

EXECUTIVE SUMMARY

• 1931 SW 27th Ave Ocala, FL 34471



OFFERING SUMMARY

Sale Price:	\$1,600,000
Price / SF:	\$681.43
Lot Size:	1.38 Acres
Year Built:	1987
Building Size:	2,348 SF
Zoning:	B2
APN#:	23628-003-00

PROPERTY OVERVIEW

Redevelopment opportunity for retail and vehicle-related ventures. This 2,348 SF building and 864 SF canopy, situated in Ocala and zoned B2 provides an ideal canvas for a variety of business endeavors. With its prime location and versatile space, the property offers a strategic foothold in a thriving commercial hub.
Property will be sold with fuel restriction.

LOCATION OVERVIEW

Excellent location on the NE Corner of SW 27th Ave and SW 20th St in Ocala.
Just west of SW College Rd on lighted intersection.
The area boasts a strong consumer base and enjoys a steady stream of traffic, making it an attractive prospect for tenants and investors alike.

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ADDITIONAL PHOTOS

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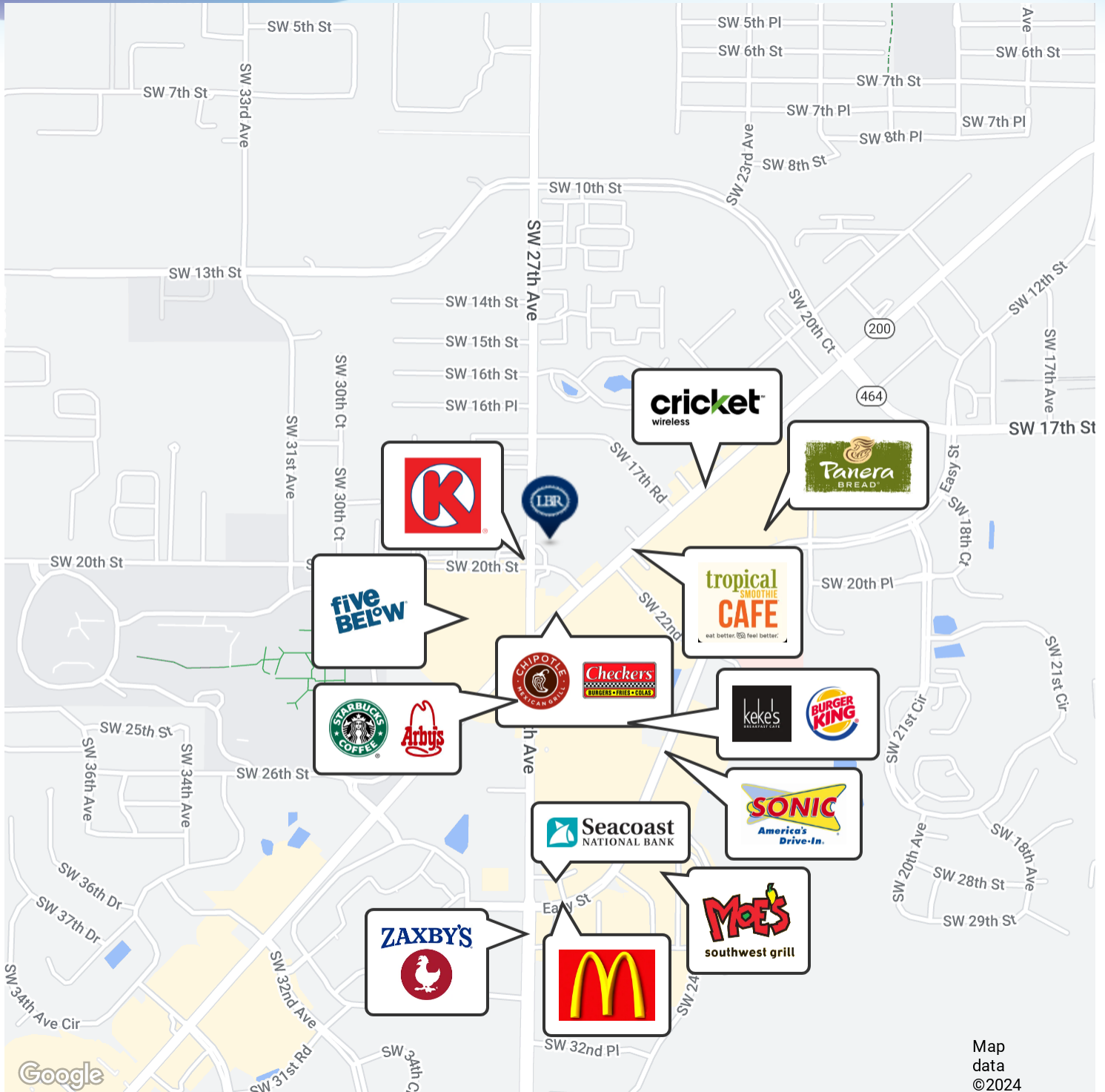
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RETAILER MAP

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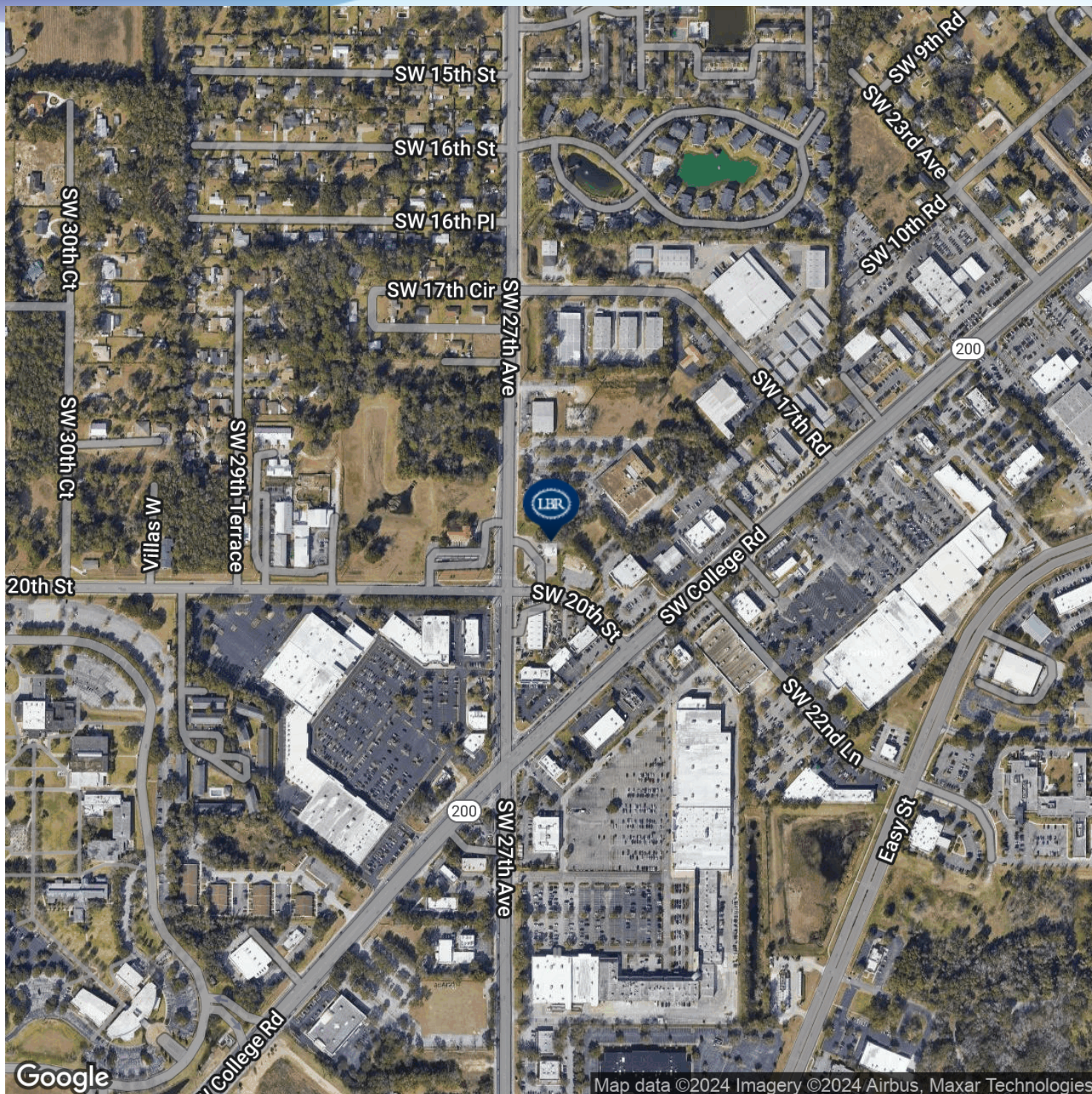
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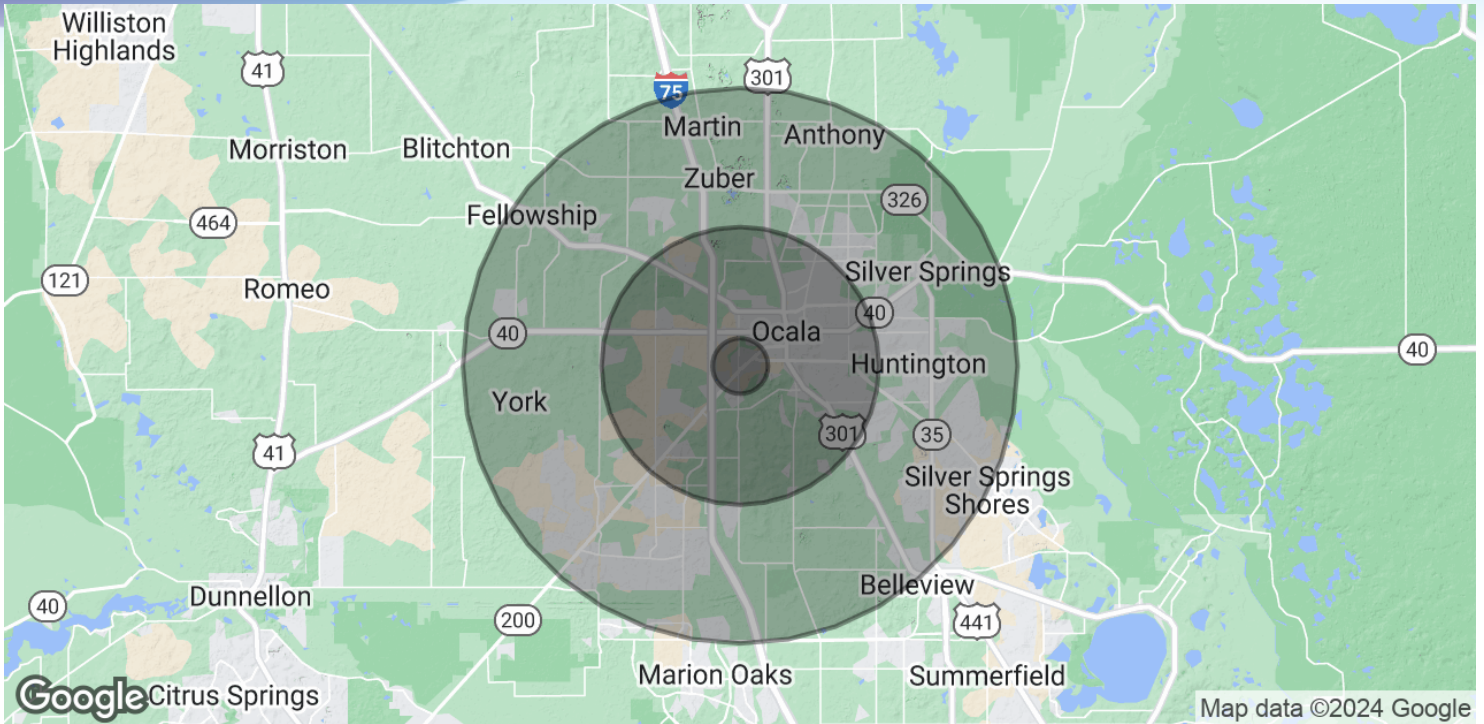
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,650	80,720	226,418
Average Age	40	43	47
Average Age (Male)	38	42	45
Average Age (Female)	42	45	48

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,221	32,829	93,651
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$67,042	\$87,505	\$86,309
Average House Value	\$212,943	\$280,018	\$275,681

Demographics data derived from AlphaMap

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