

EXECUTIVE SUMMARY

• 2160 Southwest Highway 484 Ocala, FL 34473



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	9.28 Acres
Building Size:	2,360 SF
Zoning:	B-3
APN#:	41200-071-00

PROPERTY OVERVIEW

Unlock the potential of this prime property located in the thriving Ocala area. Zoned B-3, the location presents an exceptional opportunity for Retail and Vehicle Related investors seeking a strategic foothold in a dynamic market. With a strategic location and ample space, this property offers a versatile canvas for realizing retail or automotive business objectives. Its prime positioning in the bustling Ocala area ensures high visibility and accessibility, making it an ideal choice for entrepreneurs looking to establish or expand their presence in a thriving commercial hub.

[Seller to impose a deed restriction against future gas uses, however is negotiable.]

LOCATION OVERVIEW

Excellent location just west of the I-75 and Hwy 484 interchange. With a growing population and strong community support, the location presents an exciting opportunity for retail and auto-related businesses looking to thrive in a dynamic and bustling market.

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RETAILERS

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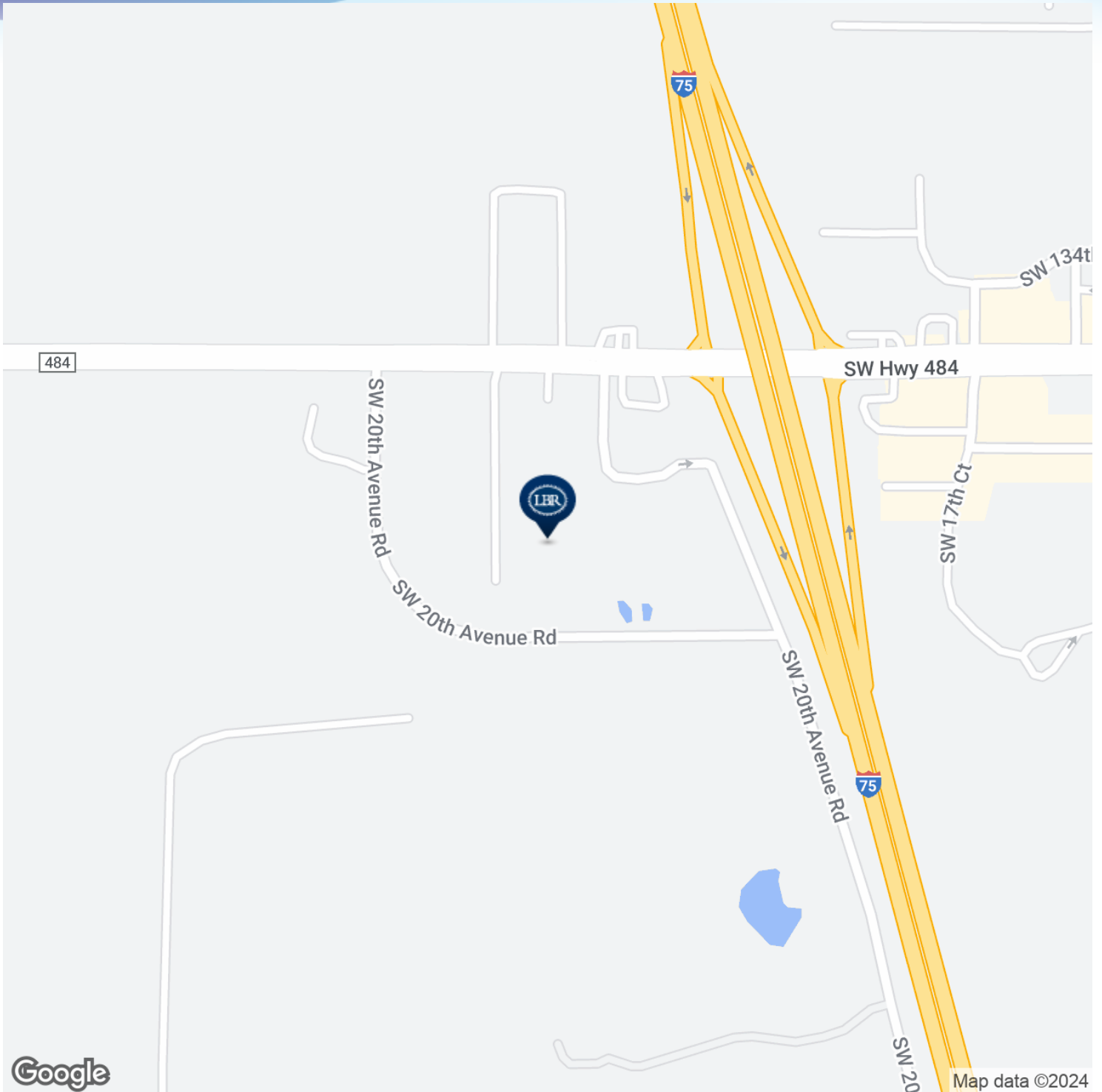
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LOCATION MAP

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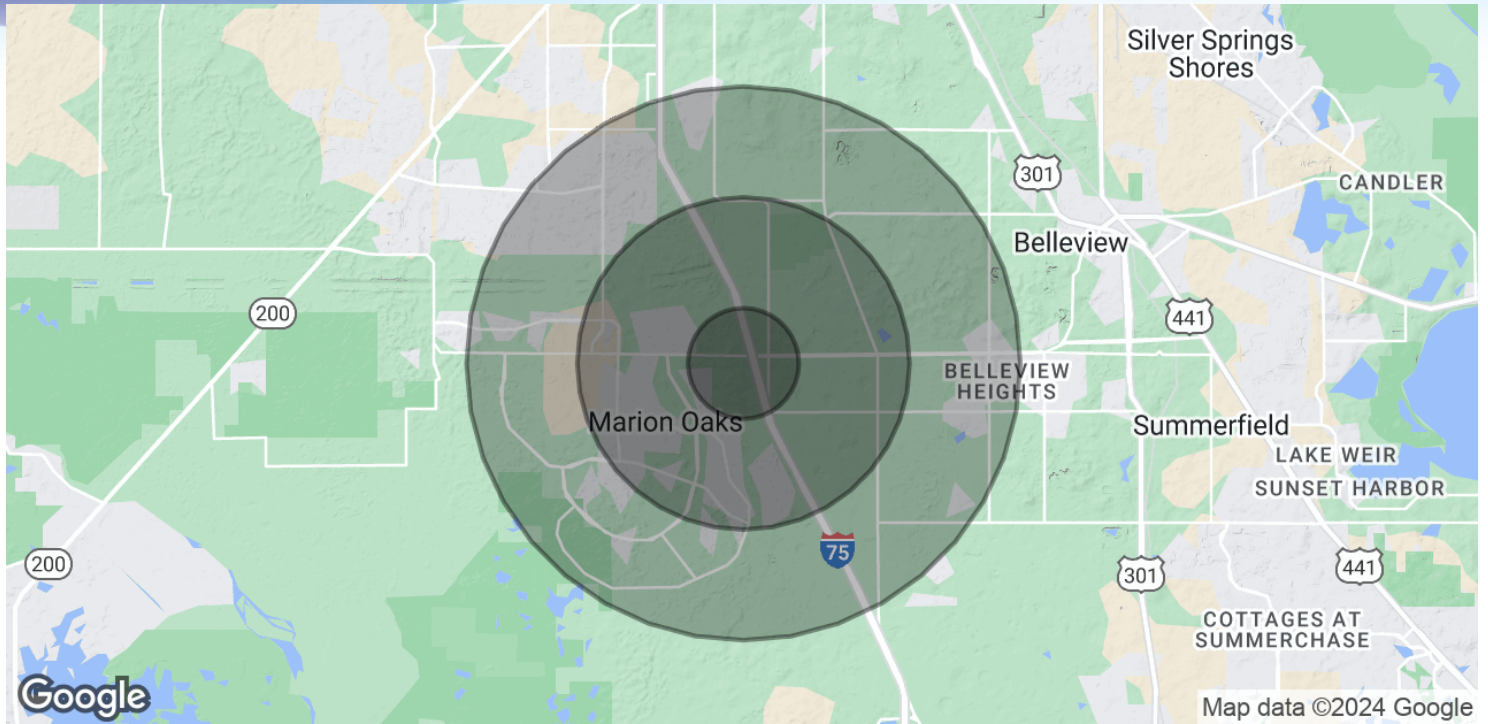
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,423	12,587	35,203
Average Age	47.1	42.7	44.4
Average Age (Male)	54.4	47.1	45.6
Average Age (Female)	43.5	38.6	42.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	680	5,217	14,928
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$69,234	\$61,192	\$61,335
Average House Value	\$182,281	\$176,484	\$191,441

2020 American Community Survey (ACS)

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