For Sale & Lease Corner Retail Site 2.55± Acres | \$2,500,000

NW Old Blitchto

NW 10th Street

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

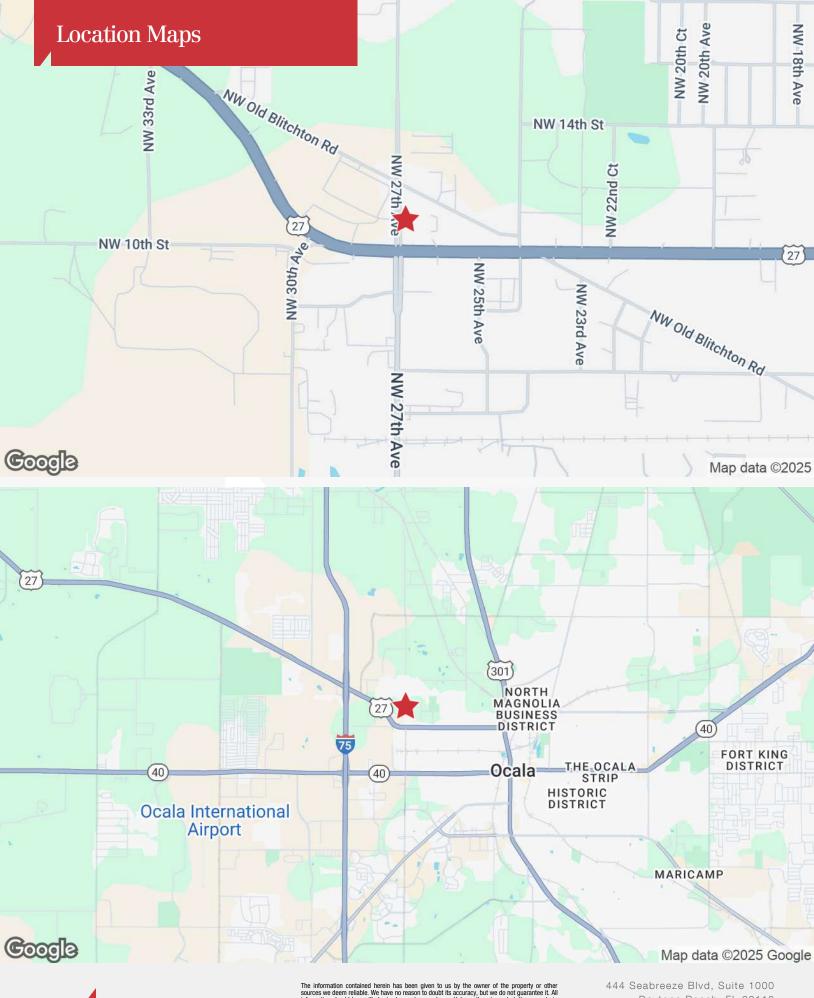


Sale Price: \$2,500,000 Lease Rate: \$100,000/Acre NNN

For more information Brad Gifford O: 386 506 0037 bgifford@realvest.com



01.13.25 The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. 444 Seabreeze Blvd, Suite 1000 Daytona Beach, FL 32118 386 238 3600 tel **nairealvest.com**



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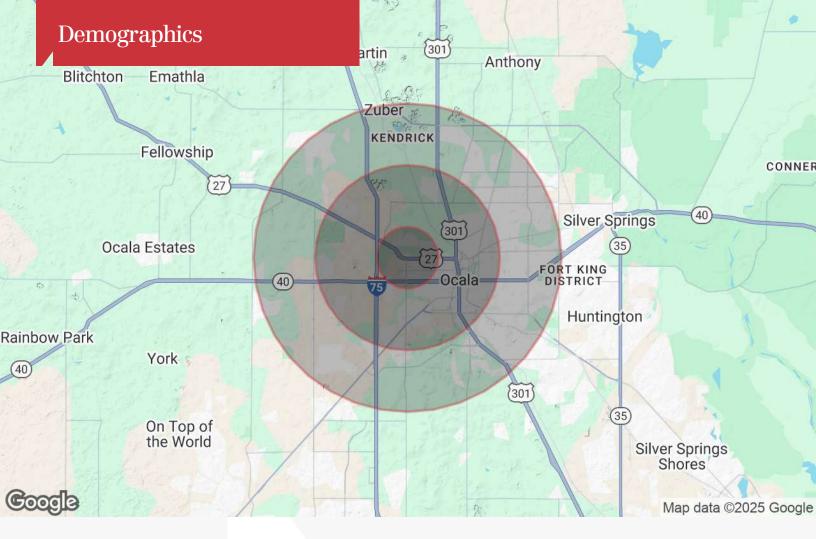
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Population	1 Mile	3 Miles	5 Miles	
TOTAL POPULATION	4,553	31,803	86,175	
MEDIAN AGE	39	43	43	
MEDIAN AGE (MALE)	38	41	42	
MEDIAN AGE (FEMALE)	40	44	44	
Households & Income	1 Mile	3 Miles	5 Miles	
TOTAL HOUSEHOLDS	1,366	13,006	35,029	
# OF PERSONS PER 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



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