

Ocala, FL

RECENT DEVELOPMENT

PEARL BRITAIN PLAZA

2645 NE 35th Street • Ocala, FL 34479



SPACE AVAILABLE

1,300-4,550 SQ. FT.

AMCOMREALTY.COM

DEMOGRAPHICS

POPULATION

- 3 Miles: 37,523
- 5 Miles: 78,115
- 7 Miles: 122,075

HOUSEHOLD INCOME

- 3 Miles: \$ 74,316
- 5 Miles: \$ 84,820
- 7 Miles: \$ 91,756

PROPERTY FEATURES

Brand New Publix Prototype
recently completed

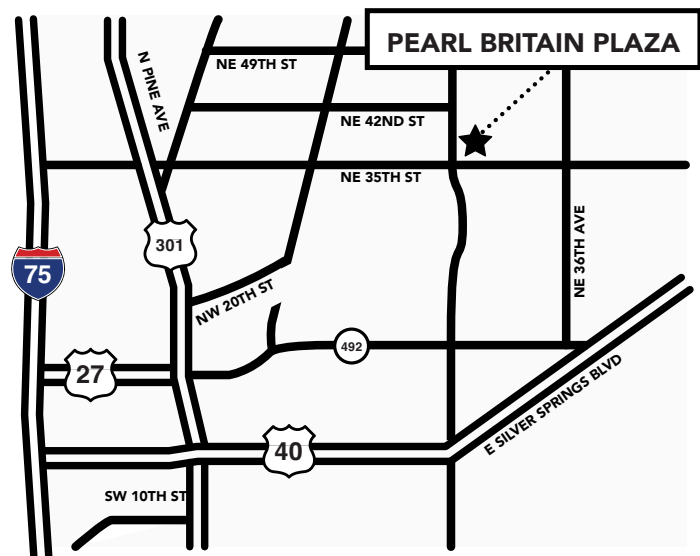
Property Upgrades include:
increased road visibility, new and improved lighting, new entry and parking lot design, upgraded façade and great curb appeal

Established Publix in great neighborhood center with high volume

Chewy's, Fedex and Amazon fulfillment centers nearby

Growing Trade Area (within 1-mile) Over 700 + new homes under development by Lennar, DR Horton & Pura Vida

PRIME LOCATION



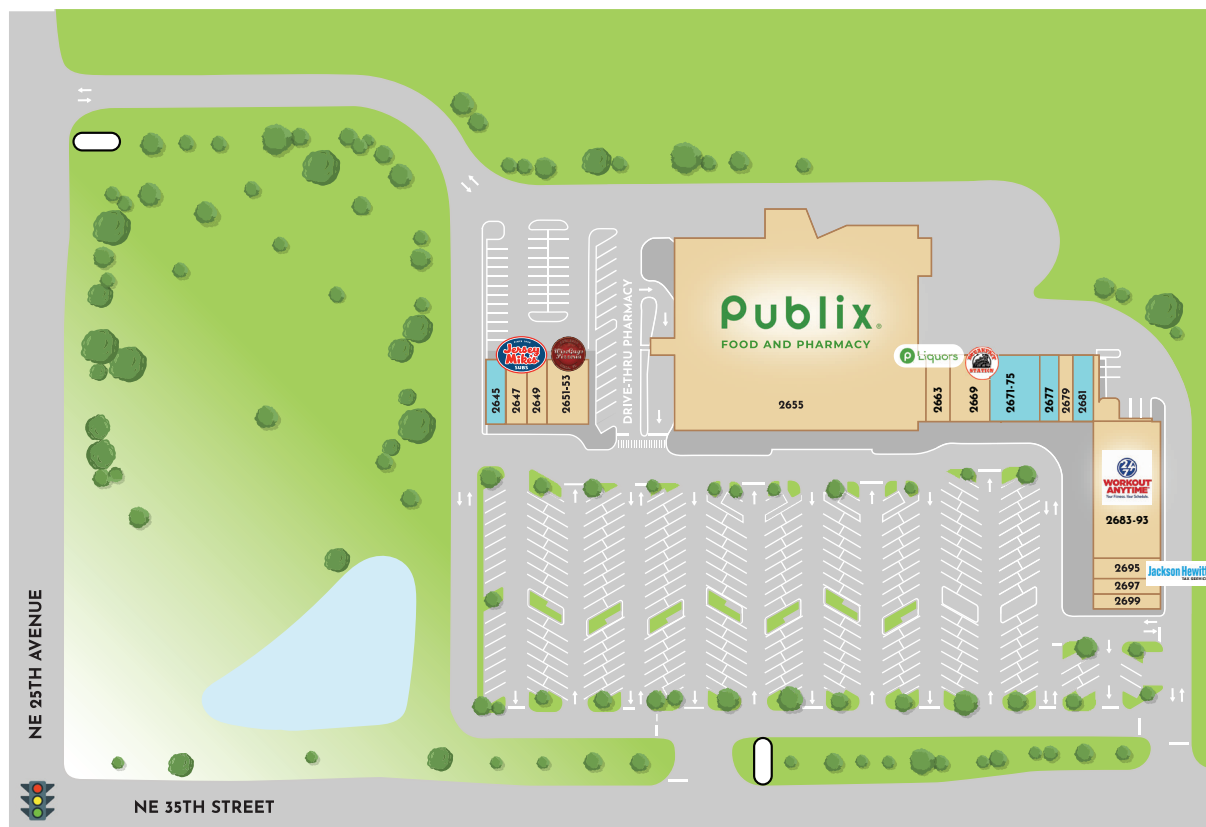
AMERICAN COMMERCIAL REALTY
300 Avenue of the Champions, Suite 140
Palm Beach Gardens, FL 33418

LEASING CONTACT
leasing@amcomrealty.com
(561) 775-1300
amcomrealty.com



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UNIT	TENANT	SQ. FT.*	UNIT	TENANT	SQ. FT.*	UNIT	TENANT	SQ. FT.*
2645	AVAILABLE	1,300	2663	PUBLIX LIQUOR	1,363	2681	AVAILABLE	1,300
2647	JERSEY MIKE'S	1,300	2669	BREAKFAST STATION	2,600	2683-93	WORKOUT ANYTIME	8,775
2649	SAM'S NAILS OF OCALA	1,300	2671-75	AVAILABLE	3,250	2695	JACKSON HEWITT	1,300
2651-53	WISE GUYS PIZZERIA	2,600	2677	AVAILABLE	1,300	2697	SHAINA'S EYEBROW STUDIO	975
2655	PUBLIX SUPERMARKET	48,387	2679	SCREAMS ICE CREAM	975	2699	SHANG HAI RESTAURANT	975

