

HOSPITALITY OFFERING FOR SALE



Property Description

Supreme site for Hospitality, Mixed-Use, Big Box Retail. 8+ acres of B-2 Commercial Zoning with additional acreage for purchase in the rear that has PUD zoning capability. Site has some infrastructure - 3 wells and 1 septic. \*There are municipality hookups for upgraded infrastructure at road. Property entrance is 2 parcels away from major intersection. Traffic flow is heavy around subject property with stopped vehicles at intersection. Brewery, strip-center and CVS are neighbors. Great visibility, dynamite location for any up and coming lifestyle provider that is looking to be within minutes to the Ocala International Airport, World Equestrian Center and a main parcel that has access to the Traffic Count -112,900 (AADT FDOT) that passes through this intersection daily. 37,000 AADT are directly flowing in front of site. Total acreage that can be purchased 26+/- (2 parcels). Contact me for more details.

Property Highlights

- Heavy Traffic Flow for Ultimate Visibility
- Minutes to Ocala International Airport

THOMAS OLDENBORG  
 Commercial Real Estate Broker  
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OFFERING SUMMARY

Sale Price:	\$3,200,000
Building Size:	1,196 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	64	287	1,457
Total Population	135	618	3,222
Average HH Income	\$74,208	\$75,694	\$83,645

1910 SW 18th Court Building 100  
 Ocala, FL 34471  
 352.732.3222



HOSPITALITY OFFERING FOR SALE

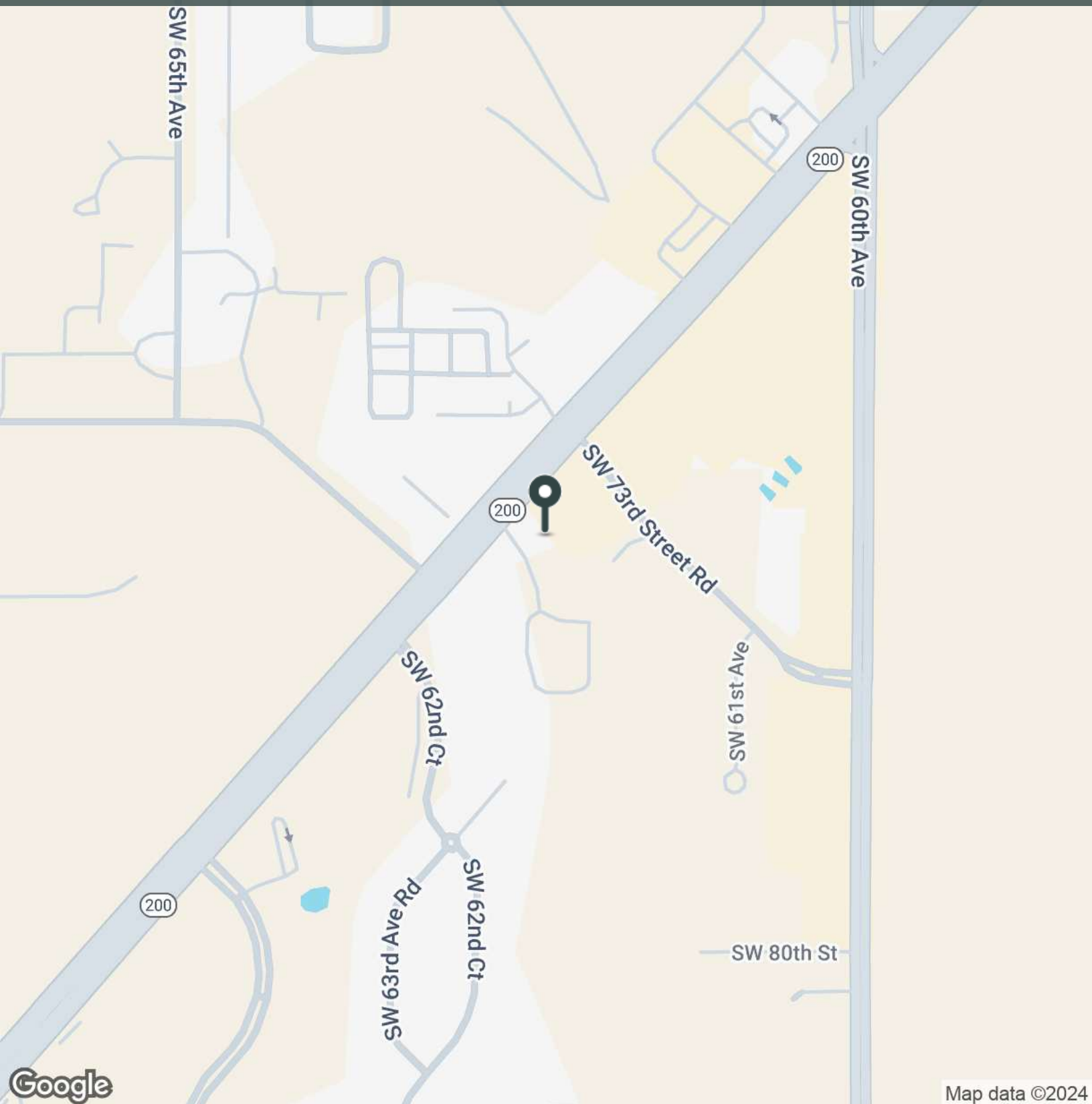


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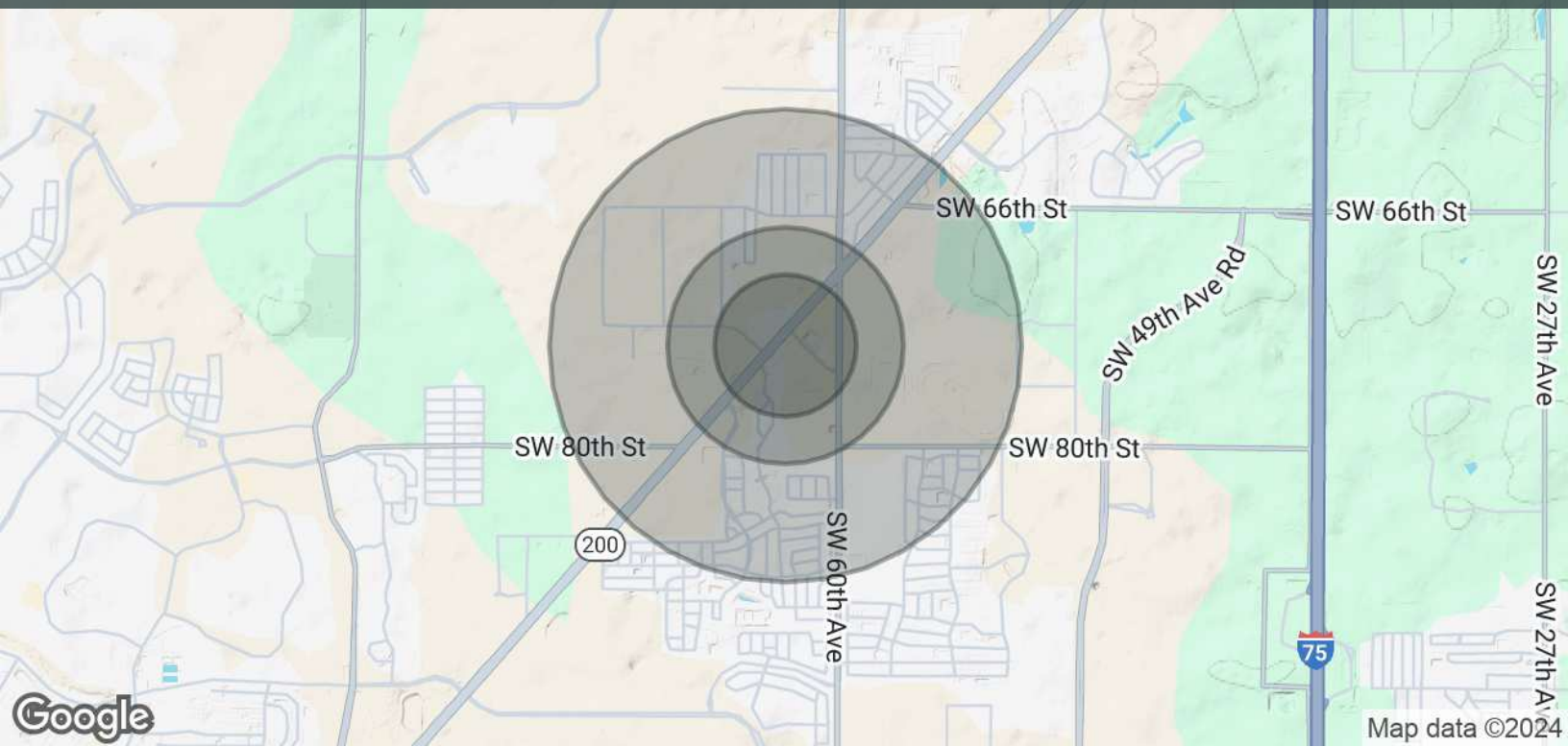


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Thomas Oldenburg  
**RE/MAX**  
COMMERCIAL

## HOSPITALITY OFFERING FOR SALE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	135	618	3,222
Average Age	58	58	55
Average Age (Male)	57	56	54
Average Age (Female)	59	59	56

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	64	287	1,457
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$74,208	\$75,694	\$83,645
Average House Value	\$284,902	\$286,065	\$304,267

Demographics data derived from AlphaMap

## HOSPITALITY OFFERING FOR SALE

Sale Price

**\$3,200,000**

### LOCATION INFORMATION

Building Name	Jasmine Heritage Park
Street Address	6240 SW Highway 200
City, State, Zip	Ocala, FL 34476
County	Marion
Market	Ocala Metro Submarket
Cross-Streets	SW 73rd St Rd
Township	16
Range	21
Section	08
Side of the Street	Southwest
Signal Intersection	Yes
Road Type	Highway
Market Type	Medium
Nearest Highway	US Highway 200
Nearest Airport	Ocala International Airport

### BUILDING INFORMATION

Building Size	1,196 SF
Occupancy %	0.0%

### PROPERTY INFORMATION

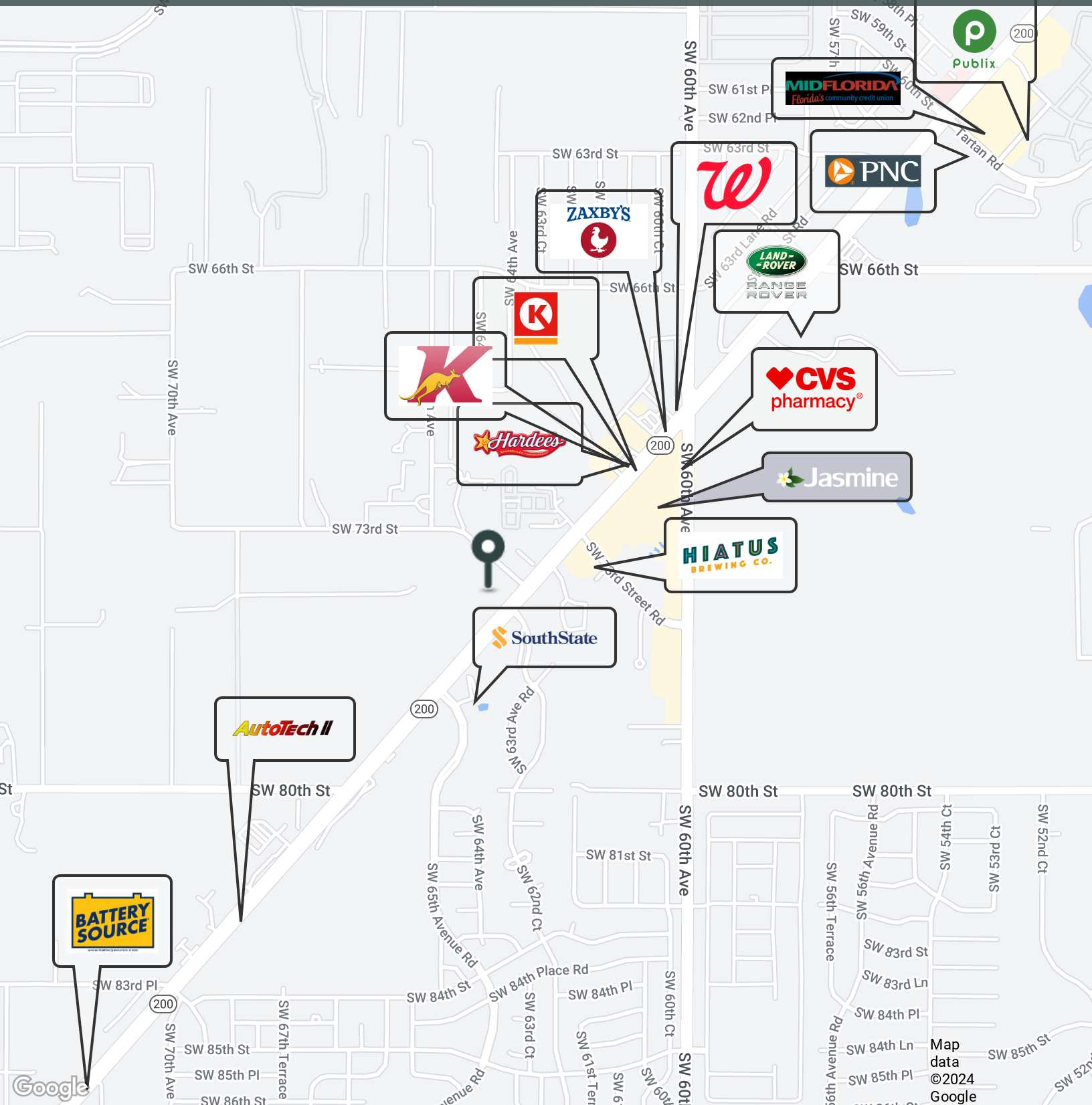
Property Type	Hospitality
Property Subtype	Full Service
Zoning	B-2 , PUD
APN #	35497-000-00
Lot Frontage	154 ft
Lot Depth	1,649 ft
Corner Property	No
Traffic Count Street	Highway 200
Traffic Count Frontage	154
Amenities	Utilities hookup at road
Waterfront	No
Power	Yes

### PARKING & TRANSPORTATION

Street Parking	No
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### UTILITIES & AMENITIES

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