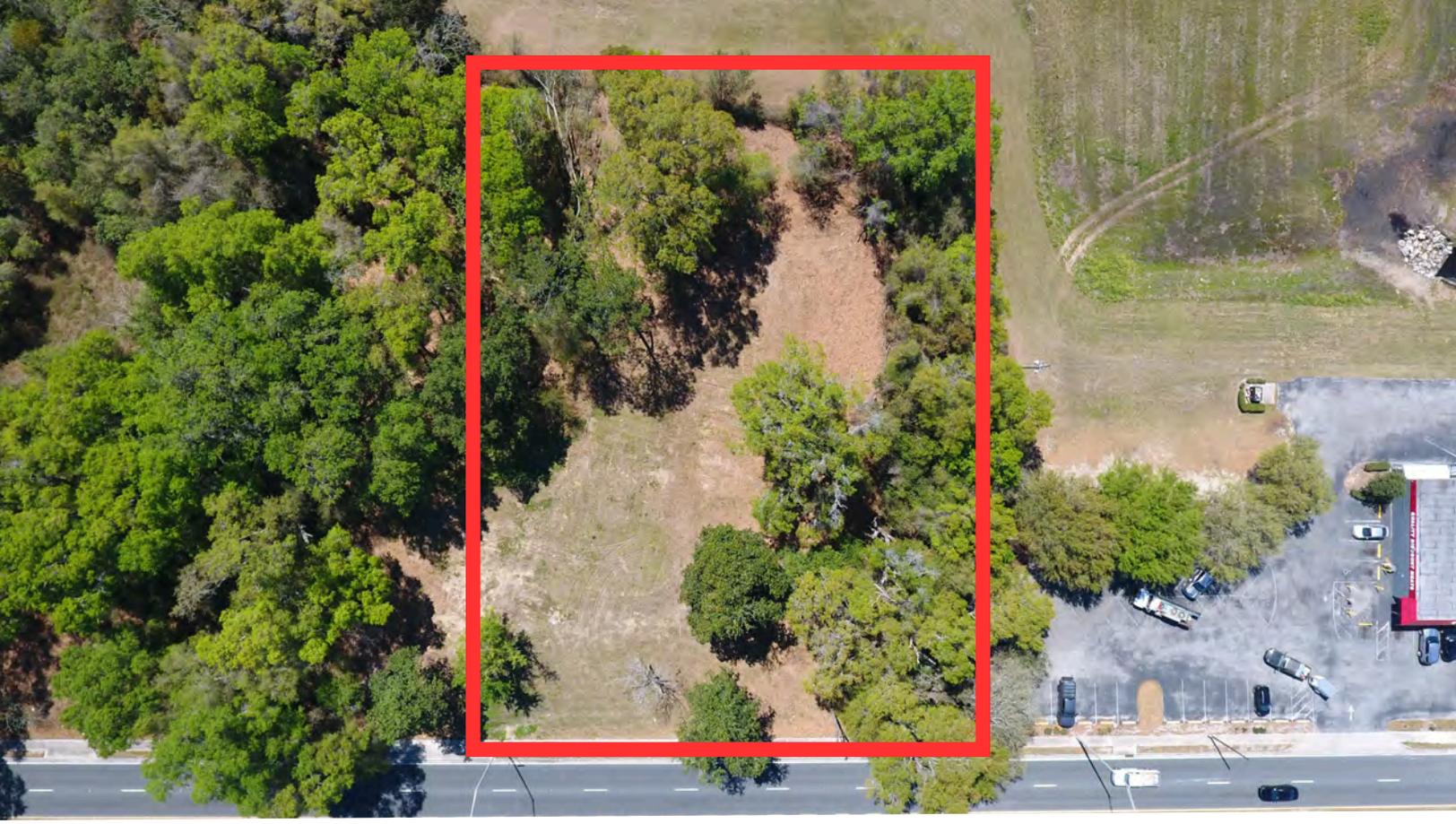


For Sale

2646 W SILVER SPRINGS BLVD
OCALA | 34475

LAND | 1.56 AC





2646 W SILVER SPRINGS BLVD OCALA | 34475

FOR SALE: LAND | 1.56 AC | ASKING PRICE: \$450,000

Situated directly on West Silver Springs Boulevard, one of Ocala's primary east-west thoroughfares, this property offers exceptional visibility and convenient access to major routes throughout the city and surrounding region. The site is positioned within a thriving commercial corridor experiencing ongoing growth and redevelopment, surrounded by established retailers, service businesses, and community destinations. Its prime frontage along this high-traffic corridor ensures consistent exposure to both local residents and regional pass-through traffic, making it an ideal location for a variety of commercial uses.



- ADDRESS: 2646 W SILVER SPRINGS BLVD, OCALA, FL 34475
- MARION COUNTY PARCEL ID: 22744-000-00
- SIZE: 1.56 AC | DIMIENSIONS: 244' X 297'



- ZONING: B-1 NEIGHBORHOOD BUSINESS DISTRICT ALLOWS FOR MOST COMMERCIAL AND RETAIL USES (FULL MUNI CODE LIST CAN BE PROVIDED)



- FRONTAGE: 244FT ON W SILVER SPRINGS BLVD
- AADT: 33,546



5 MILE DEMOGRAPHICS



2024 POPULATION

82,763



2024 HOUSEHOLDS

33,809



MEDIAN AGE

40.4



ANNUAL GROWTH 2024-2029

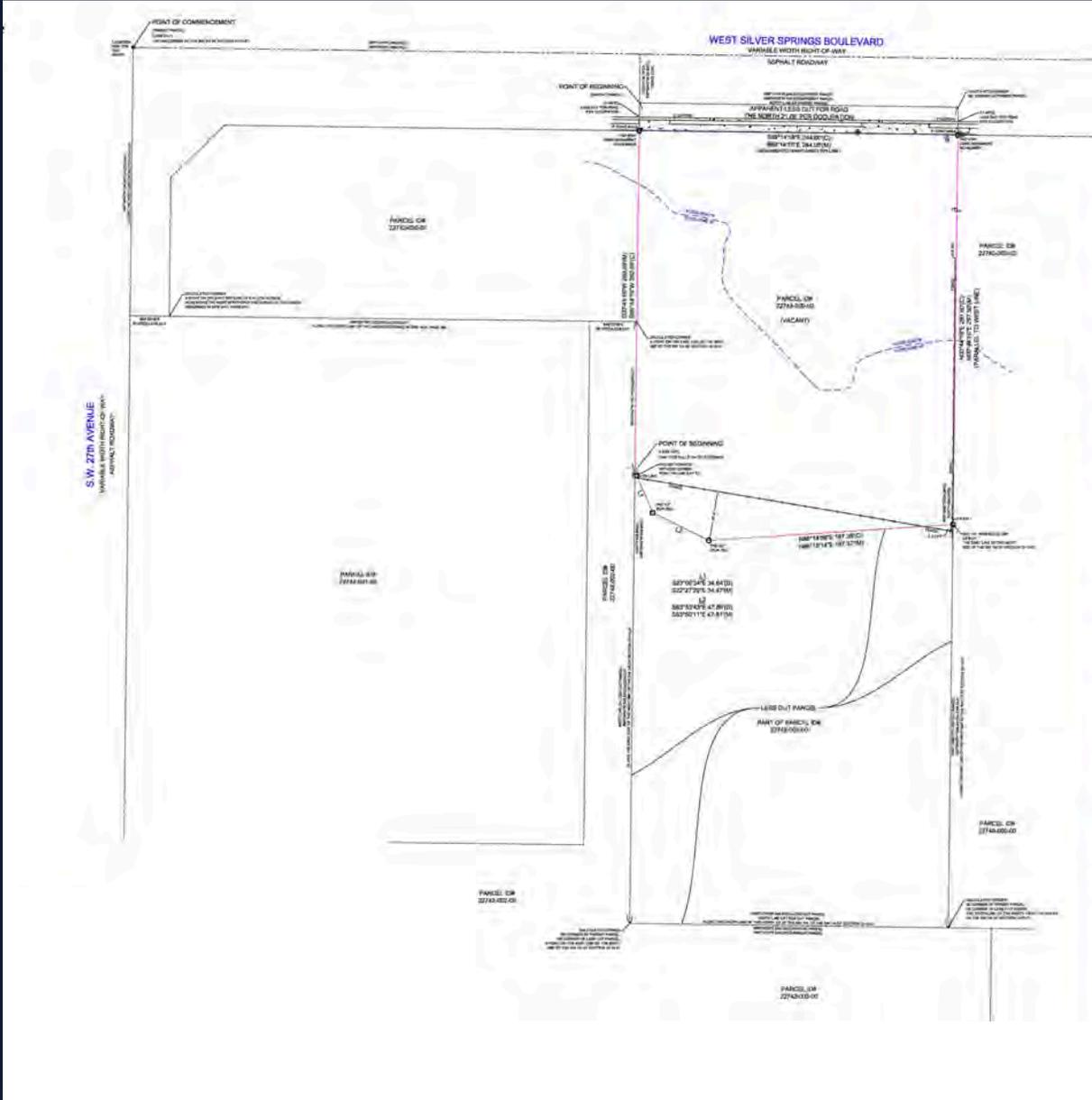
2.6%



AVERAGE HOUSEHOLD INCOME

\$77,086

— 2646 W SILVER SPRINGS BLVD —



FOR NEXT STEPS:

COLTON BISHOP

Associate

Colton@BishopWoodPartners.com

Mobile: 407.404.0175

KYLE WOOD

Principal

Kyle@BishopWoodPartners.com

Mobile: 386.314.7547



Although information has been obtained from sources deemed reliable, neither Owner nor Bishop Wood Partners, LLC makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor Bishop Wood Partners, LLC accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Bishop Wood Partners, LLC. All rights reserved.