parks and recreational areas including the Ocala National Forest and the Silver Springs Nature Theme Park. Ocala is an ideal location for many active adult retirees. Active adults who choose to settle in the Ocala area will have their pick of several impressive age-restricted communities.

OCALA RETIREMENT COMMUNITIES

Community	Homes	Price Range (approx) \$000	Type
On Top of the World	10,000	\$100-\$400	55+
Stone Creek	3,800	\$100-\$550	55+
Oak Run	3,509	\$100-\$350	55+
Trilogy at Ocala Preserve	1,600	\$200-\$500	55+
Ocala Palms	1,076	\$100-\$300	55+
Summer Glen	1,029	\$100-\$300	55+
Pine Run Estates	880	\$75-\$100	55+
Palm Cay	795	\$75-\$100	55+
Cherrywood	700	\$75-\$100	55+
Marion Landing	600	\$75-\$150	55+
Spruce Creek North	400	\$75-\$100	55+
JB Ranch	346	\$175-\$200	55+
Total	24,735		

Source: 55Places.com



Ocala is ranked fifth best city for future job growth by Forbes with a projected annual job growth of 3.5%. A few top area employers include Munroe Regional Medical Center, Ocala Regional Medical Center, Lockheed Martin, and equestrian related employees. Known as the "Horse Capital the World," Ocala/Marion County is home to the largest number of horses and ponies – more than any other county in the United States. Marion County has more than 1,200 horse farms which includes

900 thoroughbred farms on more than 77,000 acres.

Located just 1.5 miles northeast of Market Street at Heath Brook, College of Central Florida enrolls over 10,000 students annually. Other colleges in the area include Taylor College, Marion Community Technical and Adult Education, and Rasmussen College –located directly across the street from the property.





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OCALA, FLORIDA





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