



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

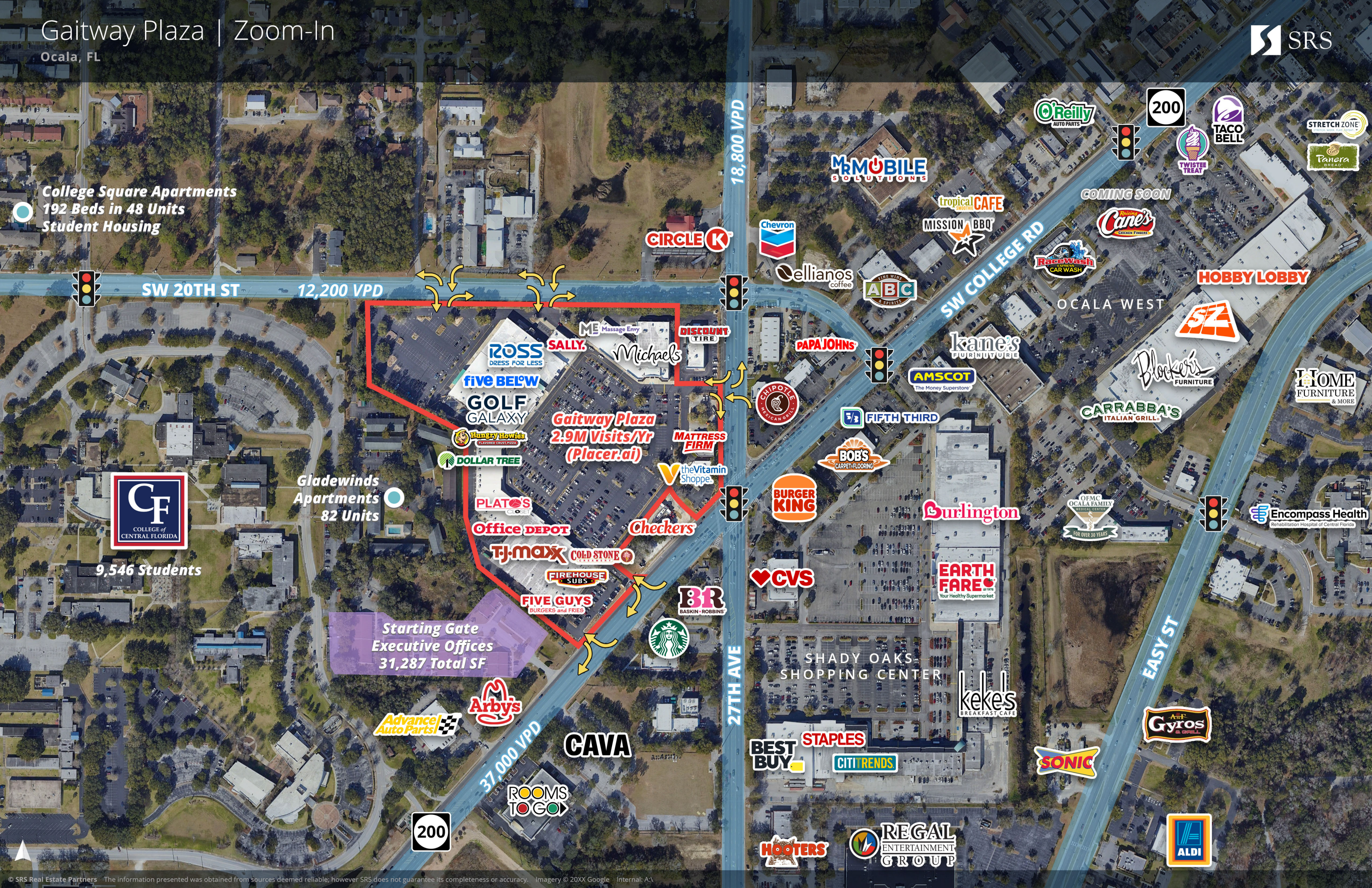
18,800 VPD

12,200 VPD



# Gaitway Plaza | Zoom-In

Ocala, FL



College Square Apartments  
192 Beds in 48 Units  
Student Housing

SW 20TH ST 12,200 VPD

18,800 VPD

200



9,546 Students

Gladewinds Apartments  
82 Units

Starting Gate  
Executive Offices  
31,287 Total SF

Gaitway Plaza  
2.9M Visits/Yr  
(Placer.ai)

27TH AVE

EASY ST

200



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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

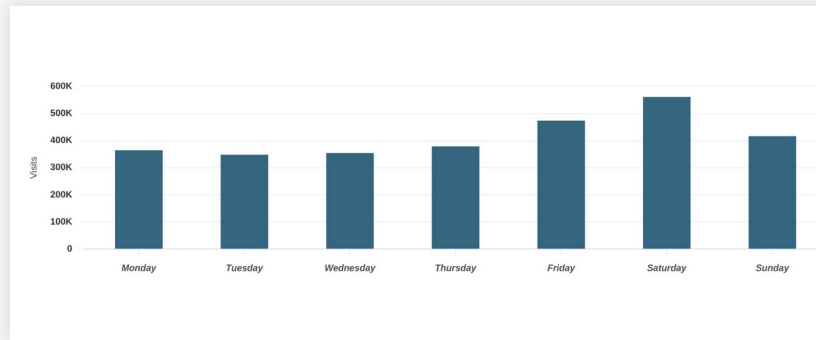
### Estimated Annual Visits

12/01/2024 - 11/30/2025

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

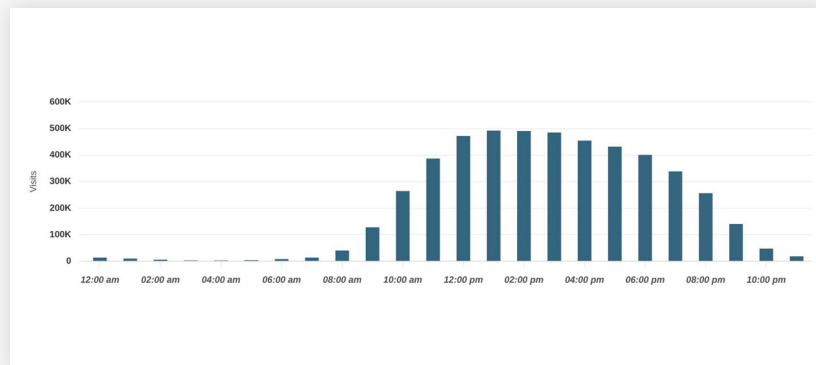
The above information states how many customers have shopped at Gaitway Plaza, how many visits the shopping center had, and how frequently the customers visited the shopping center in the past year.

### Daily Visits

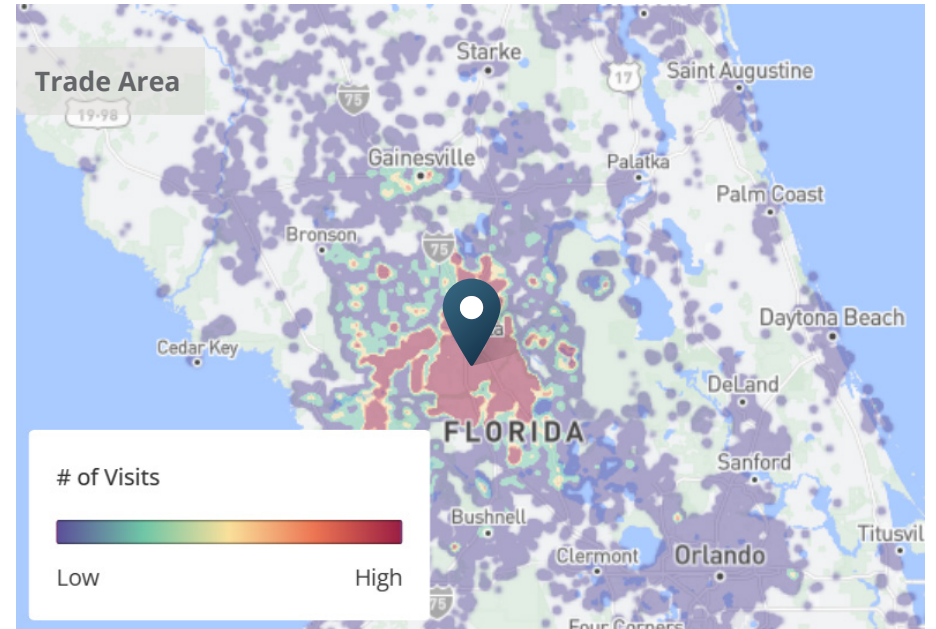


The above information shows the number of visits each day of the week. Gaitway Plaza is busiest on Fridays & Saturdays.

### Hourly Visits

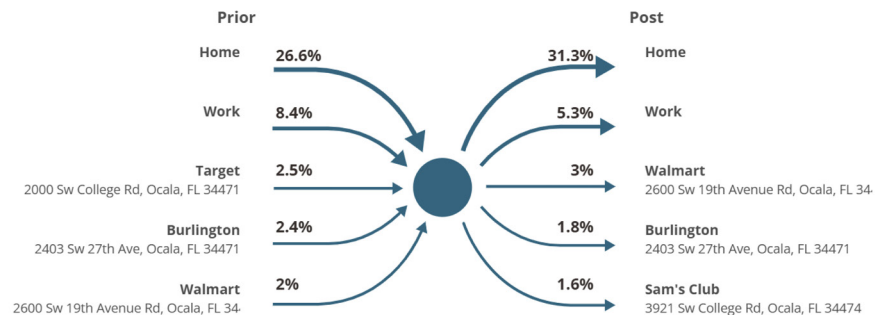


The above information shows the number of visits on an hourly basis. Gaitway Plaza is busiest midday & in the afternoon.



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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