



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: \$5,450,000 (\$4.17 PSF)

Based on 30 Net Usable upland acres.

Patrick Berman
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Bruce Erhardt, ALC
Executive Managing Director
813 204 5312
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One Tampa City Center
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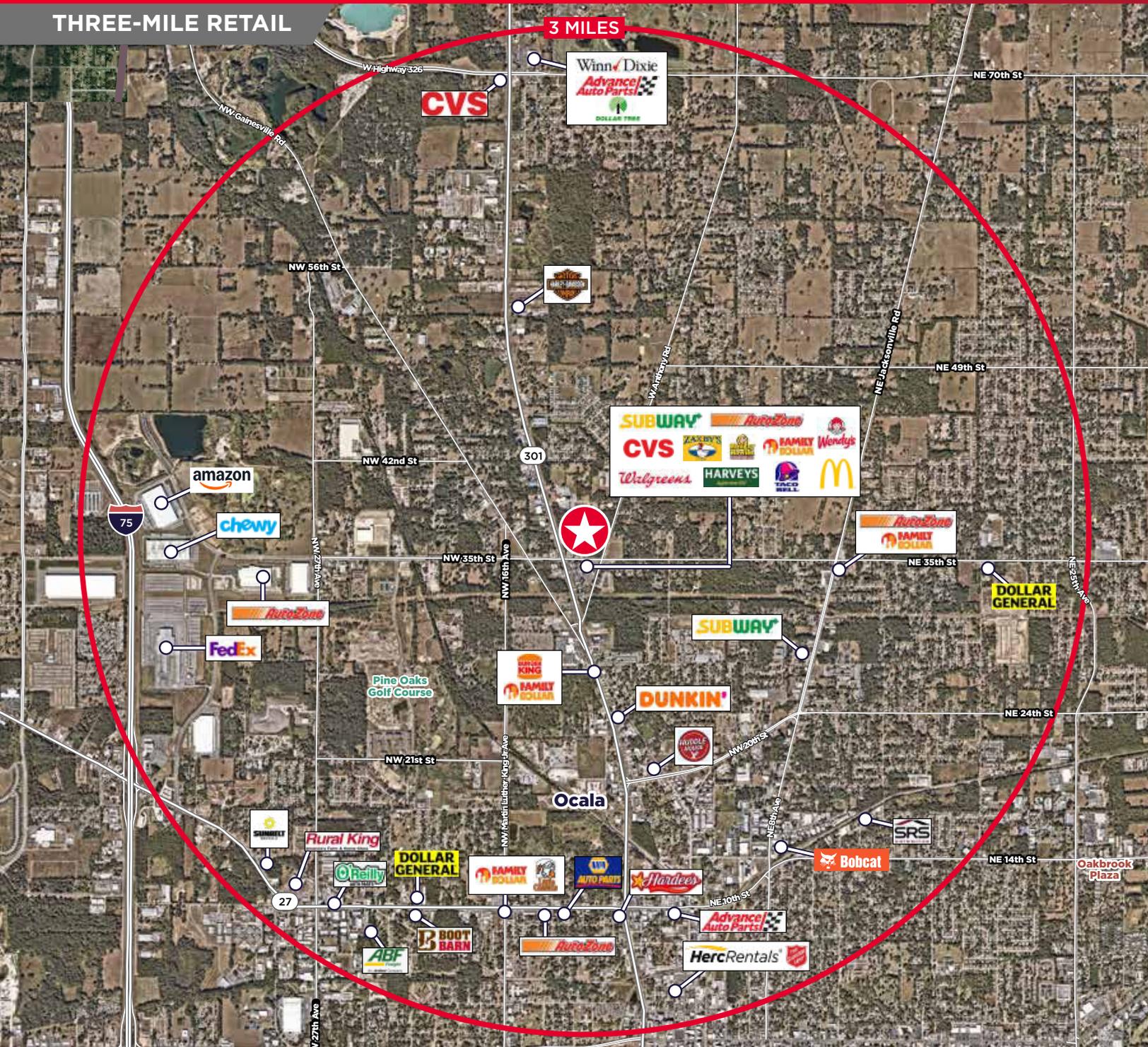


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THREE-MILE RETAIL



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