

10252 Highway 441 | Belleview, FL

2,477 SF Available
New Retail Development

For Lease

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Colliers

Property Overview

- ±2,477 SF available for lease adjacent to Heartland Dental in a new multi-tenant building.
- Prime frontage along US Highway 441 with excellent visibility and exposure.
- Situated on a ±0.97-acre pad with B-2 zoning.
- 50 parking spaces proposed, providing ample parking for retail customers.
- Convenient access and circulation along one of Belleview's primary commercial corridors.
- Ideal for retail, restaurant, service and medical users.
- Located directly across from Publix and surrounded by national retailers including ***Winn-Dixie, Starbucks, Chipotle, Taco Bell, Dutch Bro's, Save A Lot and Wendy's.***

Neighboring Retailers

Heartland Dental · Starbucks · Chipotle Mexican Grill · Dutch Bros Coffee · Publix · Winn-Dixie · Taco Bell · Wendy's

Area Demographics

	Population	Daytime Population	Average HH Income	Households
1 Mi	3,245	3,749	$94,436	1,389
3 Mi	21,153	18,476	$88,551	8,572
5 Mi	61,125	49,074	$86,864	23,790

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Market Overview

Belleview continues to grow as a key retail and commercial destination in southern Marion County, supported by ongoing residential development, population growth, and its strategic location between Ocala and The Villages. The market benefits from strong connectivity along U.S. Highway 441, a primary north-south corridor serving residents, commuters, and visitors throughout the region. Continued development has attracted an expanding mix of national retailers, restaurants, medical providers, and service-oriented businesses, strengthening Belleview's position as a growing commercial hub within the Ocala-Marion County market.



Trade Area

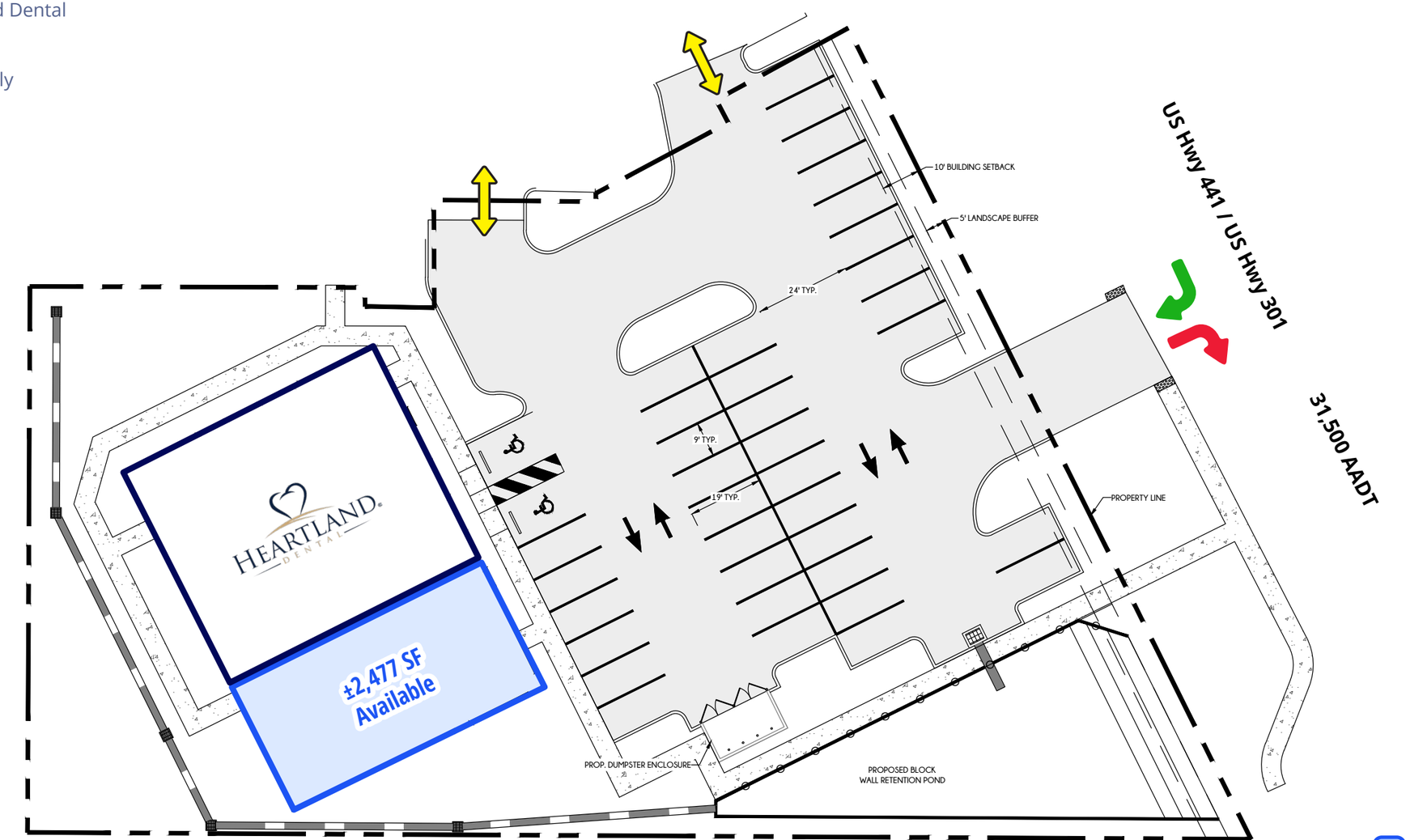
10252 Highway 441 | Belleview, FL



Site Plan

Retail For Lease

- **±2,477 SF Available** adjacent to Heartland Dental
- **Strong visibility** along US Highway 441
- **Ample on-site parking** with approximately 50 spaces proposed



Contact Us

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