



WIECHENS
REALTY, INC.

TBD SE 17TH ST OCALA, FL 34471

FOR SALE AT \$ 649,000

Parcel ID # 2941-001-002

1.29 Acres with PD Zoning

Excellent SE 17th St frontage

Great site for Professional, Office, Medical

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Property Overview

- Marion County Property Appraiser
Parcel ID # 2941-001-002
- Lot Size: 1.29 Acres
- Zoning: PD
- Location: Ocala, FL 34471
- Highlights:
 - Excellent frontage on SE 17th Street
 - Corner lot at signalized intersection
 - Zoning allows for professional, office, medical
 - Preliminary site plan in place
 - Recent improvements to 17th St nearly complete
 - 33,000 + daily traffic count (FDOT 2023)



Property Synopsis

Prime commercial opportunity in the heart of Ocala! This 1.29-acre corner lot is ideally positioned at the signalized intersection of SE 17th Street and SE 22nd Avenue—one of the most highly traveled corridors in the area. Zoned PD, the property offers flexibility for a range of uses including professional services, office, and medical. A preliminary site plan outlines potential for two 4,700 square foot buildings (subject to review), or alternatively, the site could be configured to accommodate up to 9,400 square feet of office or medical space. With exceptional visibility and access, this high-traffic location boasts daily vehicle counts exceeding 33,000 (FDOT 2023), ensuring maximum exposure for future development.



PD Zoning

City of Ocala Municode link regarding PD Zoning:
https://library.municode.com/fl/ocala/codes/code_of_ordinances?nodeId=PTIICOOR_CH122ZO_ARTVDIRE_DIV1GE

PROPERTY PHOTOS

