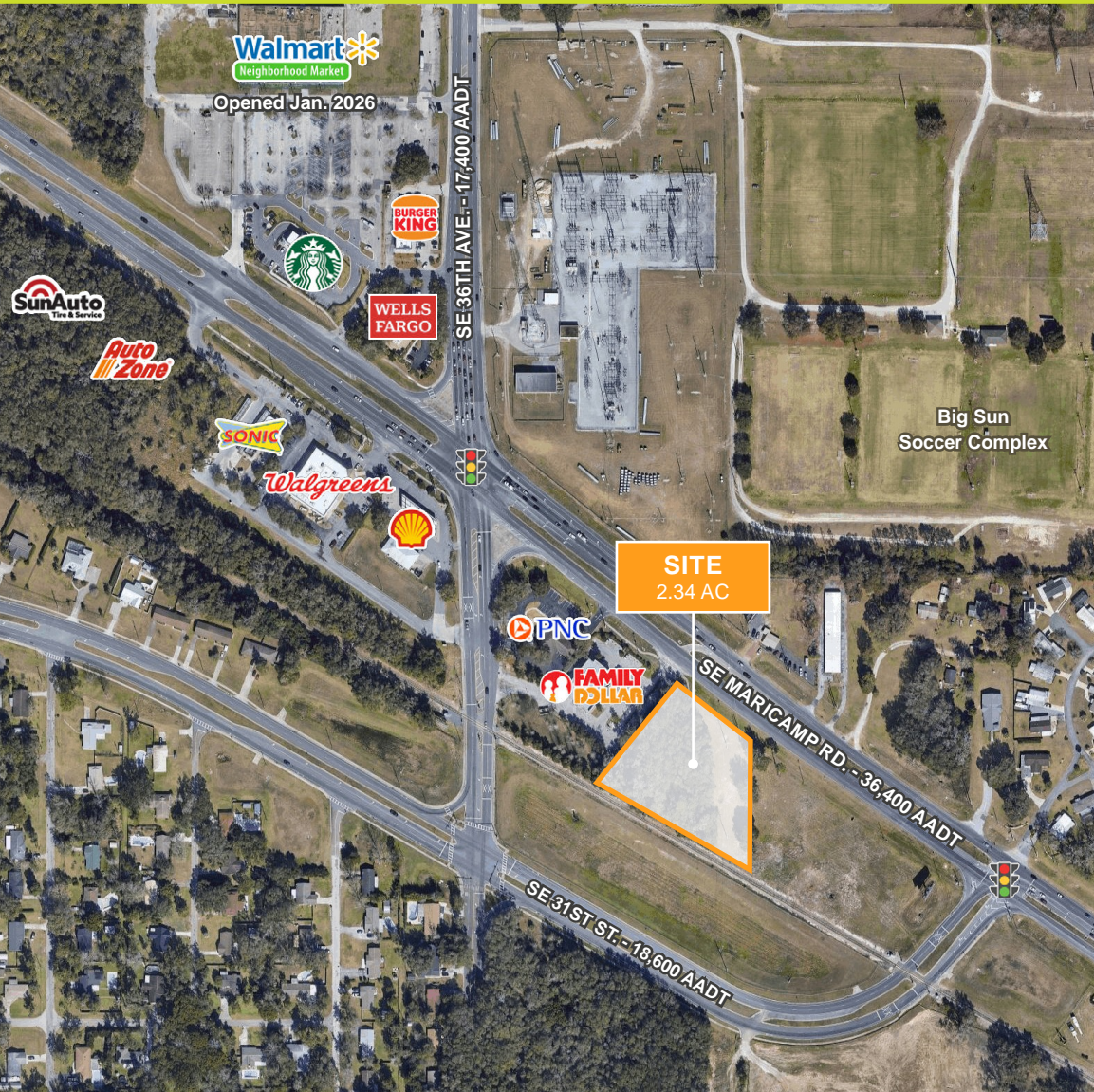


# OCALA COMMERCIAL DEVELOPMENT SITE

SE Maricamp Rd. and SE 31st St., Ocala, FL 34480

FOR SALE OR GROUND LEASE



## PROPERTY OVERVIEW

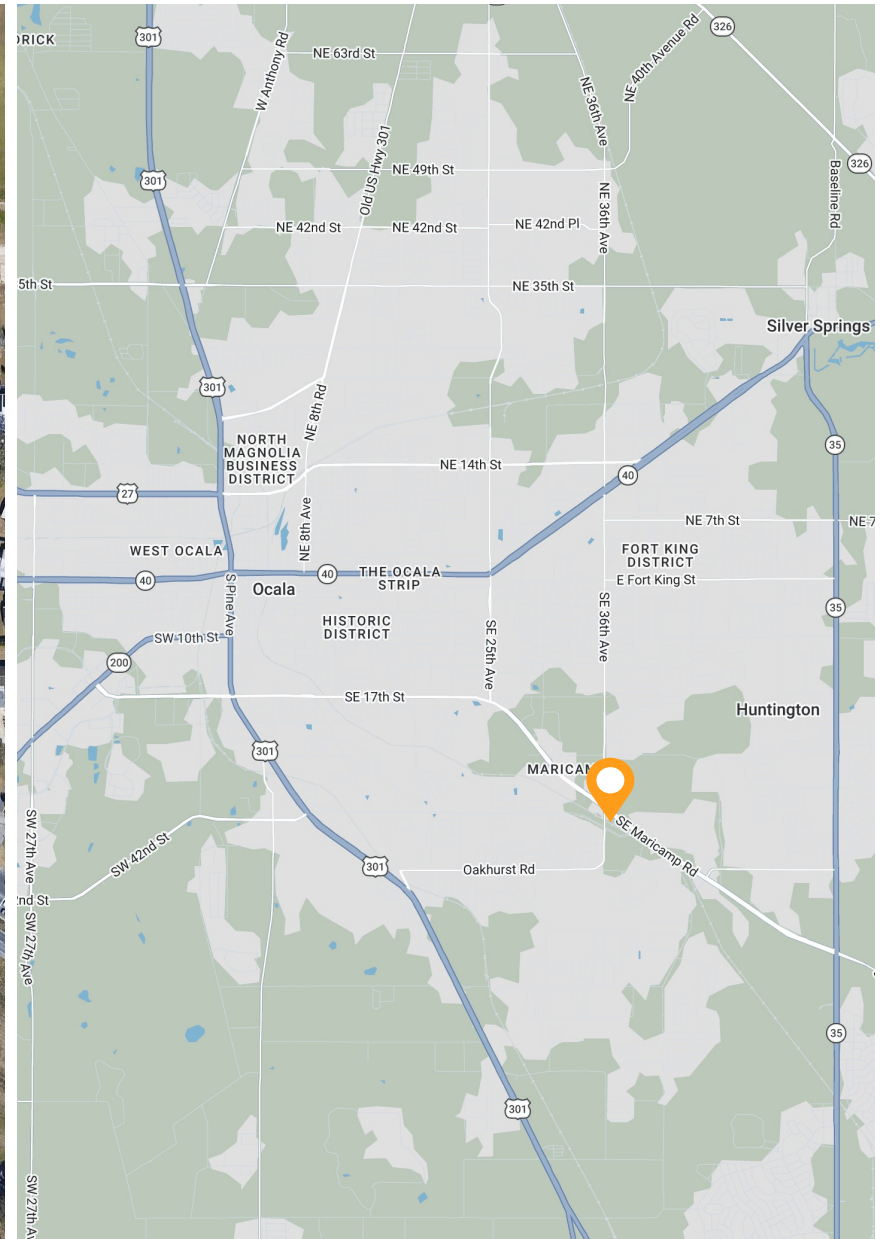
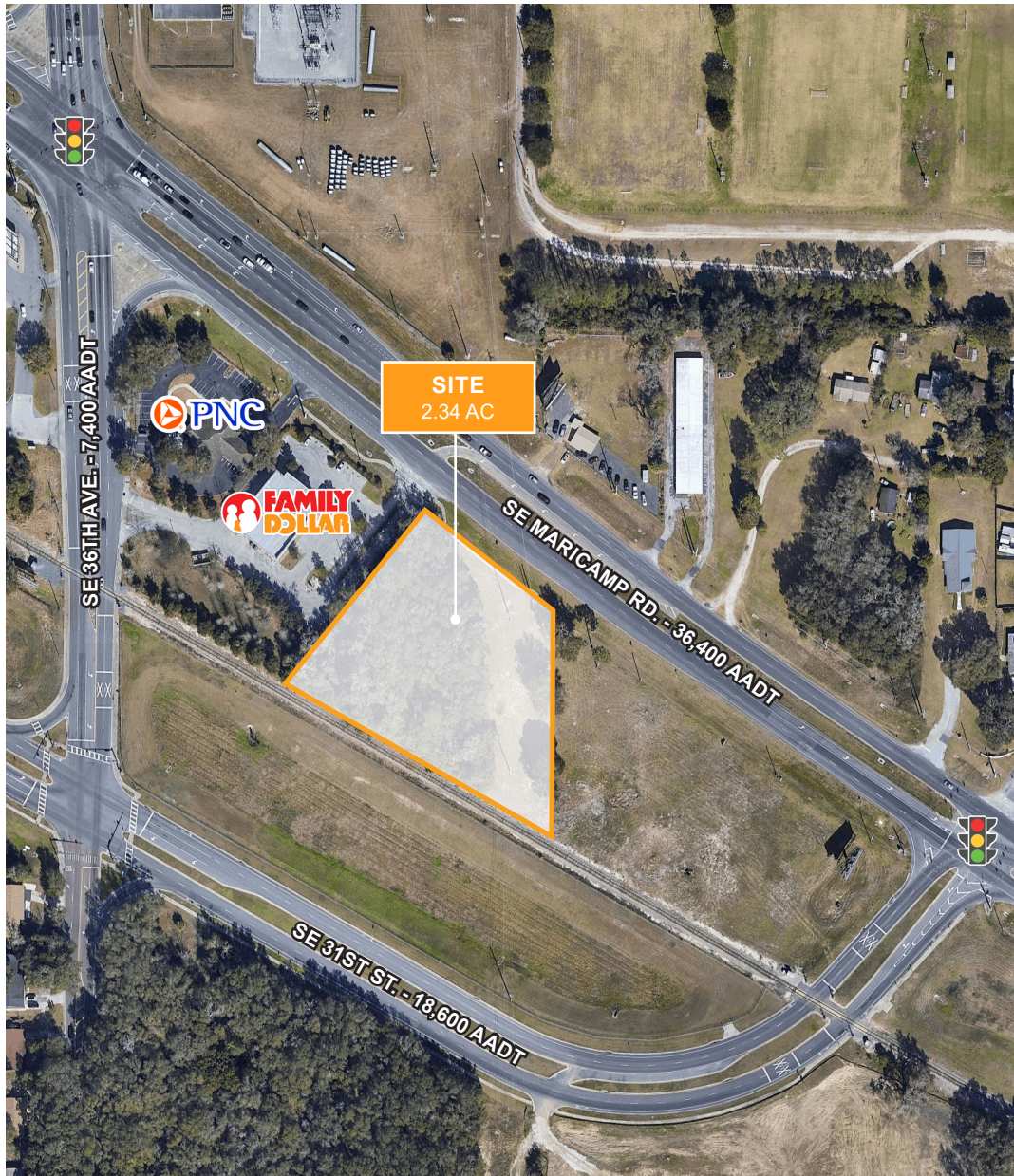
- » ±2.34-acre commercial development opportunity for sale or ground lease
- » Positioned along SE Maricamp Road/SR-464, one of Ocala's primary east-west commercial corridors
- » Approximately 232 feet of frontage on SE Maricamp Road/SR-464 with exposure to 36,400 vehicles per day
- » Full median break provides cross-directional access along SE Maricamp Road/SR-464 with additional rear ingress
- » Nearby retailers include the newly opened Walmart Neighborhood Market, Publix, Planet Fitness, Starbucks, and Family Dollar
- » Located just 4 miles from HCA Florida Ocala Hospital, a 323-bed regional healthcare facility
- » Positioned within a high-growth market experiencing sustained residential and commercial expansion

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,137	44,435	98,014
Households	1,535	17,919	39,515
Daytime Pop.	3,561	32,433	79,231
Ave. HH Income	\$128,110	\$109,683	\$93,554

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