



## 1.47 ACRE PARCEL AVAILABLE

SWQ of I-75 & SW Highway 484 | Ocala, FL 34473

### PROPERTY HIGHLIGHTS

- ▶ Signalized intersection of SW Highway 484 & SW 20th Avenue Rd (33,500 combined AADT)
- ▶ 209' of frontage along SW Highway 484
- ▶ First lighted intersection off of I-75 (105,000 AADT) and cross access with Burger King
- ▶ 2.62 Miles East of Florida Crossroads Commerce Park, a 700 acre commerce park expected to provide over 8 million SF of industrial space and 6,500 jobs
- ▶ Located directly across from The Trailhead Logistics Commerce Park, a 115 acre Industrial Development containing a 4,011,426 SF industrial park
- ▶ Adjacent to a recently approved 69 acre development containing 2.2 Million SF of commercial space and 320 Multifamily Units, mass grade underway
- ▶ Demographics include a population of over 83,000 with an average income of more than \$82,000 within a 7-mile radius
- ▶ Marion County's first new HS since 2003 to be located just 3 miles South of the site. \$154M project will have capacity for 2,711 students and will include a 2,000-seat athletic stadium and 800-seat performing arts auditorium. Groundbreaking set for April 2025

### DEMOGRAPHICS

#### Population

	<b>3 Mile</b>	19,411
	<b>5 Mile</b>	48,920
	<b>7 Mile</b>	83,545

#### Households

	<b>3 Mile</b>	7,274
	<b>5 Mile</b>	18,814
	<b>7 Mile</b>	33,855

#### Household Income

	<b>3 Mile</b>	\$80,750
	<b>5 Mile</b>	\$81,504
	<b>7 Mile</b>	\$82,326

#### Traffic Counts

	<b>HWY 484</b>	31,000 AADT
	<b>I-75</b>	105,000 AADT
	<b>SW 20th Avenue Rd</b>	2,500 AADT

#### Daytime Demos

	Businesses	Employees	Daytime Population	
	<b>3 Mile</b>	528	<b>3 Mile</b>	10,123
	<b>5 Mile</b>	1,112	<b>5 Mile</b>	23,616
	<b>7 Mile</b>	2,739	<b>7 Mile</b>	46,652

**CALL FOR DETAILS**

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## Site Plan



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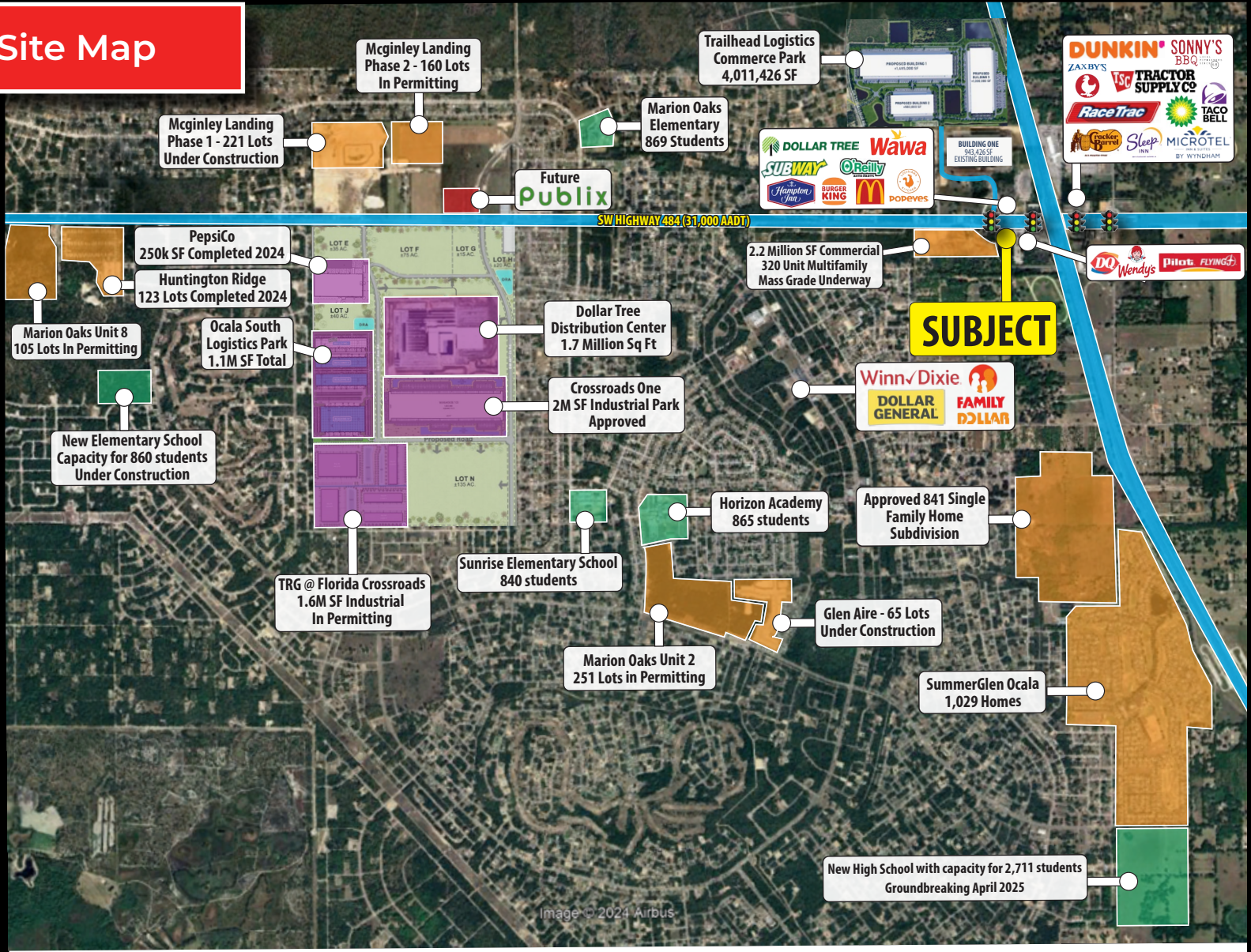
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## Site Map



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