



FOR LEASE



Gaitway Plaza

2701 SW College Rd | Ocala, FL





Gaitway Plaza

2701 SW College Rd | Ocala, FL 34474



1,328 SF

Suite A01

10,825 SF

Suite B15

26,920 SF

Anchor XE

Contact
Broker

Rate

ABOUT THE PROPERTY

- Well-positioned regional retail center along SW College Road, a major east-west thoroughfare serving Ocala.
- 1,328 SF vacancy has highly visible frontage on College Rd.
- Anchored by strong, value-oriented national retailers including Ross Dress for Less, T.J.Maxx, Golf Galaxy, and Michaels.
- Prominently located at the lighted intersection of College Road (SR 200) and SW 27th Avenue, offering excellent visibility, signalized access, and strong traffic exposure.
- Ample surface parking and convenient ingress/egress for customers.

JOIN THESE RETAILERS



TRAFFIC COUNTS

SW College Rd

27th Ave

SW 20th St

Year: 2024 | Source: FDOT

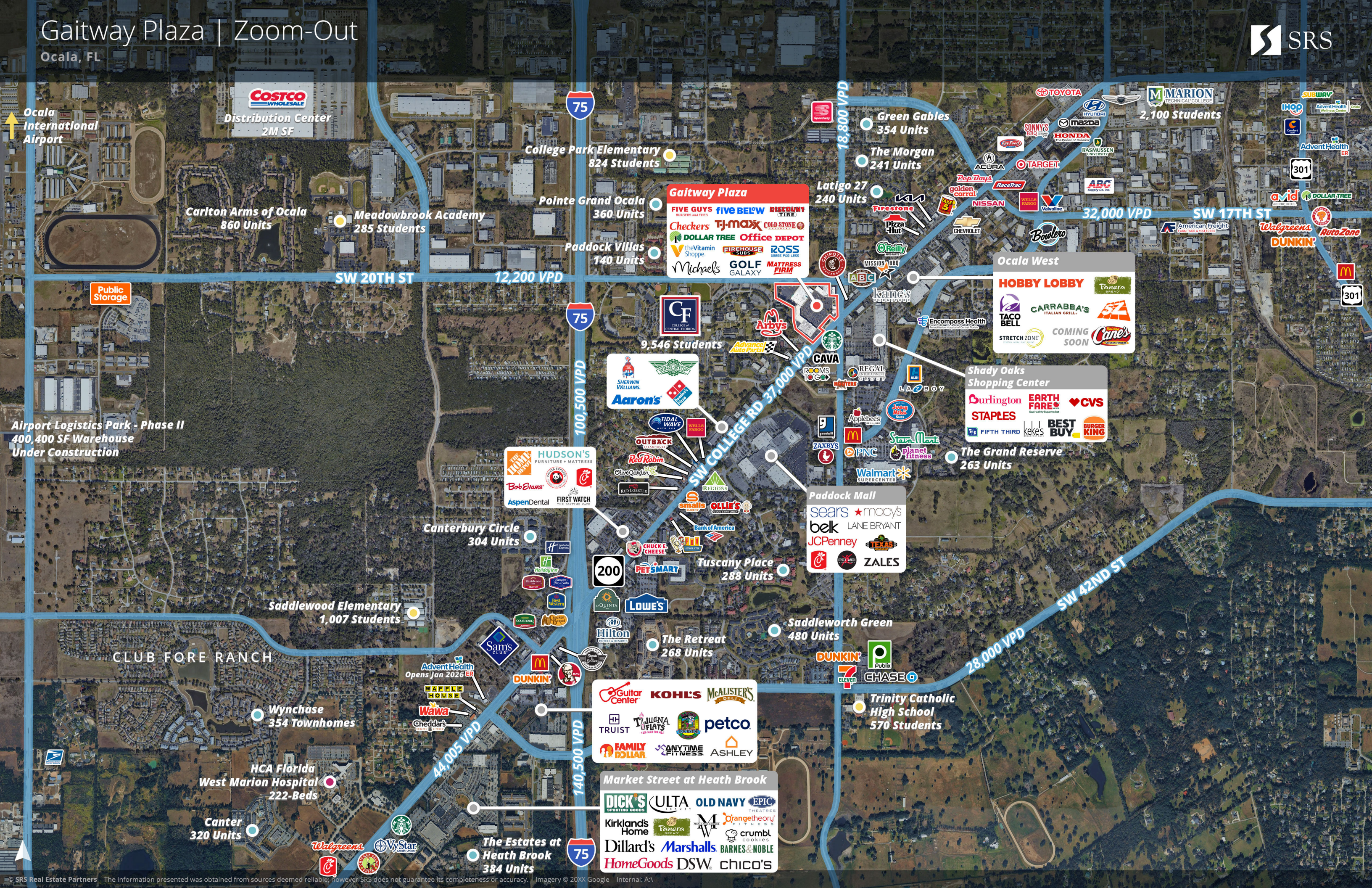
37,000 VPD

18,800 VPD

12,200 VPD

Gaitway Plaza | Zoom-Out

Ocala, FL



Ocala International Airport

COSTCO
WHOLESALE
Distribution Center
2M SF

Carlton Arms of Ocala
860 Units

Meadowbrook Academy
285 Students

College Park Elementary
824 Students

Pointe Grand Ocala
360 Units

Paddock Villas
140 Units

Gaitway Plaza
FIVE GUYS FIVE BELOW DISCOUNT TIRE
Checkers TJ-MAXX COLD STONE
DOLLAR TREE Office DEPOT
the Vitamin Shoppe FIREHOUSE SUBS ROSS
Michaels GOLF GALAXY MATTRESS FIRM

Latigo 27
240 Units

Green Gables
354 Units

The Morgan
241 Units

MARION
TECHNICAL COLLEGE
2,100 Students

SW 17TH ST
32,000 VPD

Ocala West
HOBBY LOBBY Panera
TACO BELL CARRABBA'S ITALIAN GRILL
STRETCH ZONE COMING SOON Cane's

Shady Oaks Shopping Center
Durlington EARTH FARE CVS
STAPLES FIFTH THIRD kekes BEST BUY BURGER KING

The Grand Reserve
263 Units

Paddock Mall
sears macy's
belk LANE BRYANT
JCPenney TEXAS
ZALES

Tuscany Place
288 Units

The Retreat
268 Units

Saddleworth Green
480 Units

Trinity Catholic High School
570 Students

Saddlewood Elementary
1,007 Students

Canterbury Circle
304 Units

Wynchase
354 Townhomes

HCA Florida
West Marion Hospital
222-Beds

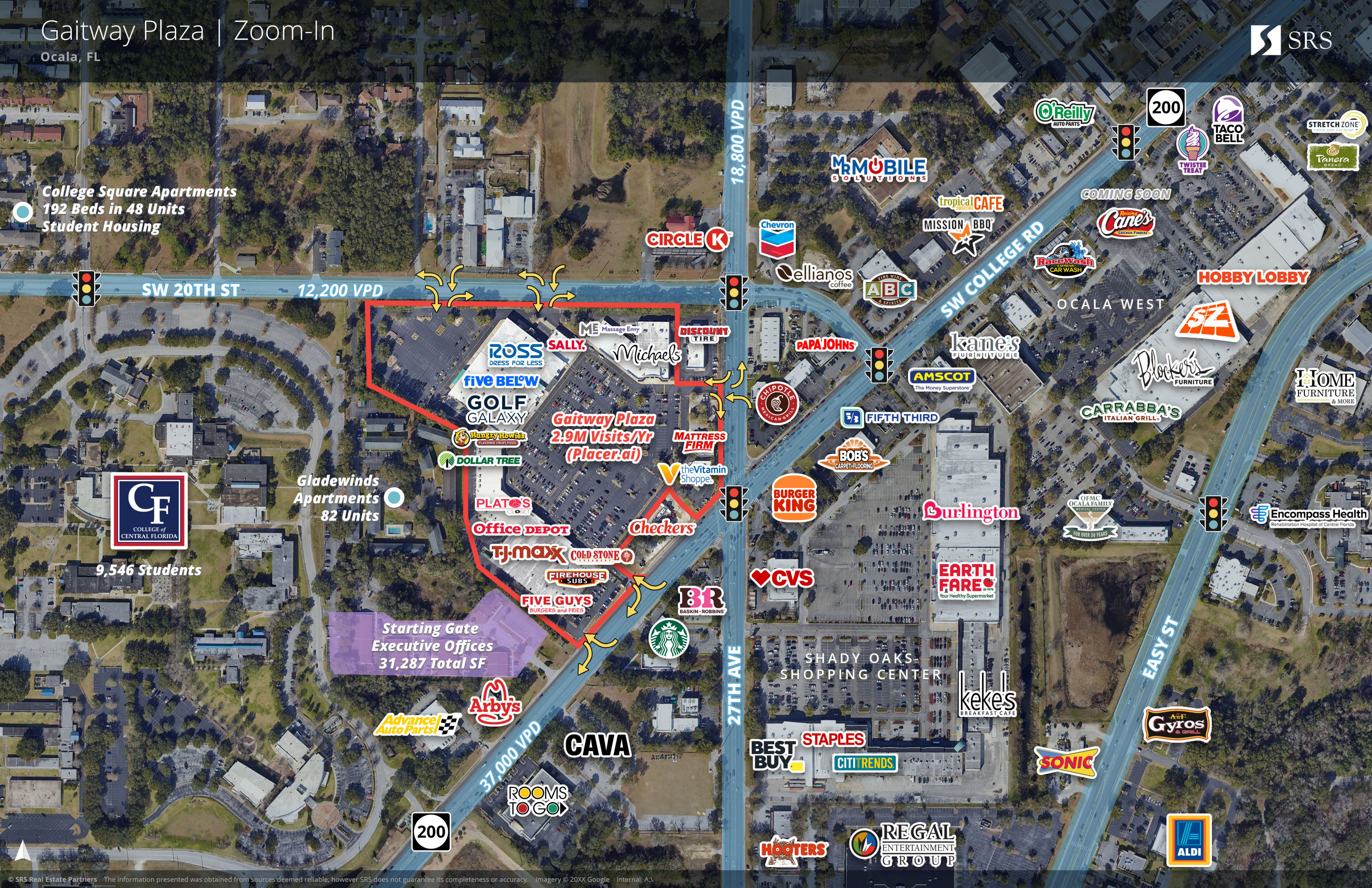
Canter
320 Units

The Estates at Heath Brook
384 Units

Market Street at Heath Brook
DICK'S SPORTING GOODS ULTA OLD NAVY EPIC
Kirklands Home Panera M D'Angelo's
Dillard's Marshalls BARNES & NOBLE
HomeGoods DSW chico's

Gaitway Plaza | Zoom-In

Ocala, FL





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Suite	Tenant	SF
XD	TJ Maxx	24,480
XE	AVAILABLE	26,920
XH	Golf Galaxy	19,740
XG	Ross	30,491
XF	Michael's	21,440
A01	AVAILABLE	1,328
A02A	Five Guys	2,760
A04	Lenscrafters	4,092
A07	The Joint	1,364
A08	Firehouse Subs	1,380
A09	Cold Stone Creamery	1,276
A10	Alterations	792
A11	Hair Cuttery	863
B03B	COMING AVAILABLE 2026	2,855
B05B	Rainbow	8,530
B06B	Dollar Tree	10,205
B10	Hungry Howies	1,547
B11	Five Below	8,512
B12	Fresenius Kidney Care Ocala	12,377
B15	AVAILABLE	10,825
C01	Sally Beauty Supply	1,875
C03	Carter's / Osh Kosh	5,512
C04	Massage Envy	2,388
C05	Ocala Spa	3,200
C06	All Nail &Spa	1,600
C07A	Magnolia Soap & Bath Co	1,800
C07B	Leslie's Pool Supplies	3,193
C08A	Barbershop	759
C08B	Ana's Eyebrows	759





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MOBILE DATA & FOOT TRAFFIC INSIGHTS

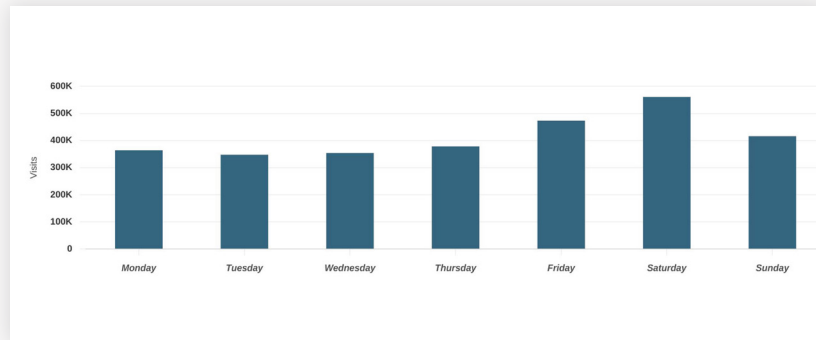
Estimated Annual Visits

12/01/2024 - 11/30/2025

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
572.9K	2.9M	5.05

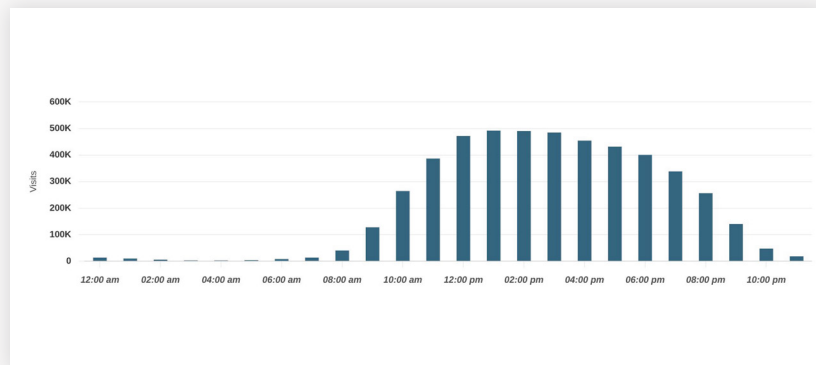
The above information states how many customers have shopped at Gaitway Plaza, how many visits the shopping center had, and how frequently the customers visited the shopping center in the past year.

Daily Visits

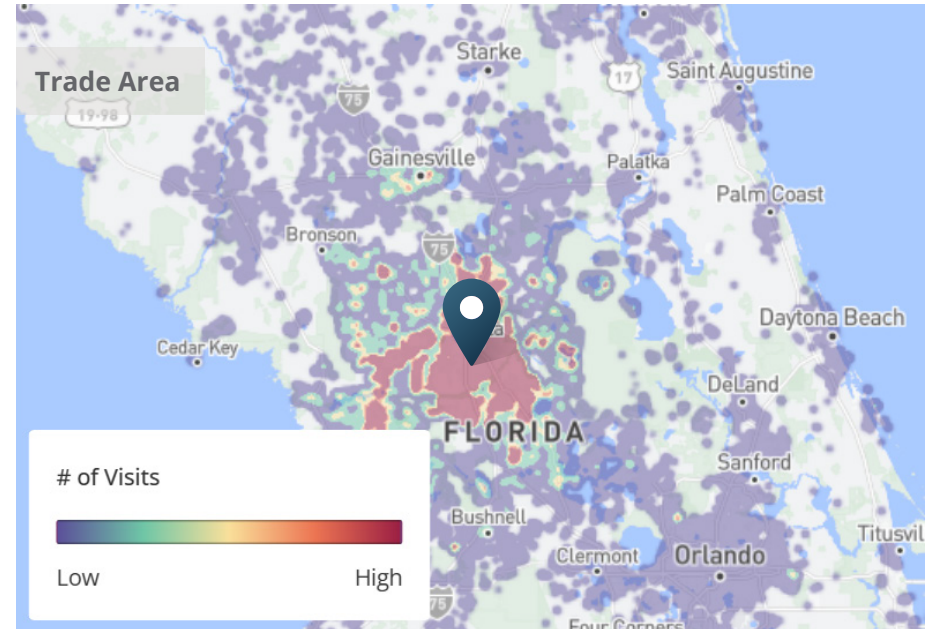


The above information shows the number of visits each day of the week. Gaitway Plaza is busiest on Fridays & Saturdays.

Hourly Visits

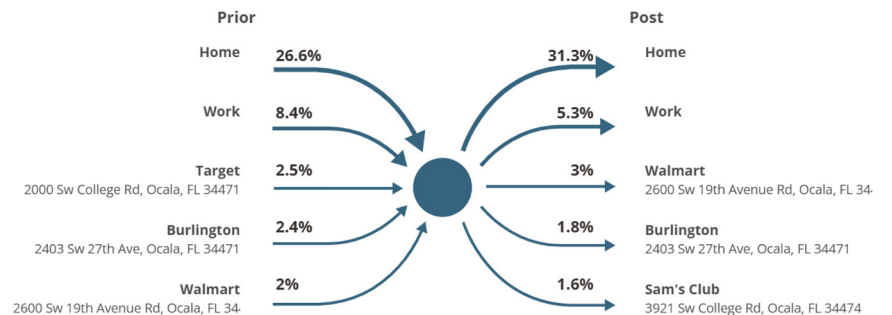


The above information shows the number of visits on an hourly basis. Gaitway Plaza is busiest midday & in the afternoon.



The above map shows the concentration of visits and where the visitors originated from.

Customer Journey



The above information shows where the customers were prior to visiting Gaitway Plaza, and where customers go after visiting the center.

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





Gaitway Plaza - Tenant Placer Reports

2701 SW College Rd | Ocala, FL 34474



MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

01/01/2025 - 12/31/2025



Visits	Visitors	Avg Dwell Time	Nationwide	Florida	Local: 15mi
511.3K	191.7K	43 Min	350 / 47,242	29 / 3,704	1 / 30



Visits	Visitors	Avg Dwell Time	Nationwide	Florida	Local: 15mi
478.7K	182.1K	41 Min	514 / 1,093	34 / 84	1 / 1



Visits	Visitors	Avg Dwell Time	Nationwide	Florida	Local: 15mi
224.1K	119.6K	24 Min	807 / 1,175	60 / 90	1 / 1

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SOURCE



Placer.ai



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

5,120	14,604	\$63,725	2,254
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

35,950	73,113	\$79,456	14,287
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

81,608	127,068	\$86,182	33,850
Population	Total Daytime Population	Average Household Income	Total Households

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SOURCE



200

esri

N US Hwy 27

27

301

Silver Springs

Marion

OCALA

40

441

75

SW Hwy 200

Bellevue

SE Hwy 484

Summerfield



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