

# AVAILABLE FOR SALE

SALE PRICE: \$2,950,000



**5431 E. Silver Springs Boulevard | Silver Springs, FL 34488**

- The property features 18,946 SF of office/retail space on 4.87 acres with  $\pm$ 288 feet of frontage along SR 40 and will be available fully vacant beginning July 1.
- Opportunity to own a fee simple vacant property in the heart of Ocala's Ecotourism corridor.
- Ideal for owner operators, Churches, Light Medical uses, etc.
- Features over 100 parking spaces with additional access via NE 29th Street.
- Zoned B-2, the property permits a variety of commercial uses.

## Get more information

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**AVISON  
YOUNG**

# Aerial overview

5431 E Silver Springs Boulevard

Silver Springs, FL



Coehajoe Park

The Villas at Spanish Oaks

Subject property

RODEWAY INN

**ROSS** DRESS FOR LESS®

**bealls** OUTLET. **SHOE DEPT.**

**OUTBACK** STEAKHOUSE®

**FIREHOUSE SUBS** FOUNDED BY FIREMEN™

**STONER'S PIZZA JOINT**

**H** Holiday Inn Express

**Bob Evans**

**Walmart** **DQ**

**ALDI** **Arby's** **Steak 'n Shake**

**BURGER KING** **CHIPOTLE MEXICAN BOWL** **GameStop** **Pep Boys**

**STARBUCKS COFFEE** **Doritos** **KFC**

**Wawa** **HCA Florida Ocala Hospital**

40

**LOWE'S**

35

**McDonald's** **Wendy's**

**Chelsea Coffee** **LITTLE NICKEL**

**Walgreens**

**SONNY'S** LOCAL STEAKS & BBQ

**extended STAY AMERICA**

Ocala Golf Course

**p** **DOLLAR TREE**

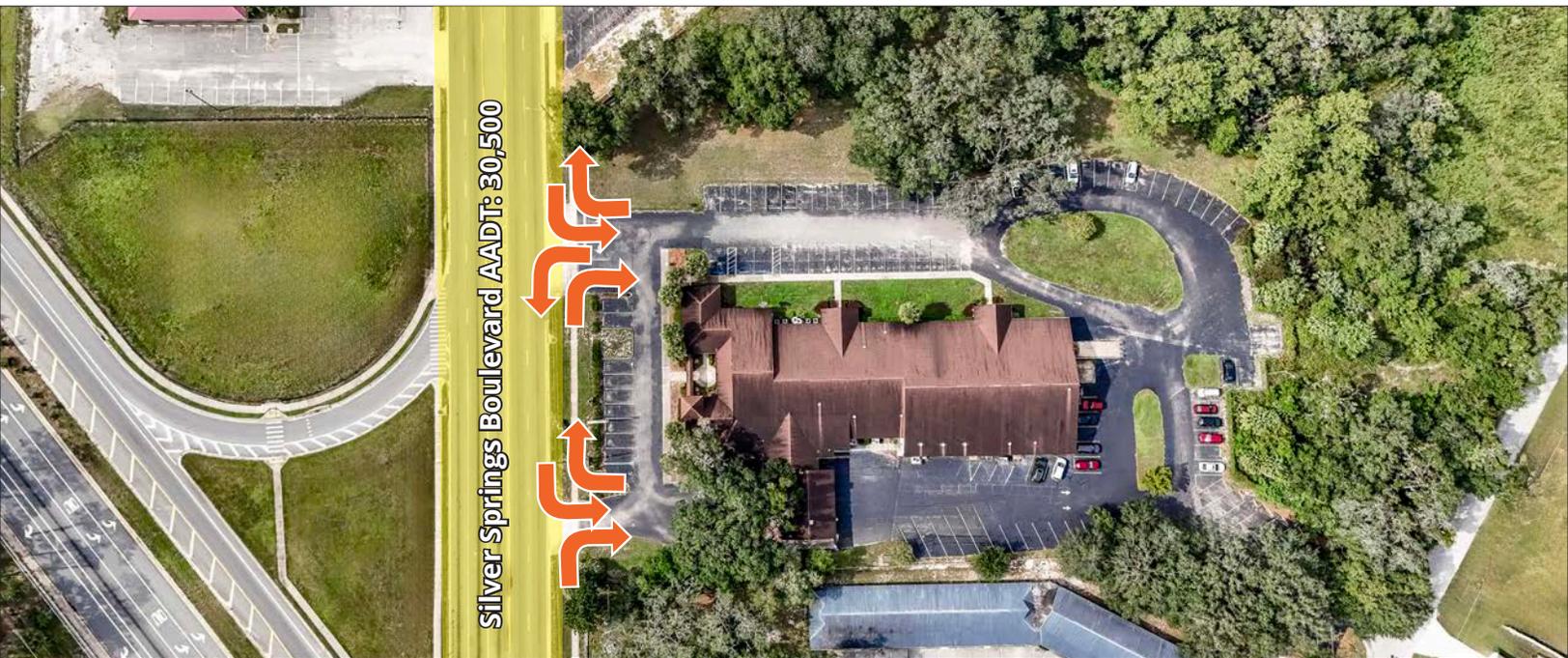
**HARBOR FREIGHT** **Home hardware**

**BEEF 'O' BRADY'S** **petsense**

NE 58th Avenue AADT: 17,000

# Property photos

5431 E Silver Springs Boulevard  
Silver Springs, FL



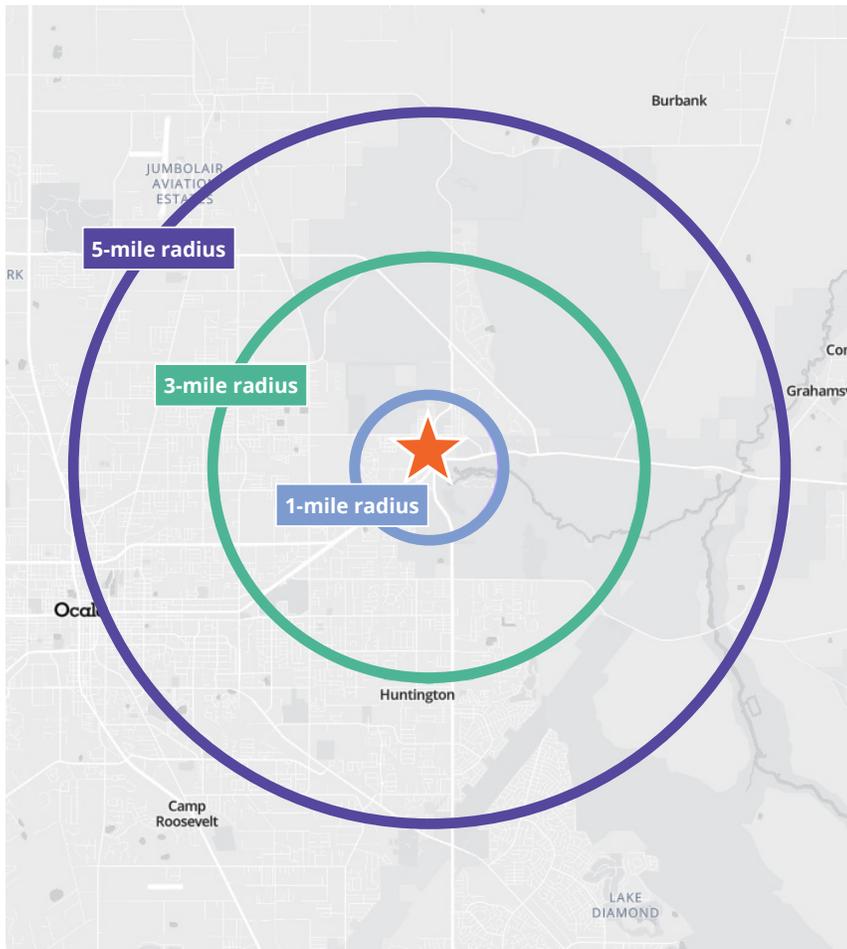
# Property photos

5431 E Silver Springs Boulevard  
Silver Springs, FL



# Demographics

5431 E Silver Springs Boulevard  
Silver Springs, FL



**Population:** Over 65,000 people within a five mile radius.



**Home Value:** Median home value of \$239,230 within a five mile radius.



**Density:** Over 26,000 households within a five mile radius.



**Income:** Median household income of \$69,346 within a five mile radius.



**Age:** Median age of 41 within a five mile radius.



**Employment:** Employment population of over 24,289 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
Total population	1,436	25,188	65,419
Median age	37	43	41
Households & Income	1 Miles	3 Miles	5 Miles
Total households	731	10,955	26,929
Median HH income	\$35,672	\$61,302	\$69,346
Median home value	\$146,710	\$211,089	\$239,230
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	43	1,499	4,253
Total employees	134	7,352	24,289

If you would like to discuss this further, please get in touch.



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