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MARKET STREET

AT HEATH BROOK

4414 SW College Drive, Ocala, Florida 34474

M PROJECT DETAILS

Market Street at Heath Brook is a regional, lifestyle center located in Ocala, Florida.

The 515,000-square-foot center is anchored by Dillard's, Dick's Sporting Goods, HomeGoods and Barnes and Noble.

In addition to the anchors, major tenants include ULTA Beauty, DSW, and Old Navy.

The shopping center features national stores and restaurants including Chico's Outlet, Kirkland's, Panera Bread and Mimi's Cafe.

It is centrally located between Gainesville, Orlando, Tampa, and Jacksonville, off of SR 200, just west of U.S. 75.



MS TRADE AREA

Market Street at Heath Brook is the only higher-end shopping center in all of Ocala and Marion County pulling from greater than a 25-minute drive time of over **350,000** population and a combined annual seasonal population of **550,000**.

MARION COUNTY

Average Household Income

2017 Average Household Income \$55,558

2022 Average Household Income \$60,670

TOTAL POPULATION

2017 Population 344,417

2022 Population 357,308

GROWTH

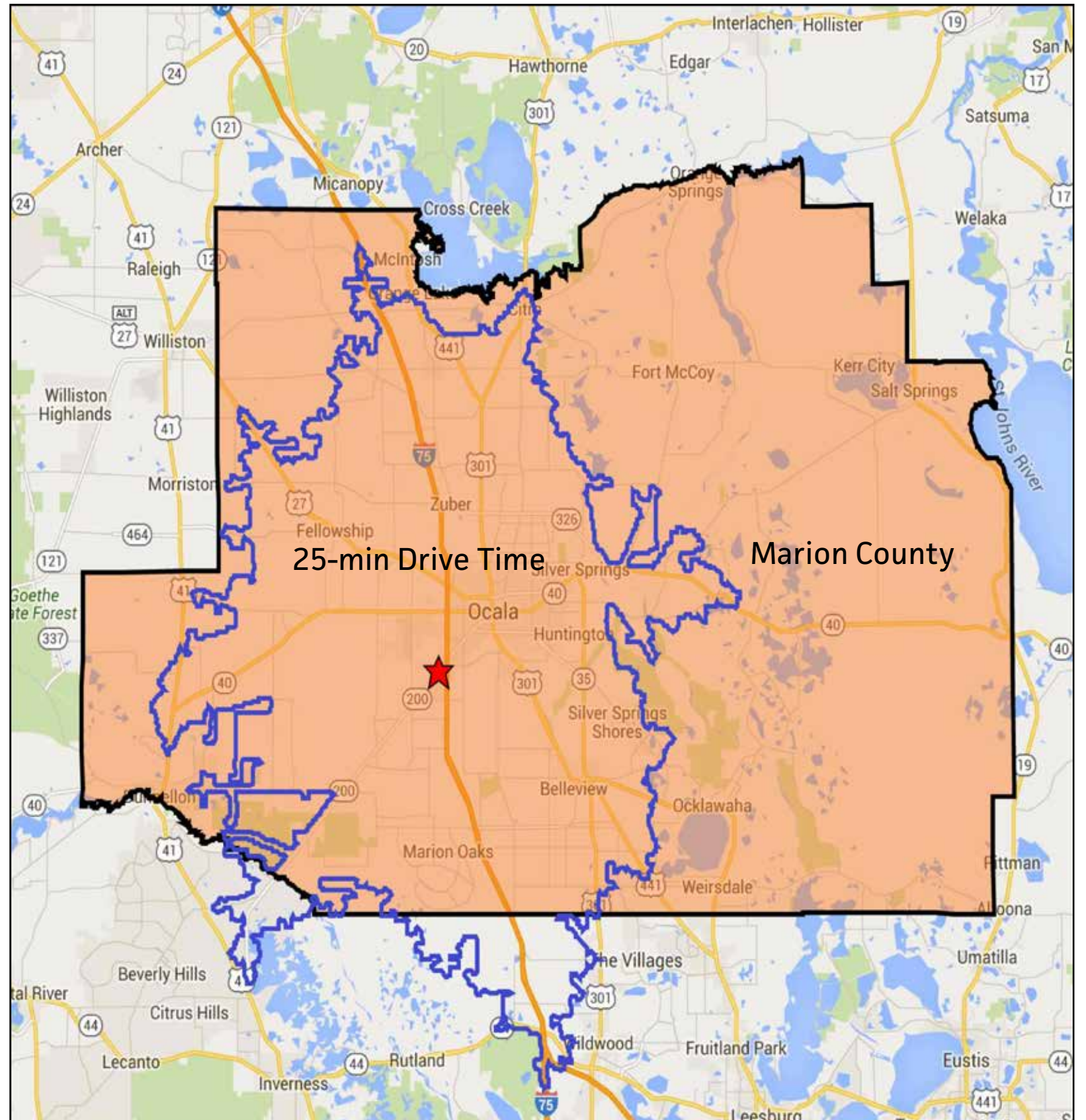
3.4% Job Growth: *Forbes* ranks Ocala MSA #5 in the nation for job growth in 2016.

4.2% Economic Growth: *Bloomberg* ranks Ocala MSA #7 in the nation for economic growth in 2016.

UPSCALE RESIDENTS HOME VALUES WITHIN 10 MILES

Nearly 10,000 homes **\$250,000-\$1 million**

Nearly 1,000 homes **over \$1 million**



M Ocala, Florida - Horse Capital of the World

350,000	Population: Total trade area draw (primarily Marion County)
+ 40,000	Equine Community: Brings a very large population to the area, primarily January through March; one event alone – HITS (Horse Shows in the Sun) – brings 40,000 people over three months
+ 150,000	Snowbirds: Part-time resident and visitor retirees as early as November and as late as June
+ <u>10,000</u>	College of Central Florida: The college students impact is primarily September through May.
550,000	Total Market Population

EQUINE ECONOMIC DRIVERS

- **\$2.62 billion** total revenues in Equine Industry
- **\$94 million** total industry output impact to Ocala/Marion County for HITS. (HITS 14-week hunter/jumper show)
- **\$63 million** direct spending in Ocala/ Marion County by out of town visitors for HITS
- **19,209** full and part time jobs



MS MARKET AERIAL



M MARKET AERIAL



Fairfield Village
(Retirement Community)

M MARKET ST
AT HEATH BROOK

NEW DEVELOPMENT ACTIVITY

1. Future multifamily
2. Future high-end hotel
3. Future luxury auto dealership
4. Future Cheddar's & Ashley Furniture
5. New Healthy Smiles Dental
6. Interest for event & conference center & water park
7. Future 100-unit senior living
8. New Rasmussen College expansion
9. Future auto dealership
10. New Porsche, BMW & Volkswagen dealerships
11. Racetrac, Starbucks, Verizon
12. Compass Bank
13. CVS, Family Dollar, Walgreens
14. Future Zaxby's
15. New Southern Pit & Cattle Restaurant
16. Lowe's
17. Walmart Neighborhood Market
(opening spring 2017)
Aldi (opening spring 2017)
18. Walgreens
19. On Top of the World - 20k+ more homes
being added (massive retirement community
resort)
20. Dollar General, Region's Bank, Subway,
ACE Hardware, Big Lots, Beall's Outlet,
Sav A Lot, Auto Zone, Winn Dixie
21. Future 500-unit multifamily
22. Culver's, Bojangles, Vystar Credit Union



MS PROPERTY AERIAL



LEASE PLAN

■	LEASED
■	AT LEASE
■	AVAILABLE
■	PROPOSED



UPPER LEVEL OFFICE / RETAIL SPACE

912/932	942
9,049 sf.	Webster University 5,877 sf.
	Management 2,876 sf.
	U.S. ARMY 2,723 sf.
	ZONE 9,572 sf.

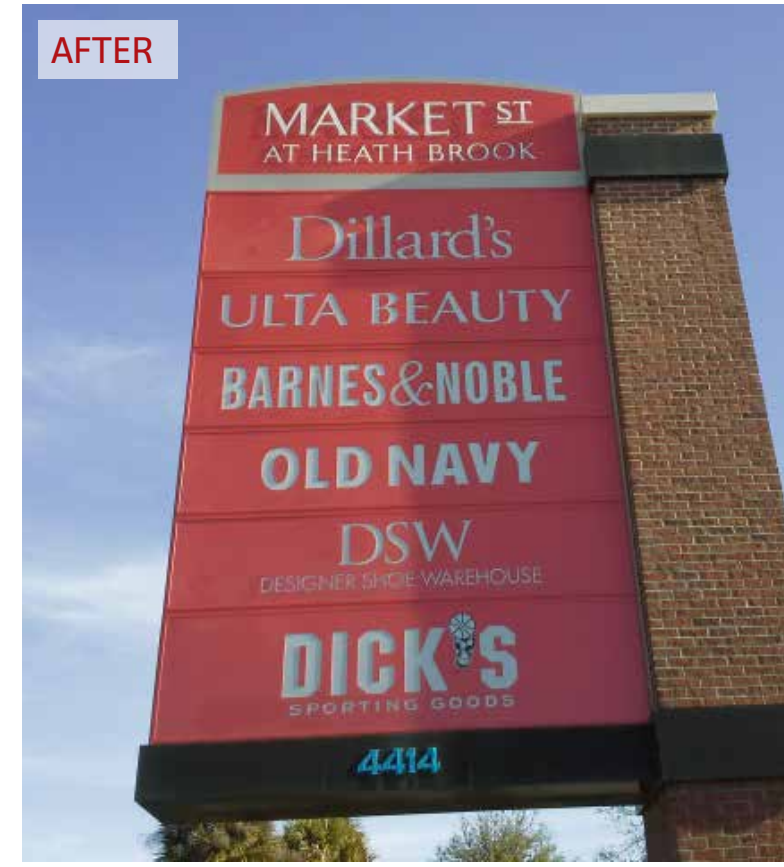


MARKET ST
AT HEATH BROOK



11/07/2017

M SIGNAGE IMPROVEMENTS



MS SITE LINE IMPROVEMENTS

BEFORE



AFTER



BEFORE



AFTER



M S GALLERY





MARKET ST AT HEATH BROOK

LEASING INFORMATION:

Giancarlo "GC" Carriero
Vice President of Leasing
Tricom Real Estate Group
214.499.6383
gc@tricomre.com
tricomre.com



frank@was-group.com
jeff@was-group.com
darren@was-group.com
brian@was-group.com
862.203.4352 | was-group.com



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