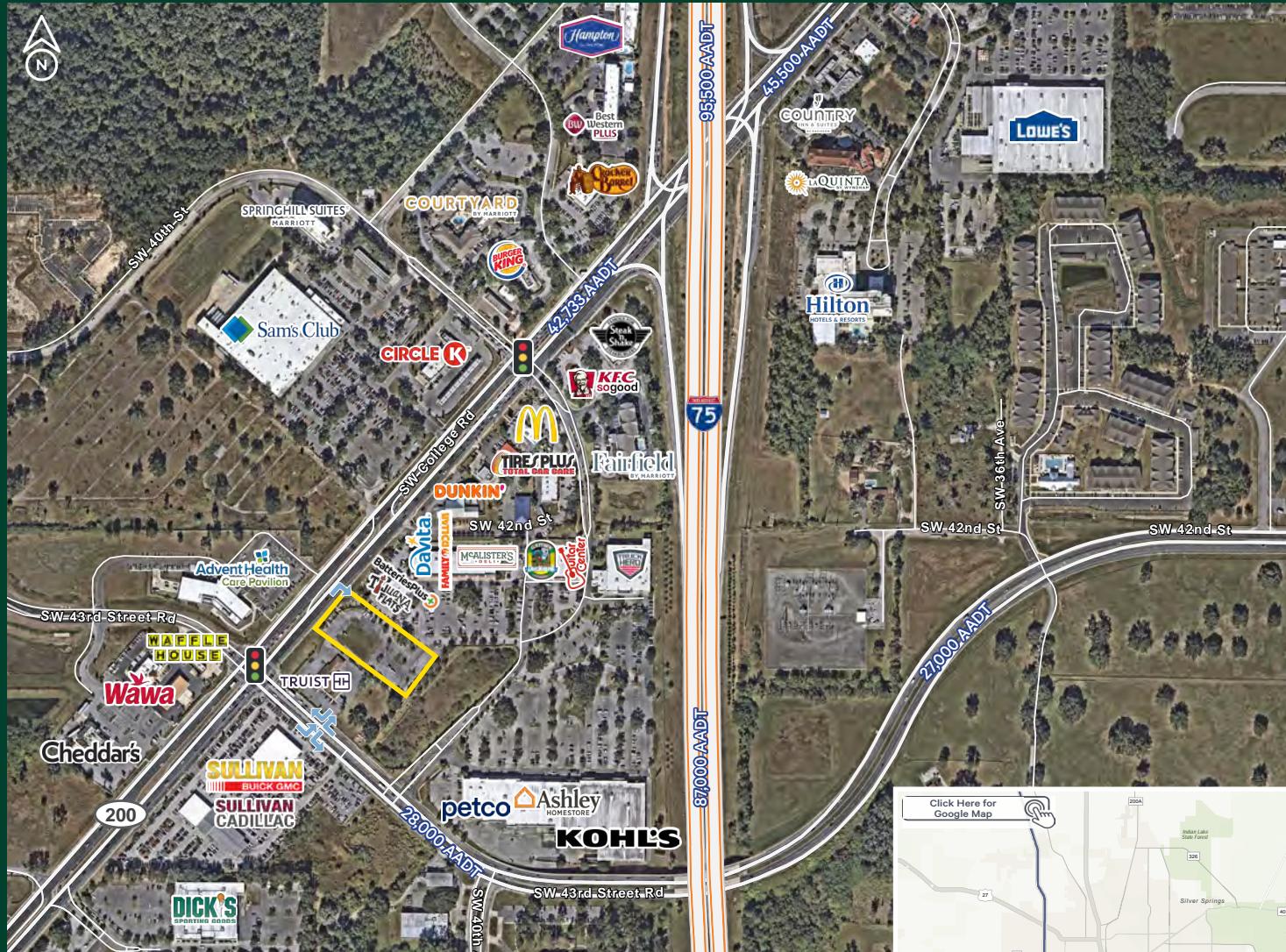


# 1.83 Acre Out Parcel Available

Ground Lease, BTS, or Sale



## Area Overview

The subject property is strategically located in a high-growth area, making it suitable for various businesses, including quick-service restaurants (QSRs) with drive-thru capabilities, sit-down restaurants, and medical facilities, with easy access to shopping and medical centers. There are an additional 87,000 VPD on I-75, less than a half mile from the site.

## Key Property Highlights

- + 1.83 Acre Outparcel to Berkshire Oaks, a 246,890 SF Power Center anchored by Kohl's, Ashley Furniture & Petco
- + Right In directly to the site
- + Full Access on SW 43rd St
- + 187 feet of frontage on SW College Rd (SR 200)
- + Cross Access to the surrounding shopping center

### 2024 Demographics

	Population	Median HH Income	Daytime Population	Median Age
5 Mins	5,762	\$62,237	10,339	40.6
10 Mins	33,403	\$56,435	58,901	41.6
15 Mins	97,657	\$60,961	136,738	50.4

## 1.83 Acre Out Parcel Available

I-75 & State Road 200 | Ocala, FL

For GL, BTS, or Sale



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