

For Sale & Lease

# Corner Retail Site

2.55± Acres | \$2,500,000

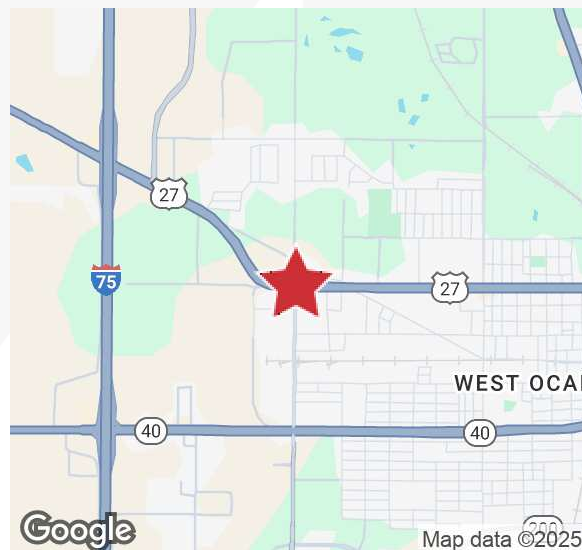


**2685-2695 NW 10th St. & 1081 NW 27th Ave**

Ocala, Florida 34475

## Property Highlights

- Outstanding location just east of I-75 on US Hwy 27 at intersection of NW 27th Avenue
- Site has great daytime population due to several industrial parks in immediate vicinity
- Property is ideal for retail, fast food, gas station or sit-down restaurant
- Site falls within City of Ocala CRA Overlayment; can qualify for substantial grant funds
- Great visibility with ingress/egress from both 10th Street (US Hwy 27) and 27th Avenue
- Established and growing retail trade area
- Good traffic counts: 22,000 on 10th Street & 19,600 on 27th Ave



**Sale Price: \$2,500,000**

**Lease Rate: \$100,000/Acre NNN**

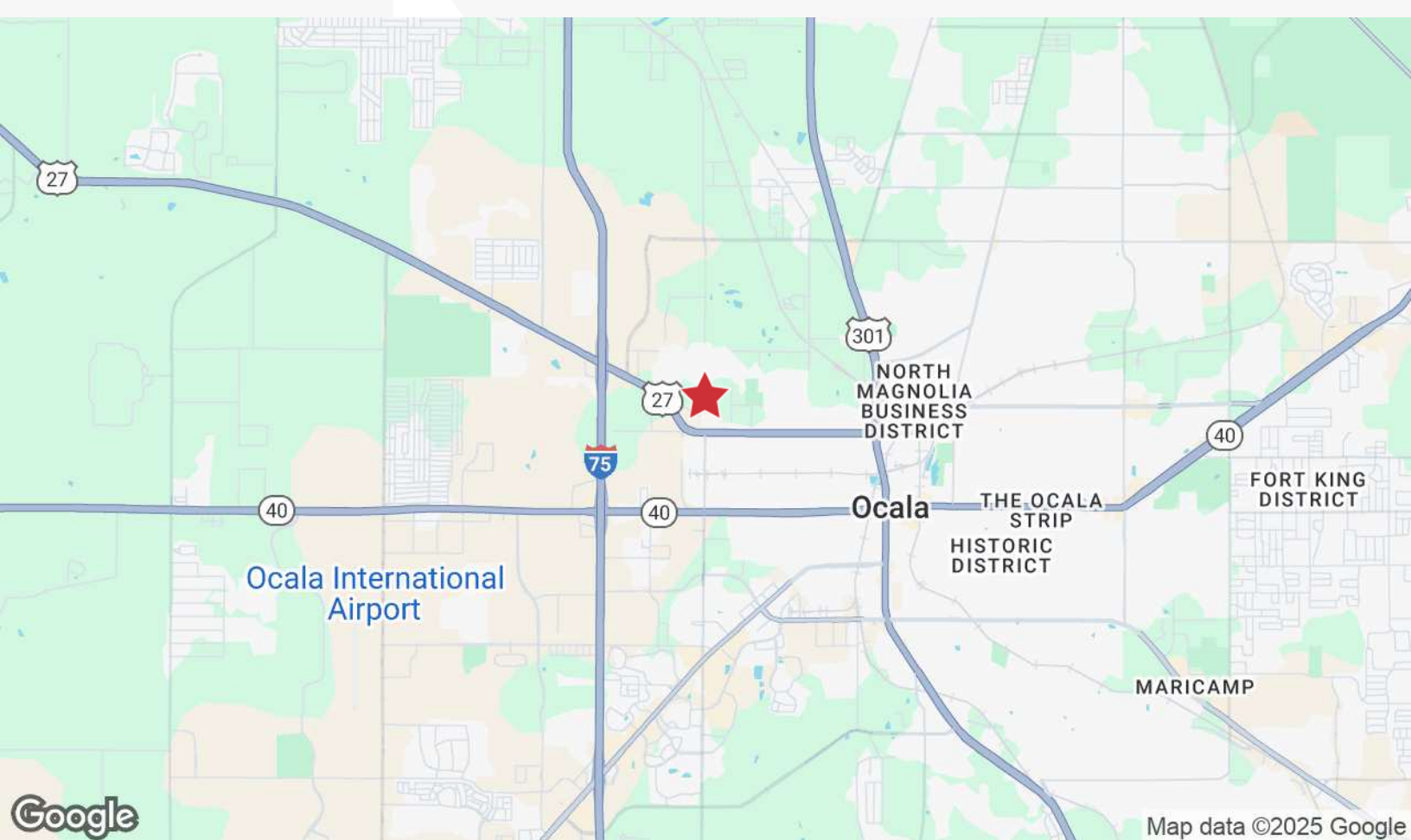
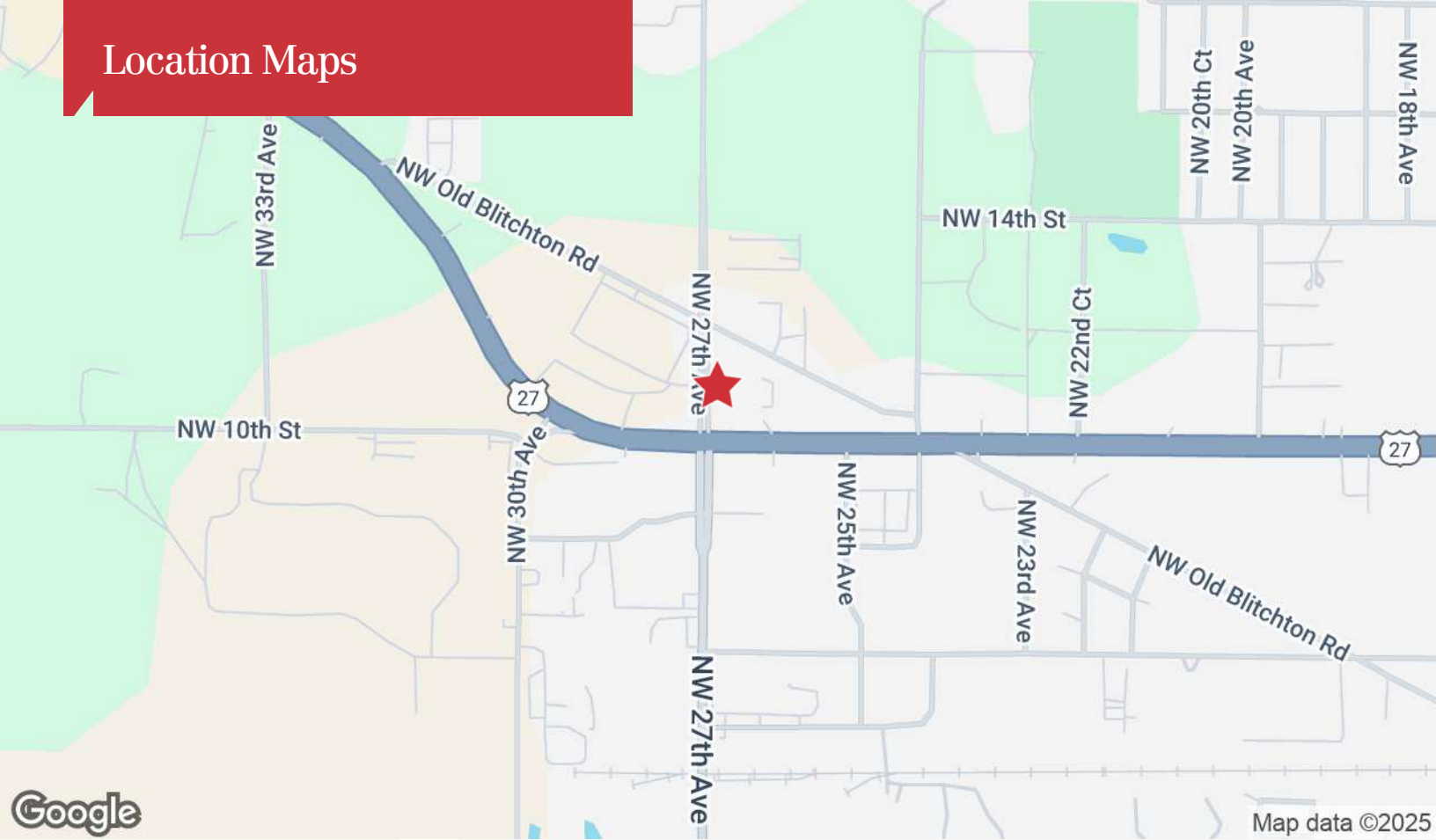
For more information

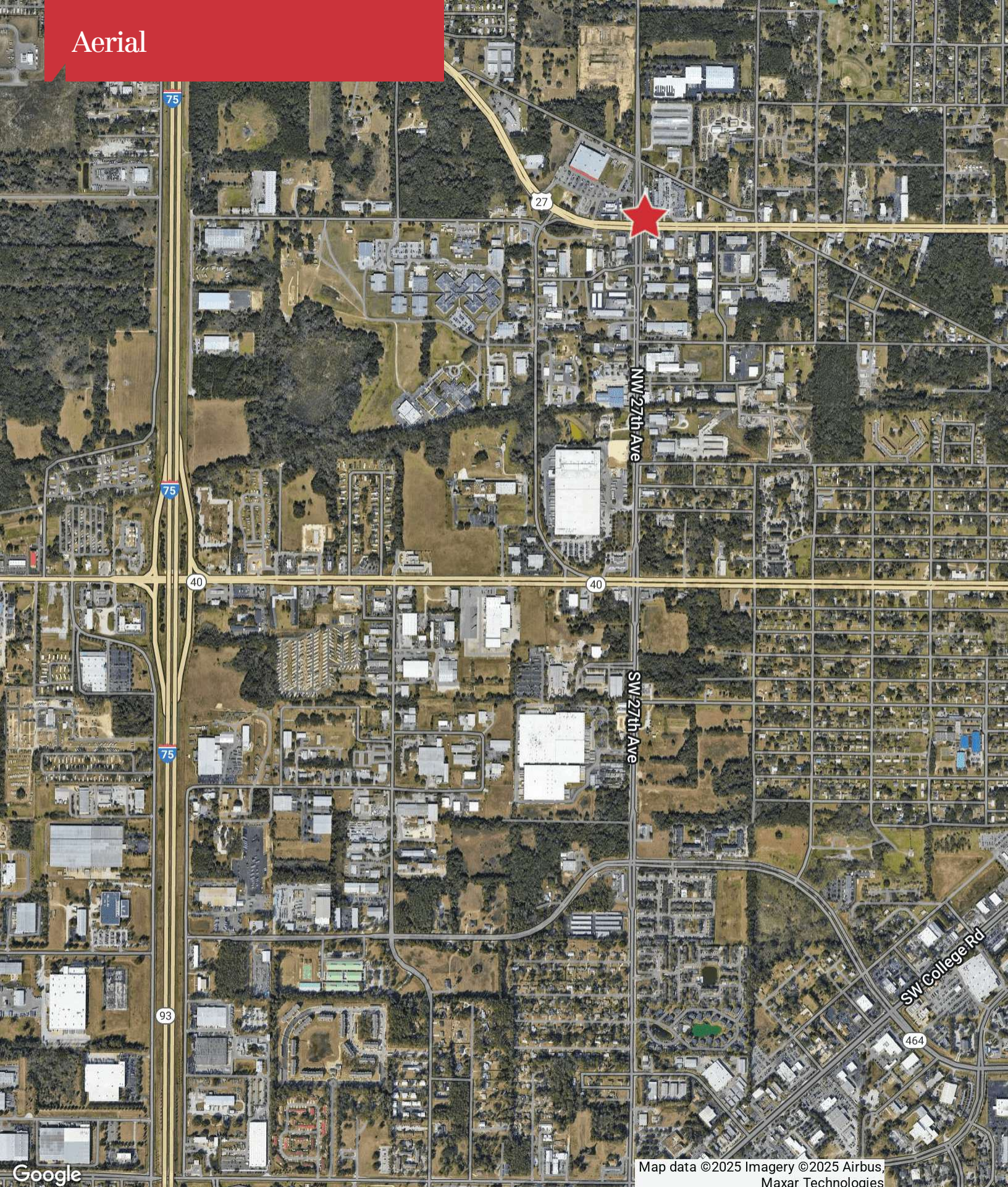
**Brad Gifford**

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# Location Maps

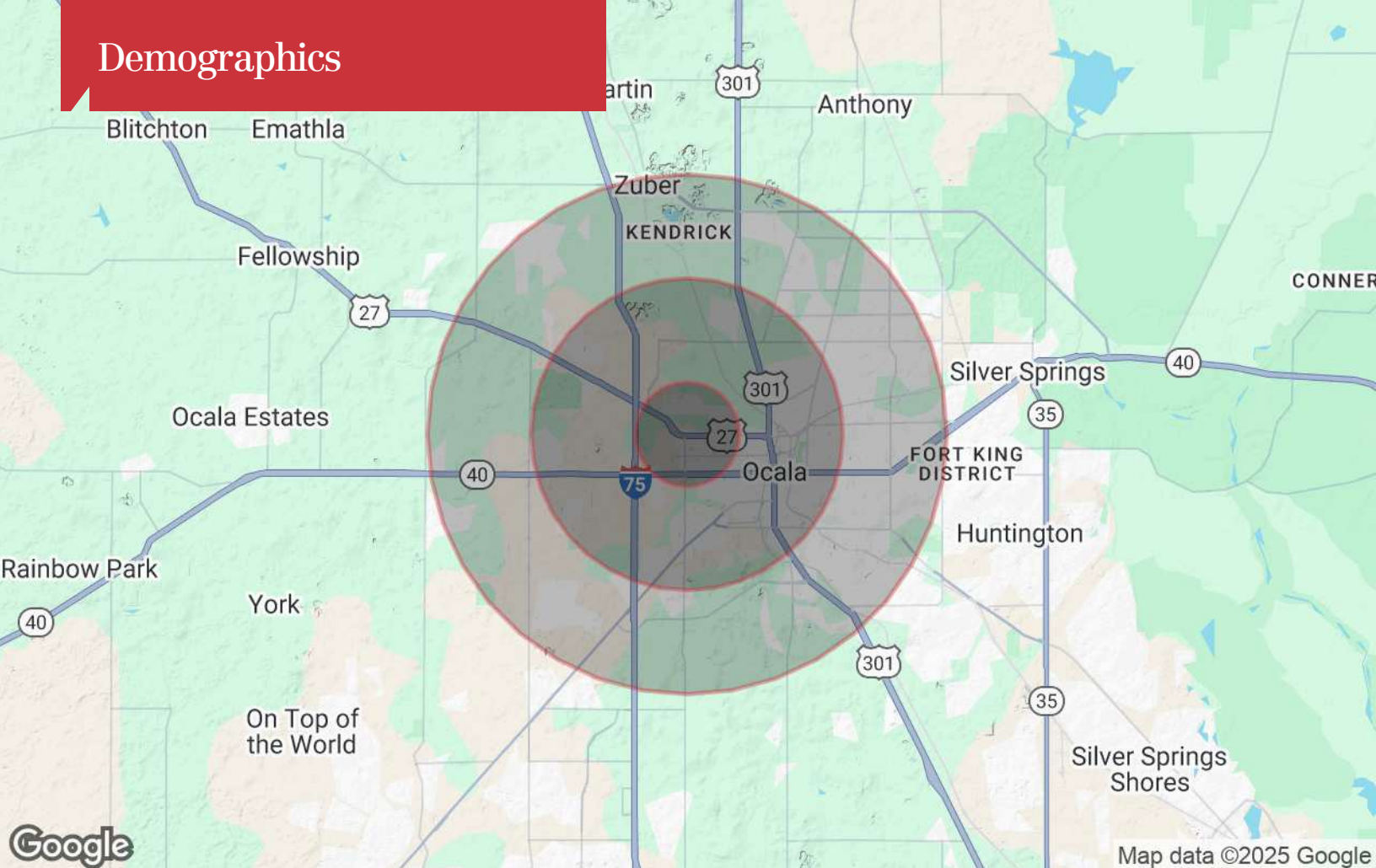




Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

# Demographics



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,553	31,803	86,175
MEDIAN AGE	39	43	43
MEDIAN AGE (MALE)	38	41	42
MEDIAN AGE (FEMALE)	40	44	44

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,366	13,006	35,029
# OF PERSONS PER HH	3.3	2.4	2.5
AVERAGE HH INCOME	\$51,919	\$67,262	\$83,787
AVERAGE HOUSE VALUE	\$103,555	\$195,140	\$256,370

\* Demographic data derived from 2020 ACS - US Census