

EXECUTIVE SUMMARY

• 2160 Southwest Highway 484 Ocala, FL 34473



OFFERING SUMMARY

Available SF: 9.28 Acres

Lease Rate: Negotiable

Lot Size: 9.28 Acres

Building Size: 2,360 SF

Zoning: B-3

PROPERTY OVERVIEW

Discover a remarkable ground lease opportunity at this prime property. It offers a versatile 2,360 SF building, ideal for Retail and Vehicle Related businesses, and is conveniently zoned B-3. Its strategic location provides high visibility and accessibility, making it a promising choice for entrepreneurs looking to establish or expand their presence in a thriving commercial hub. With ample space and potential for customization, this property is well-suited to meet the unique needs of retail or automotive ventures. Explore the possibilities and elevate your business in this vibrant and dynamic location.

LOCATION OVERVIEW

Excellent location just west of the I-75 and Hwy 484 interchange. With a growing population and strong community support, the location presents an exciting opportunity for retail and auto-related businesses looking to thrive in a dynamic and bustling market.

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RETAILERS

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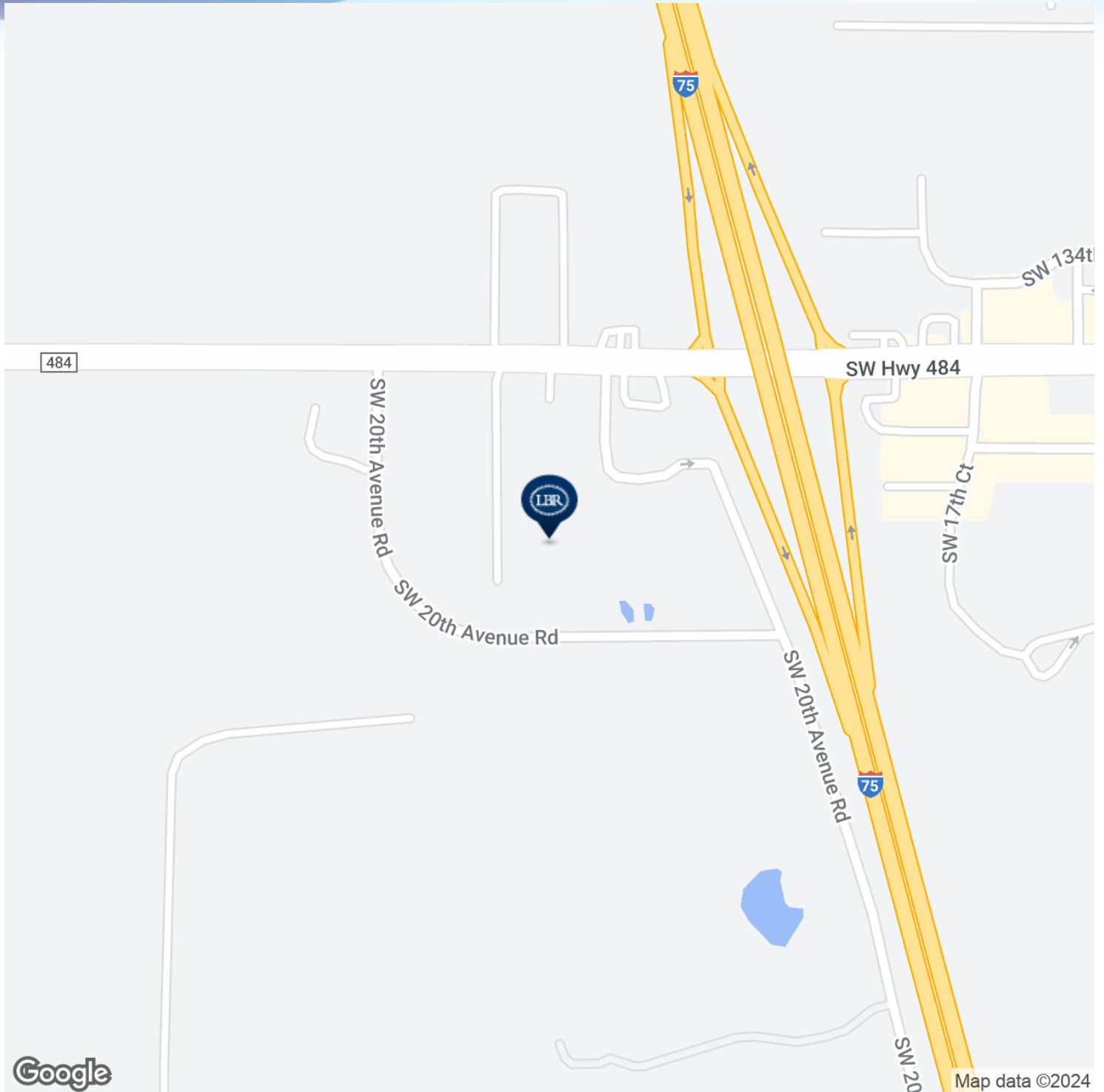
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LOCATION MAP

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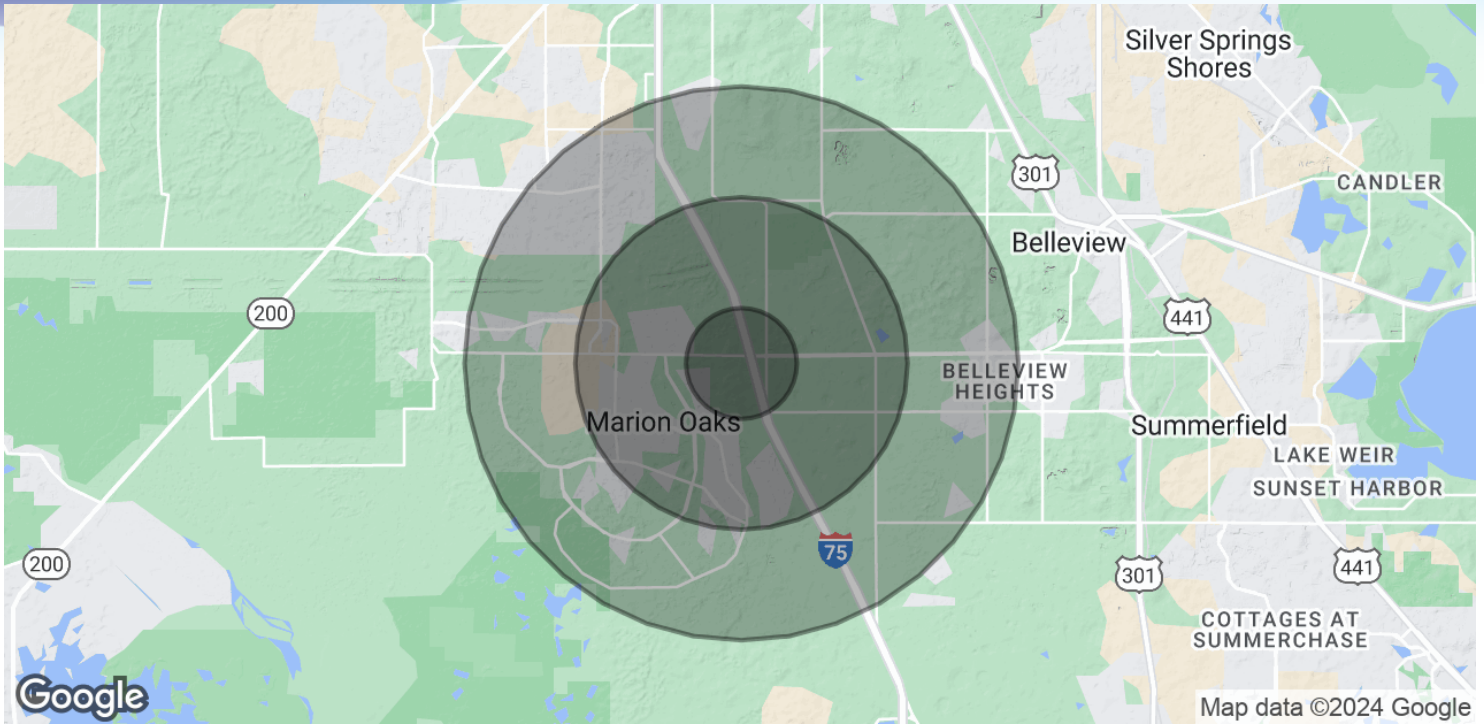
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,423	12,587	35,203
Average Age	47.1	42.7	44.4
Average Age (Male)	54.4	47.1	45.6
Average Age (Female)	43.5	38.6	42.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	680	5,217	14,928
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$69,234	\$61,192	\$61,335
Average House Value	\$182,281	\$176,484	\$191,441

2020 American Community Survey (ACS)

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