



FOR SALE

37.33 Acres Divisible Commercial & Multifamily Uses

3501 North U.S. Highway 301 / 441, Ocala, FL 34475



Property Overview

Address	Located in the northeast quadrant of U.S. HWY 441 and NW 35th Street.
Zoning	SC (Shopping Center) City of Ocala
Future Land Use	Medium intensity/special district; allows office, commercial, public, recreation, institutional, educational facilities & residential up to 18 units/acre
Flood Zone	X
Land Area	37.33 Acres Divisible
Parcel	15392-000-00

Demographics

	1 Mile	3 Miles	5 Miles
Population	2,883	28,954	49,008
Median HH Income	\$43,129	\$47,018	\$59,171
Average HH Income	\$76,265	\$69,908	\$83,081
Households	1,080	11,142	21,728
Employees	1,836	23,498	49,043
Median Age	38.8	39.6	44.9
Retail Sales	\$199M	\$1.8B	\$4.5B

Traffic Counts

U.S. HWY 301 @ NW 35th St	22,000 VPD
NW 35th Street @ U.S. HWY 301	13,500 VPD

PRICE: \$6,534,000 (\$5.00 PSF)

Based on 30 Net Usable upland acres.

Patrick Berman
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Bruce Erhardt, ALC
Executive Managing Director
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One Tampa City Center
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cushmanwakefield.com



**CUSHMAN &
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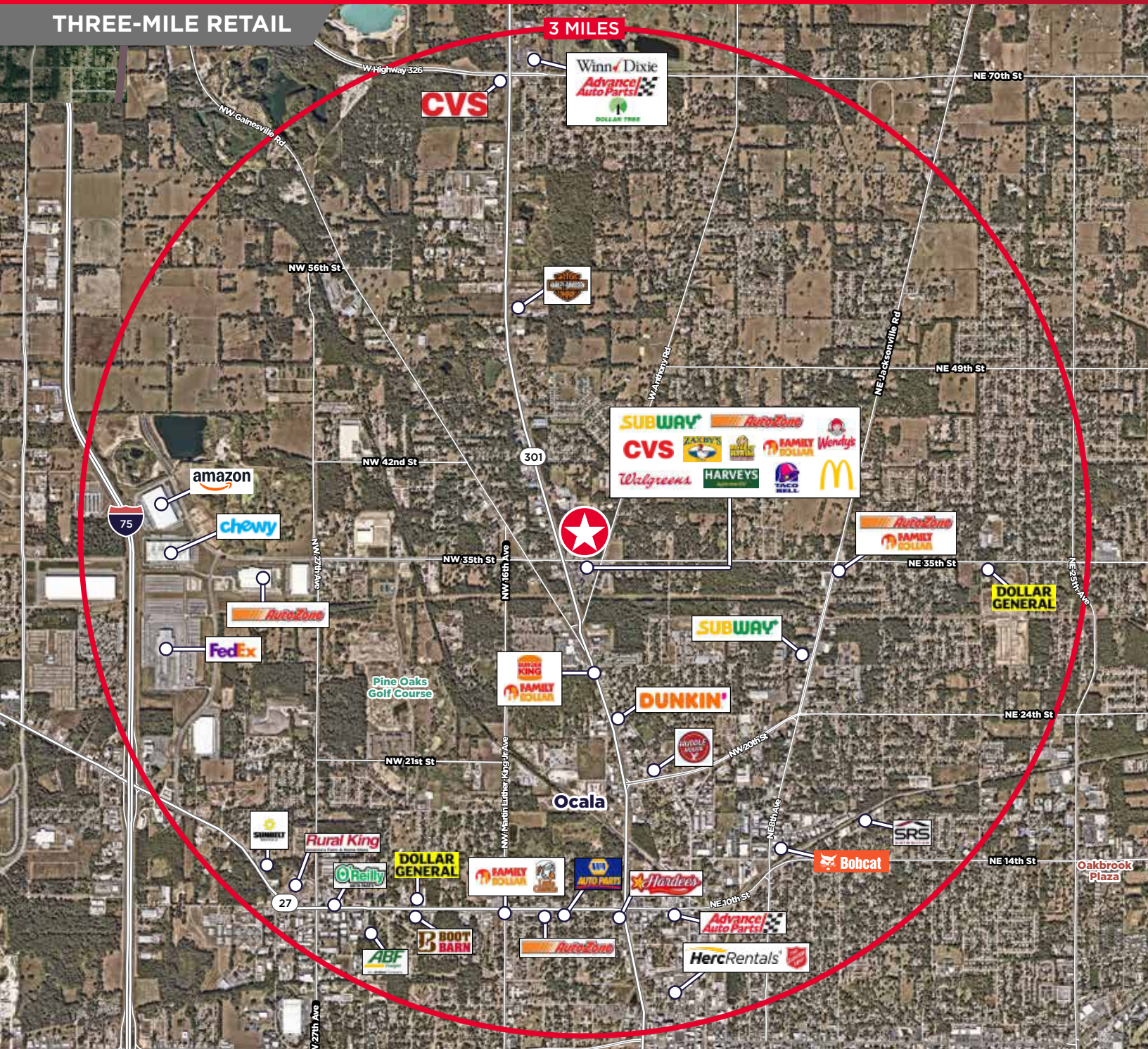
**CUSHMAN &
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THREE-MILE RETAIL



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