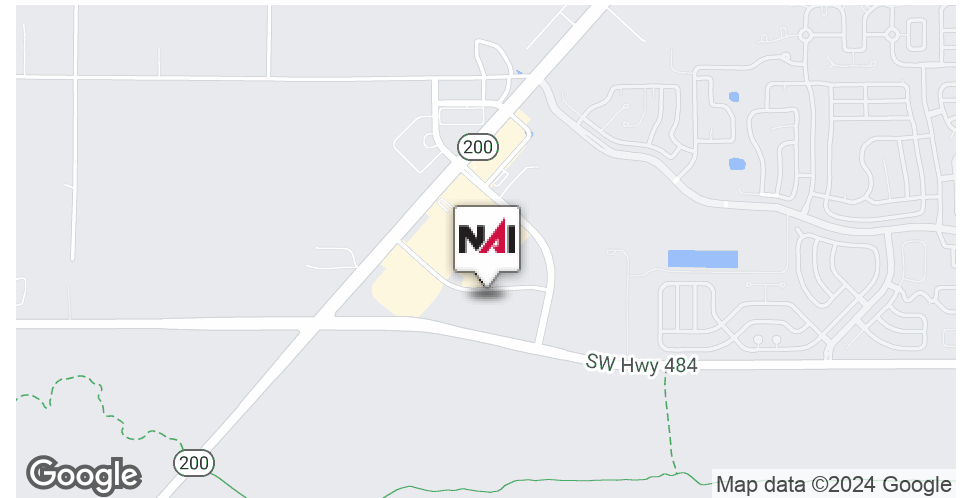


**FOR SALE**

**\$2,900,000**



### Property Highlights

- 16.99 AC (Outparcel of 1 - 3 acres can be created)
- Zoned B4, Marion County Parcel ID 35341-001-19
- Combined traffic AADT 27,800 (SW Hwy 200 and Hwy 484 - FDOT 2022)
- Adjacent to Walmart, Bealls, Advent Health ER and has 3 sided access.
- 5 miles west of Ocala new 1000 acre industrial Florida Crossroad Commerce Park. 12 miles from World Equestrian Center.
- Seller Financing Available.

Demographics	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	1,406	9,421	17,313
<b>Total Population</b>	2,547	17,937	35,923
<b>Average HH Income</b>	\$46,543	\$47,566	\$49,860



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