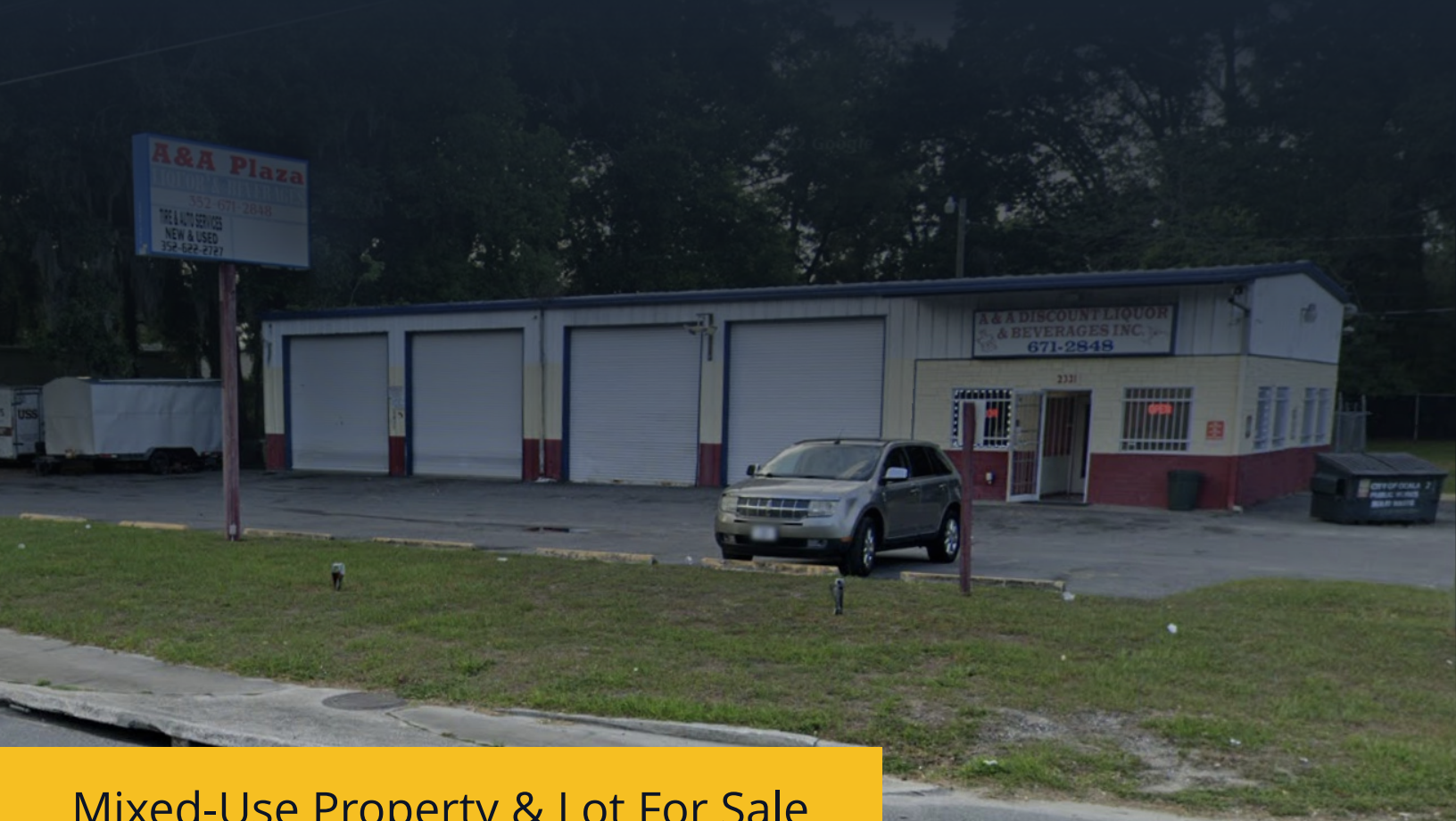


OCALA, FL 34475

2331 NW 10th Street & Commercial Lot For Sale



Mixed-Use Property & Lot For Sale

PROPERTY DESCRIPTION

2331 NW 10th St, Ocala, FL is a well-positioned commercial property that includes an additional vacant lot, ideal for an owner-user seeking flexibility and substantial site area in the rapidly growing North-Central Florida market. The property is located along a well-traveled corridor and benefits from consistent, high traffic counts.

The offering includes a 2,430 SF building, consisting of an approximately 1,822 SF 4-bay garage/warehouse and 608 SF of retail space. The total site area spans 27,000 SF (0.62 acres) across two parcels: a 14,400 SF improved front parcel and a 12,600 SF vacant rear parcel, providing expansion or redevelopment potential.

PROPERTY HIGHLIGHTS

- Prime Highway Location
- Flexible General Business (B-4) Zoning
- Functional Mixed-Use Building
- Excellent Owner-User Opportunity
- Development Potential



HedgeStone
COMMERCIAL
REAL ESTATE

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HedgeStone Commercial Real Estate
164 Main Street, Huntington, NY 11743
<http://www.hedgestonecre.com>

Property Summary

2331 NW 10TH STREET | MIXED-USE PROPERTY & LOT FOR SALE
OCALA, FL 34475



PROPERTY DESCRIPTION

2331 NW 10th St, Ocala, FL 34475

- **Parcel ID:** 22275-000-00
- **Lot Size:** 0.33 acres
- **Zoning:** B4 (Commercial)
- **Year Built:** 1983

Vacant Commercial Acreage

- **Parcel ID:** 22267-007-00
- **Lot Size:** 0.29 acres
- **Zoning:** B4 (Commercial)

OFFERING SUMMARY

Sale Price:	\$575,000
Current Taxes:	\$3,755
Lot Size:	0.62 Acres
Building Size:	2,430 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,578	13,279	36,377
Total Population	4,358	33,220	88,832
Average HH Income	\$49,710	\$67,831	\$83,306

- Prime Highway Location
- Flexible General Business 9B-4) Zoning
- Functional Mixed-Use Building
- Excellent Owner-User Opportunity

Additional Photos

2331 NW 10TH STREET | MIXED-USE PROPERTY & LOT FOR SALE
OCALA, FL 34475

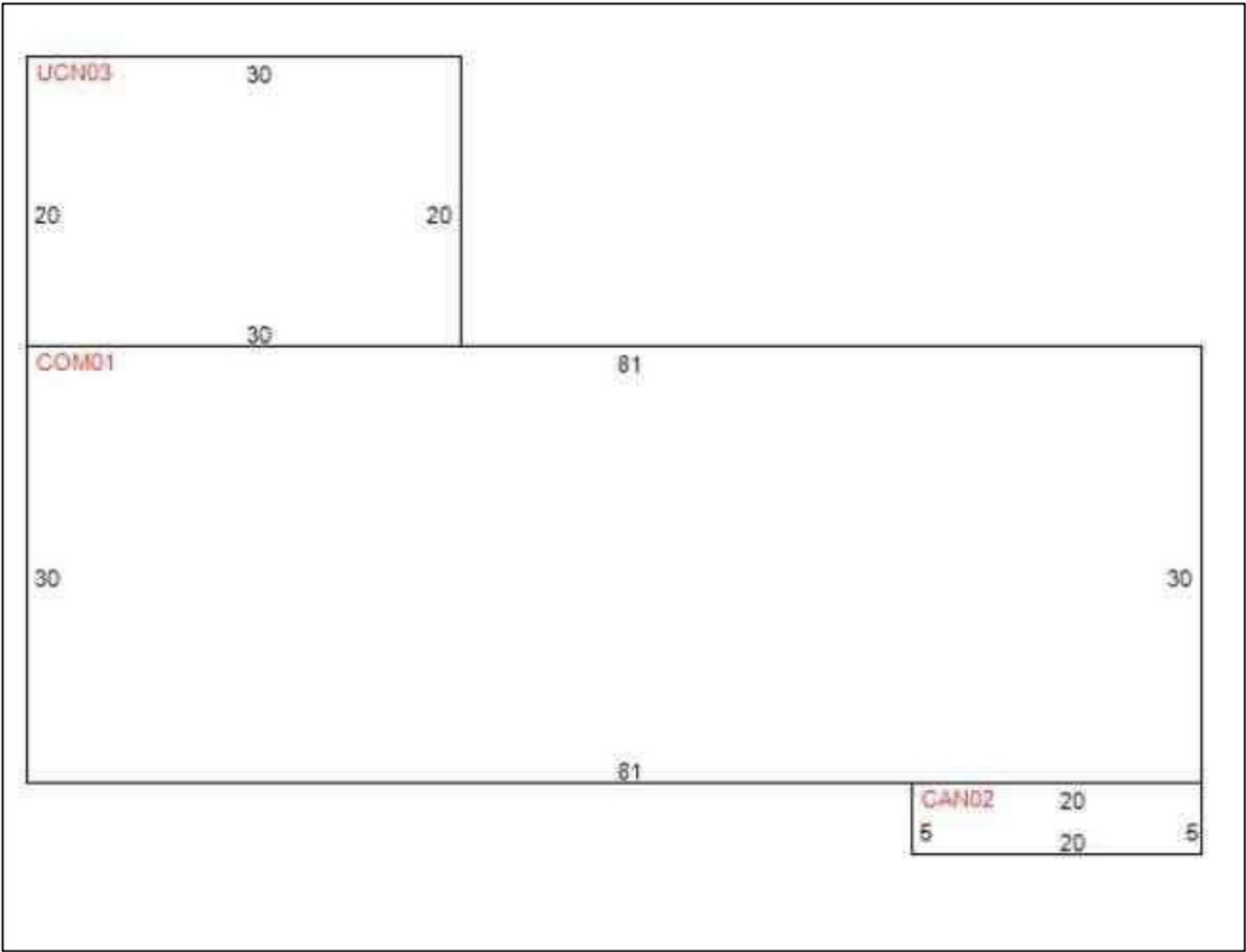


Building Sketch

2331 NW 10TH STREET | MIXED-USE PROPERTY & LOT FOR SALE
OCALA, FL 34475



BUILDING SKETCH (COUNTY APPRAISER)



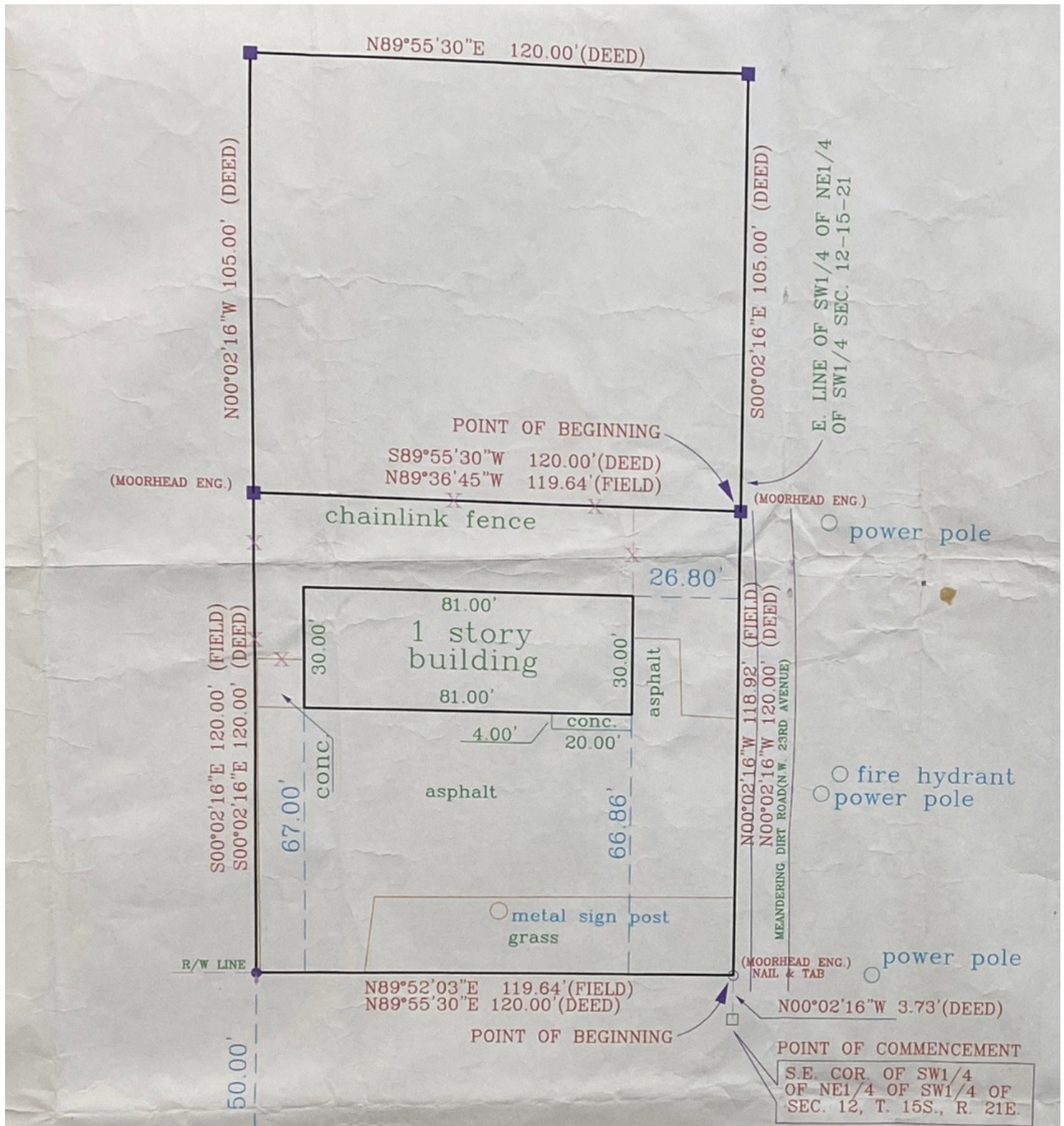
Lot Size

2331 NW 10TH STREET | MIXED-USE PROPERTY & LOT FOR SALE
OCALA, FL 34475



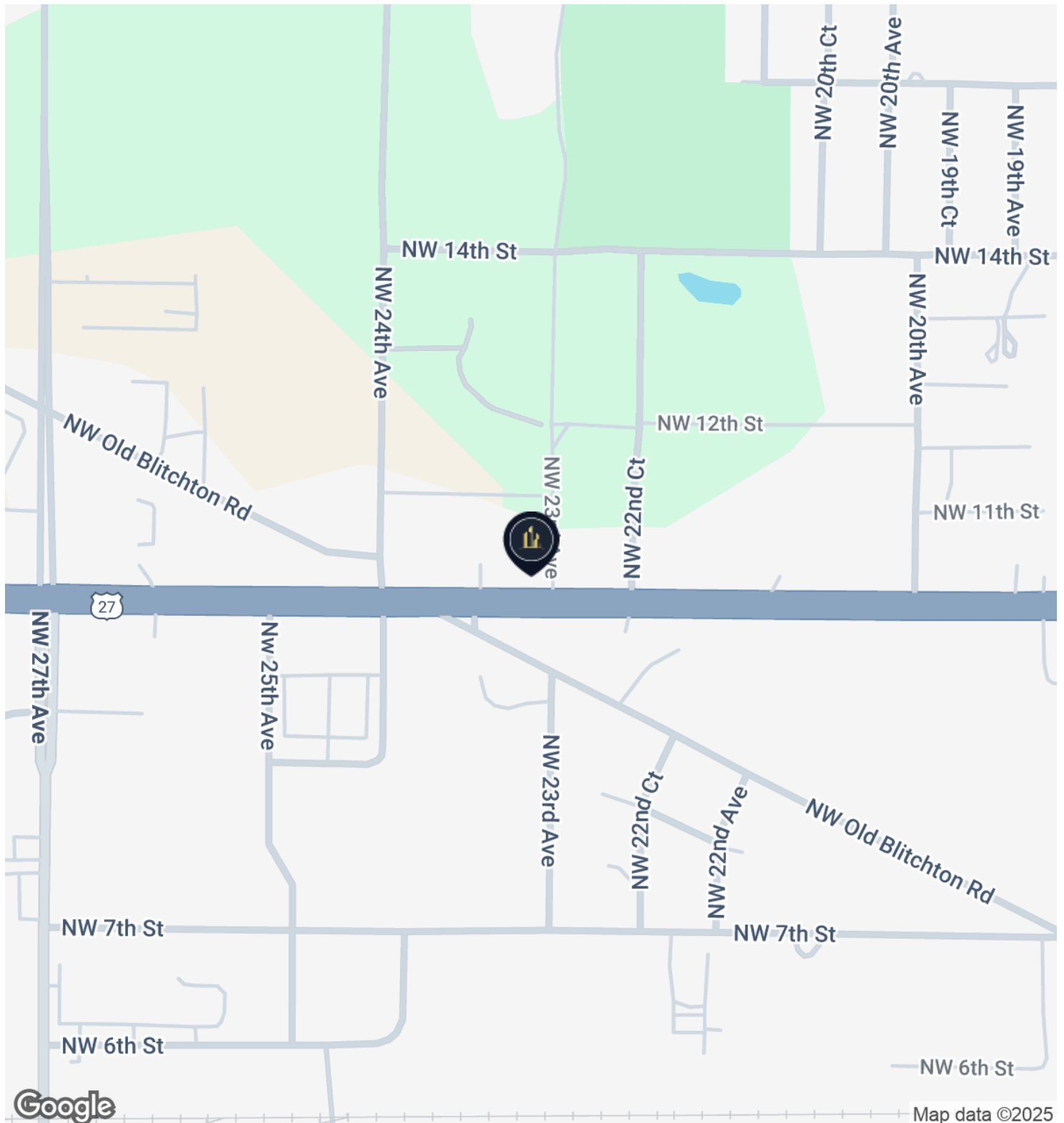
Survey

2331 NW 10TH STREET | MIXED-USE PROPERTY & LOT FOR SALE
OCALA, FL 34475



Location Map

2331 NW 10TH STREET | MIXED-USE PROPERTY & LOT FOR SALE
OCALA, FL 34475



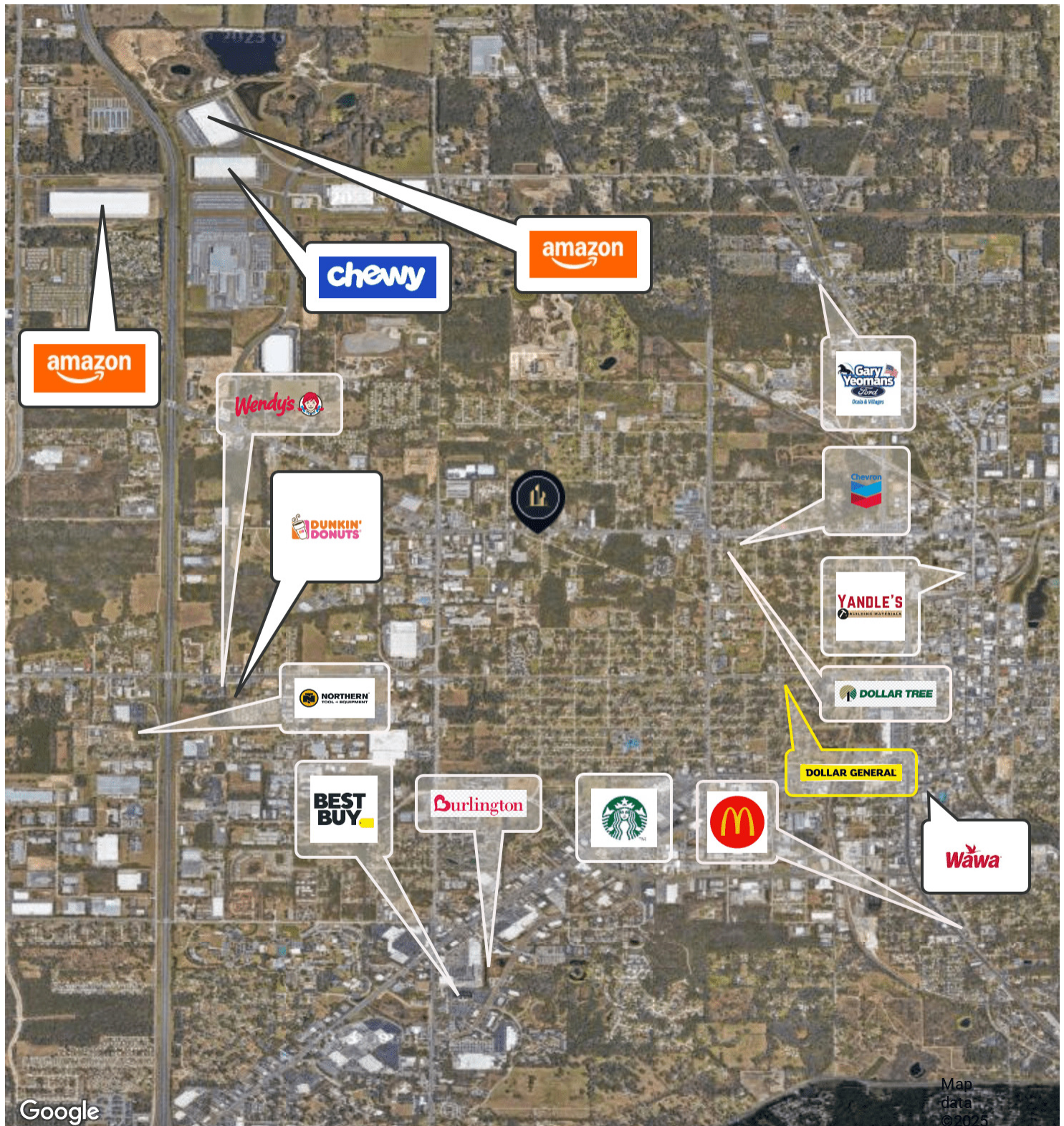
Retailer Map

2331 NW 10TH STREET | MIXED-USE PROPERTY & LOT FOR SALE
OCALA, FL 34475



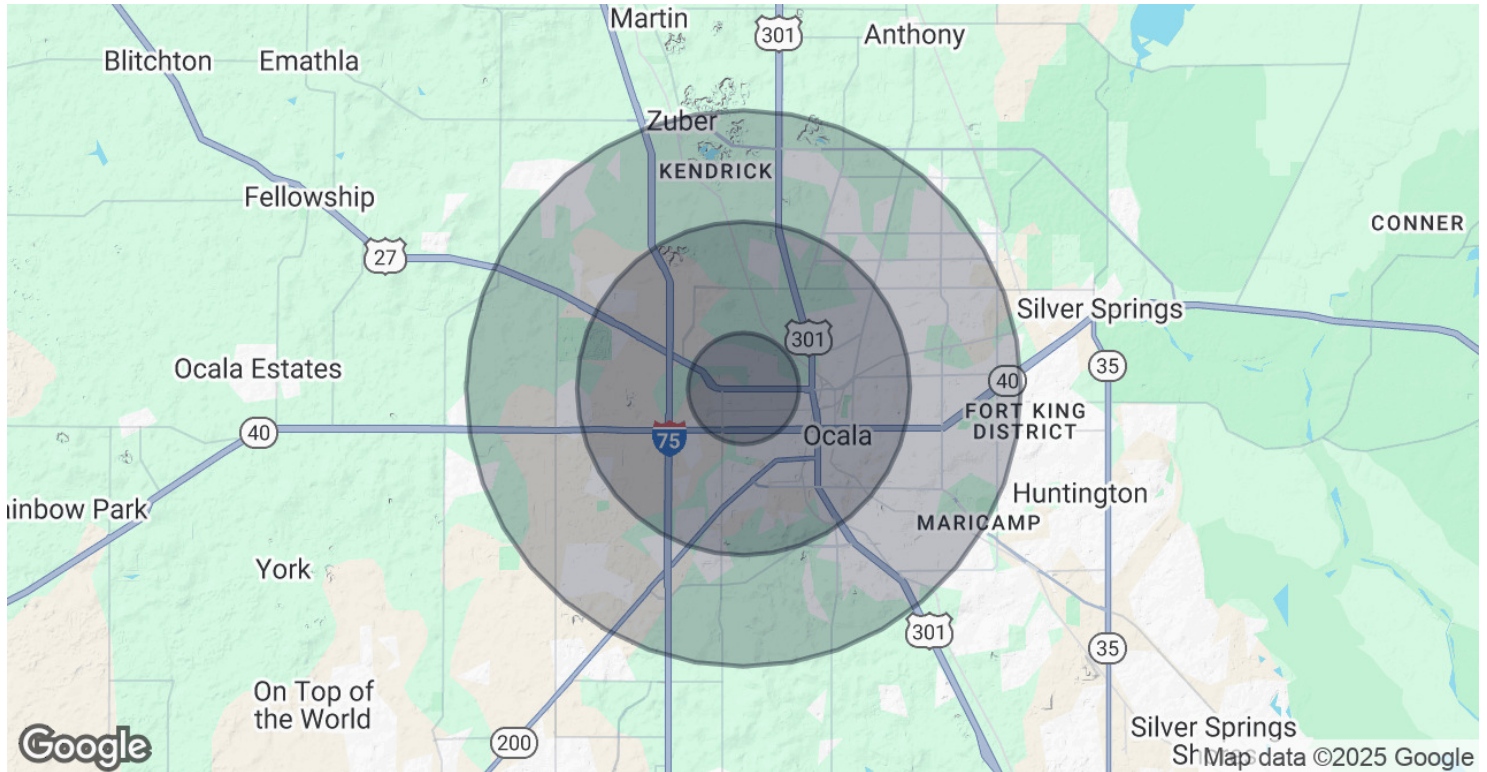
Retailer Map

2331 NW 10TH STREET | MIXED-USE PROPERTY & LOT FOR SALE
OCALA, FL 34475



Demographics Map & Report

2331 NW 10TH STREET | MIXED-USE PROPERTY & LOT FOR SALE
OCALA, FL 34475



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,358	33,220	88,832
Average Age	40	42	43
Average Age (Male)	38	40	42
Average Age (Female)	42	43	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,578	13,279	36,377
# of Persons per HH	2.8	2.5	2.4
Average HH Income	\$49,710	\$67,831	\$83,306
Average House Value	\$127,837	\$203,603	\$253,703

Demographics data derived from AlphaMap

**STEVEN BEZMEN****Licensed Associate Real Estate Broker**

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I am a Licensed Associate Real Estate Broker with HedgeStone Commercial and a Senior Business Broker with HedgeStone Business Advisors. I specialize in commercial real estate sales, land transactions, and business acquisitions across New York and Florida. Since obtaining my real estate license in 2008, I've worked across all major asset classes—including retail, industrial, office, multifamily, and special-use properties—representing sellers, buyers, landlords, tenants, and investors.

My approach is rooted in strategic deal-making, market knowledge, and hands-on negotiation. I pride myself on delivering clear communication, strong execution, and superior service for every client, from first-time business owners to seasoned investors.

Whether bringing a property to market, structuring a business sale, or sourcing off-market opportunities, I focus on building long-term relationships and helping clients achieve measurable results.

Best Regards,

Steven D. Bezmen

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